

August 22, 2018

via: Hand Delivery

Martin County Growth Management Department  
Attn: Peter Walden  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: S216-011 MANATEE ISLES PLAT  
RESPONSE TO STAFF REPORT FINAL COMMENTS**

Dear Mr. Walden:

Our office is in receipt of comments received on July 19, 2018 in regards to the Manatee Isles Plat application. This letter represents our response to the comments received regarding the Development Review Staff Report. Each comment is identified below followed by a response in **bold italics**.

***F. Determination of compliance with Comprehensive Growth Management Plan requirements  
- Growth Management Department***

Unresolved issues:

Item #1:

Generic Comp Plan Compliance-GMD

This application cannot be deemed to be in compliance with the Martin County Comprehensive Growth Management Plan (CGMP) until the issues identified in this report have been satisfactorily resolved. Martin County, Fla., CGMP, § 1.3

***RESPONSE: Acknowledge.***

***J. Determination of compliance with environmental and landscaping requirements - Growth  
Management Department***

**Environmental**

**Unresolved Issues:**

**Item #1:**

Plat Consistency

The plat shall be consistent with the approved final site plan and construction drawings. The preserve area (SPZ) shall be clearly identified and labeled on the plat. In the dedication section, the plat shall make reference that the preserve areas will be managed in accordance with the approved preserve area management plan (PAMP). Please revise accordingly.

***RESPONSE: Please see revised plat which address the above comments.***

**Item#2:**

Declaration of Covenants

Please provide that a reduced copy of the final site plan or plat clearly indicating preserve area locations shall be attached to the declaration of covenants and restrictions as recorded in the County public records. (Section 4.36.B.7, LDR, Martin County Fla. (2013).

***RESPONSE: Acknowledged. The declarations and covenants that will be supplied at the time of post approval will include a reduced copy of the approved final site plan.***

## ***L. Determination of compliance with county surveyor - Engineering Department***

### **Unresolved Issues:**

#### **Item #1:**

A boundary survey, signed and sealed by the surveyor and mapper whose signatures and seals appear on the plat, must be submitted. The survey shall:

1. Have been completed within 180 days of the date of the initial staff review of the plat;
2. Be certified to meet the minimum technical standards recognized by Florida Board of Professional Land Surveyors, as set forth in Chapter [DOACS 5J-17.050, 051, 052 and Chapter 177.041 061] and established pursuant to Ch 472, F. S., as amended.
3. Include a title opinion of an attorney or certification by an abstractor [Ch 177.041.(1) and.(2), F. S.] A specific purpose survey may be submitted in the circumstance in which a safe upland line is used to approximate the boundary adjacent to a navigable water body. [Ch. 177.04, Prt I, F. S.; Sec. 4.912.C.14, M.C. Code, Vol 2]

### **Remedy/Suggestion/Clarification:**

#### **COMMENT:**

Provided Boundary Survey is not certified and does not include a title opinion of an attorney or certification by an abstractor. Boundary Survey also does not show the Point of Commencement or Point of Beginning. Insure Survey meets all Standards of Practice.

**RESPONSE:** *Please see the revised boundary survey which includes certifications and title opinion of an attorney. The points of commencement and beginning are also depicted on the revised boundary survey.*

#### **Item #2:**

A legend of all symbols and abbreviations must be shown. [DOACS, Chapter 5J-17.051, Ch 177.091.(29), Prt 1, F. S.]

### **Remedy/Suggestion/Clarification:**

#### **COMMENT:**

The abbreviation used for square feet are not consistent between Plat and Legend. Eliminate items from legend that are not used on the Plat.

**RESPONSE:** *Please see revised plat which addresses the above comments.*

#### **Item #3:**

The date of the field survey or of the image acquisition for a photogrammetric survey must be shown on the plat. All dates for the revision of graphics on the plat since the survey date must also be shown. [DOACS, Chapter 5J-17.051 (3)]

### **Remedy/Suggestion/Clarification:**

#### **COMMENT:**

The date of the field survey is not shown on the plat.

**RESPONSE:** *Please see revised plat.*

#### **Item #4:**

The plat must have a minimum of two boundary monuments tied by a closed field traverse to the nearest approved Martin County geodetic control station and azimuth mark or approved pair of Martin County adjusted traverse points or to other control points established by Global Positioning System (GPS) which meet or exceed Third Order Class I Accuracy Standards according to current publication of the Federal Geodetic Control Committee (FGCC) procedures. The field traverse from the plat boundary to the geodetic control shall meet Third Order Class II traverse closure standards when possible; however, at a minimum, traverse closure must meet the minimum technical

standards set forth in [ DOACS Chapter 5J-17.050, 051, 052]. All monuments at lot corners must be set or included under the required improvement bond. They must be set prior to the transfer of any lot. [Sec 4.912.C.15 M.C. Code, Vol 2]

**Remedy/Suggestion/Clarification:**

**COMMENT:**

Provide State Plane Coordinates on a minimum of 2 PRMs.

