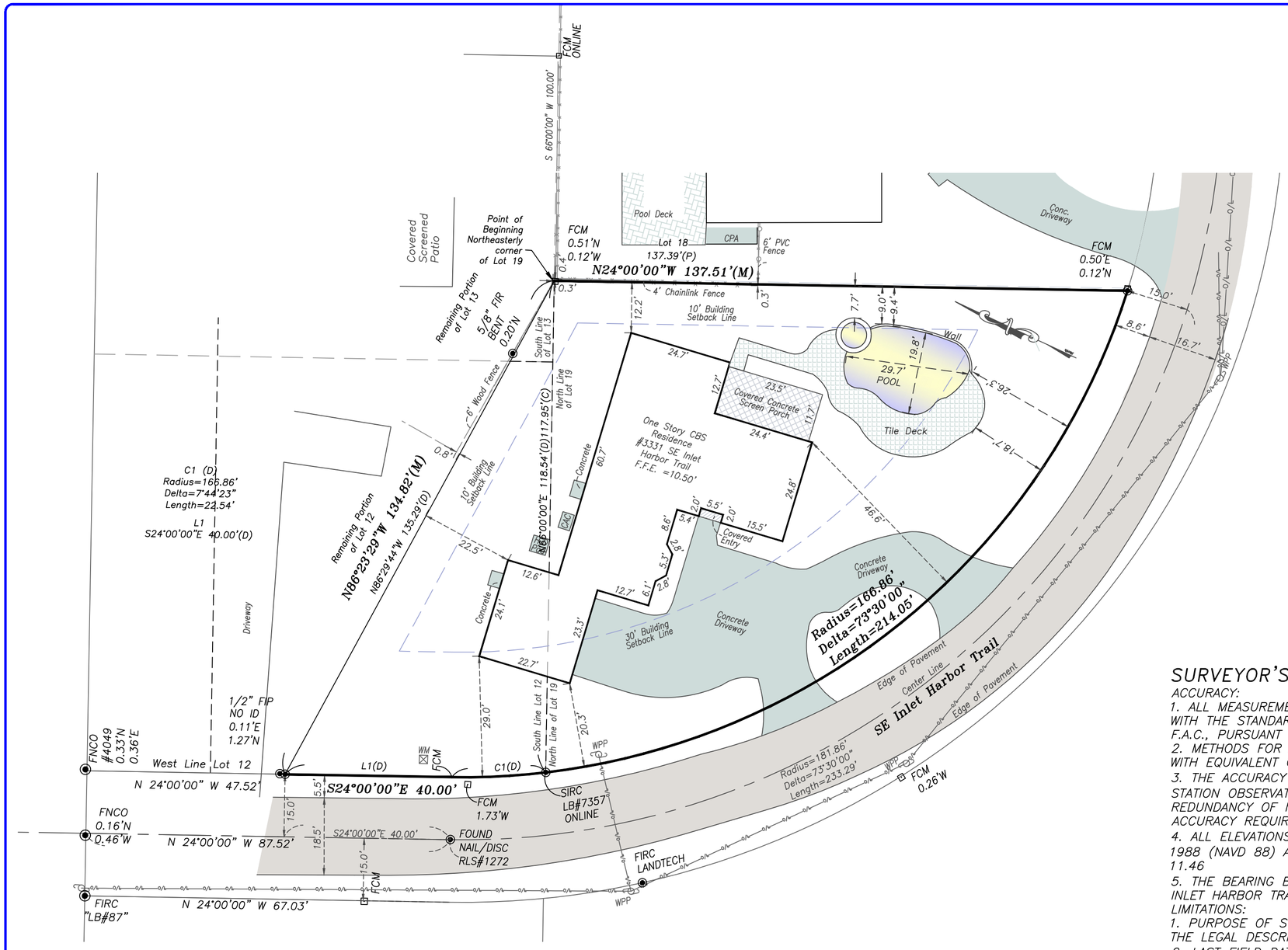

LEGAL DESCRIPTION

LOT 19, TOGETHER WITH A PORTION OF LOTS 12 AND 13, INLET HARBOR, AS RECORDED IN PLAT BOOK 2, PAGE 89, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF LOT 19, BEAR NORTH 86°29'44" WEST A DISTANCE OF 135.29 FEET TO THE WESTERLY LINE OF LOT 12, THENCE SOUTH 24°00'00" EAST ALONG SAID LINE A DISTANCE OF 40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°44'23" AND A RADIUS OF 166.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.54 FEET TO THE NORTHWESTERLY CORNER OF LOT 19, THENCE NORTH 66°00'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 19 A DISTANCE OF 118.54 FEET TO THE POINT OF BEGINNING CONTAINING 15,210 SQUARE FEET.

SURVEYOR'S REPORT

ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN RULE CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. ALL ELEVATIONS (IF) SHOWN ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON THE FOLLOWING COUNTY BENCH MARK: IND-12010 AT ELEVATION 11.46
5. THE BEARING BASIS OF S24°00'00"E IS ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SE INLET HARBOR TRAIL AND IS ASSUMED

LIMITATIONS:

1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
2. LAST FIELD DATE OF SURVEY: 03-13-24. POOL/DECK TIE IN ONLY 9-26-24
3. UNDERGROUND UTILITIES WERE NOT LOCATED
4. PARCEL LIMITS ESTABLISHED BY USE OF FOUND SURVEY CONTROL ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SE INLET HARBOR TRAIL AND CONTROL FOUND AT PARCEL LIMITS. FOUND CONTROL DOE NOT CHECK WITHIN ITSELF AND AN ALIGNMENT AVERAGING OUT THE DIFFERENCE AND TAKING OCCUPATION WAS HELD..
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
8. OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.
9. THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
10. COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.
Flood Zone: X, Community #: 120161, Panel #: 0162, Suffix: H, Date: 2/19/2020

LEGEND

FCM – Found 4"x4"Concrete Monument
FIP – Found ½" Iron Pipe
FIPC – Found ½" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out
(M) – Measured
(P) – Plat
CLF – Chain Link Fence

LEGEND

C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
BFP – Back Flow Preventer
FFE – Finished Floor Elevation
UB – Utility Box
HYD – Fire Hydrant
O/L – Overhead Utility Line
WPP – Wood Power Pole
SSMH – Sanitary Sewer Manhole
PUDE – Public Utility & Drainage Easement
EB – Electric Box
WM – Water Meter
UE-RA – Utility Easement-Restricted Area
LP – Light Pole
WF – Wood Fence
PVC – Poly Vinyl Fence

PREPARED FOR:
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Regina Karner, LS436 — Digitally signed by Regina Karner, LS4363 Date: 2024.09.29 14:09:27 -05'00'
Any Copy Not Bearing An Embossed Surveyor's Seal Is Invalid Unless Signed With An Embossed Surveyor's Seal

Date:	Revision Description:
5.4.24	Re-Certification
9.29.24	Tie In Pool/Deck

Sheet Title: Boundary Survey

Scale: 1"=20' | Date: 03-22-24
Drawn By: | Field Book: 2401.16
Job No: 2403-02 | CADD File:
Sheet No: 1 of 1
File No:

MC_InletHarbor19