



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 71°04'26" E	3.46'
L2	N 12°21'34" W	1.63'
L3	S 85°31'57" W	4.33'

MARTIN COUNTY, FLORIDA INFORMATION

SB = INDICATES SETBACK INFORMATION PROVIDED BY MARTIN COUNTY, FLORIDA GROWTH MANAGEMENT DEPARTMENT

35' MAXIMUM HEIGHT
30% OPEN SPACE REQUIRED
7888 SQUARE FEET TOTAL LOT AREA
2366 SQUARE FEET OPEN AREA REQUIRED

DESCRIPTION:

LOT 158, SEA GATE HARBOR, ACCORDING TO THE PLAT THEREOF FILED MAY 20, 1963, AND RECORDED IN PLAT BOOK 4, PAGE 29, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

MAP OF ASBUILT SURVEY

SURVEY REPORT

- 1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
- 2.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3.) ONLY VISIBLE ENCROACHMENTS AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
- 4.) DESCRIPTION FURNISHED BY CLIENT.
- 5.) PARCEL SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY.
- 6.) ALL LOT DIMENSIONS ARE PLAT AND MEASURED, UNLESS OTHERWISE NOTED.
- 7.) PROPOSED SITE PLAN SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
- 8.) PARCEL CONTAINS: 7,888 SQUARE FEET OR 0.18 ACRES MORE OR LESS.
- 9.) STREET ADDRESS: 1659 SW ALBATROSS WAY
- 10.) PARCEL GRAPHICALLY LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X AND AE(EL7), COMMUNITY PANEL No. 12085C0134G.
- 11.) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 12.) THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
- 13.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S70°45'45"W ALONG THE CENTERLINE OF SW ALBATROSS WAY.
- 14.) THIS SURVEY REMAINS THE PROPERTY OF MIXON LAND SURVEYING, INC.
- 15.) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CERTIFIED TO:

JEFFREY HUNTER & MARLENE ANN GRAHAM
CHRISTOPHER J. TWOHEY, P.A.
OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY

REVISIONS:

LEGEND:

UP = WOOD UTILITY POLE
— = GUY ANCHOR
— = OVERHEAD UTILITY
—X— = FENCELINE
TV = CABLE RISER

FH = FIRE HYDRANT
PH = PHONE
SS = SEWER SERVICE
WM = WATER METER
⊙ = WELL
WV = WATER VALVE

(PR) = PRO-RATED
(D) = DEED
(P) = PLAT
(M) = MEASURED
(C) = CALCULATED
ELEV. = ELEVATION

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ORB = OFFICIAL RECORD BOOK
R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE
C/L = CENTERLINE

R/W = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
E. = EXISTING ELEVATION
P. = PROPOSED ELEVATION
TOB = TOP OF BANK

EW = EDGE OF WATER
CB = CATCH BASIN
MES = MITERED END SECTION
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE
PIPE = SEWER MANHOLE
DMH = DRAINAGE MANHOLE

BY: **MIXON LAND SURVEYING, INC.**
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34872
772 260 5302 RAMIXON@GMAIL.COM
STATE OF FLORIDA CERTIFICATE NO. "L.B. 4199"

DATE: 5/13/22
REVISED PER MARTIN CO COMMENTS

BY: **RICHARD A. MIXON**
131243-04100
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. "L.S. 3335"

JOB NO. 18-051
CADD FILE:
BY:
SURVEY DATE:
8/19/19
SHEET 1 OF 1