**RESPONSE:** *Please see revised plat.*

**Item #5:**

The plat must show the following: Permanent reference monuments (P.R.M.) must be placed at each corner or change in direction on the boundary of the lands being platted and must not be more than 800 feet apart unless inaccessible. Permanent control points (P.C.P.) must be set at the intersection of the centerline of the right-of-way at the intersection of all streets and shown on the plat.

**Remedy/Suggestion/Clarification:**

**COMMENT:**

Drill Holes are not adequate for changes in direction on the boundary. Set adequate PRMs. Nail and disk stamped "PRM LB 8098" would be acceptable.

**RESPONSE:** *Please see revised plat.*

**Item #6:**

Plat certification and consent language must be provided in substantial conformance to ... [Resolution No. 02-6.1]

**Remedy/Suggestion/Clarification:**

**COMMENT:**

Certification of Ownership and Dedication is not consistent with requirements set forth in Resolution No. 02-6.1.

1. There are typos and missing words including but not limited to:
  - a. Florida Corporation missing following Manatee Isles LLC
  - b. The name of the plat is missing from the Private Roadways dedication
  - c. Typo in Utilities Easements dedication
  - d. Use of Vice President signature instead of President and attested by its Secretary

**RESPONSE:** *Please see revised plat.*

2. Missing Public Flow-Through Drainage Easement Dedication. Provide Engineer's Opinion it is not required if not applicable.

**RESPONSE:** *Please see attached Engineer's Certification for the Public Flow Through Drainage Easement.*

**Item #7:**

1. When the platted property lies in flood zones A1-30, AH, or V1-30 as shown on FEMA maps, two (2) permanent benchmarks in an accessible location on site are to be shown and described on the plat. These points will have identification numbers, benchmark elevations and include vertical datum as approved by the county surveyor. Benchmarks shall consist of a brass or aluminum disc set in concrete or other permanent material, stamped with the benchmark identification number, elevation and datum.
2. If the platted property borders on tidally affected navigable waters, it must fully comply with the requirements of Florida statutes regarding establishment of a local tidal datum and the determination of the MHWL in the event that the MHWL is used to determine building or other setbacks required for development. The elevation and date of determination of the MHWL, as approved by the Florida Department of Environmental Protection (FDEP), Bureau of Surveying and Mapping, or its successor agency, must appear on the plat. A copy of

- written MHWL survey approval from the FDEP must be submitted to the county surveyor and mapper prior to plat recordation.
3. If the platted property immediately borders tidally affected navigable waters and is exempted from compliance with the requirement of establishing the MHWL in conformity with FDEP requirements, and provided that the MHWL location is not required for determining building or other setbacks required for development, then a safe upland line shall be physically established on the site in the vicinity of the shoreline at a location or elevation approved by the FDEP or the county surveyor and mapper.
  4. The safe upland line may be used to determine the total plat acreage only and may not constitute a boundary line. The safe upland line must be shown on the plat with tie-ins to the apparent shoreline. The location and course of the safe upland line also must be shown on the boundary survey of the subject property, in conformity with the professional standards provided in and the survey must be submitted at the time at which the plat is initially submitted for review by county staff. Also, the boundary survey must show the apparent shoreline, as applicable. Top of bank location may be used as a safe upland line if approved in writing, for good cause shown, by the county surveyor and mapper. When a safe upland line is used, the apparent shoreline will be shown on the plat and the plat must contain a note indicating that the plat boundary is the MHWL of the water boundary, as approximated by the safe upland or apparent shoreline. PRM's must be set in accordance with this chapter along the safe upland line. The safe upland line may be used as the apparent shoreline provided that the surveyor and mapper certifying the plat. [Ch. 177, Sec. 4.912.C.11, 12, & 13, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

COMMENT:

Address Mean High Water Line requirement of the plat.

**RESPONSE:** *The mean high waterline follows the seawall, which meanders in and out of the described property limits at courses very similar to the recorded legal description. The described property line will be monumented. See attached boundary survey for mean high waterline location.*

**Item #8:**

The legal description shall be consistent with the title certification. It shall include the total acreage of the platted land. [Ch 177.091.(11), Prt 1, F.S.; 4.912.C.20, M.C. Code Vol 2]

**Remedy/Suggestion/Clarification:**

COMMENT:

Title Certification was not provided.

**RESPONSE:** *Please see attached title commitment.*

**Item #9:**

All lot lines and street center lines must conform to the following criteria:

1. Non-curved lines shall include the distances angles, and bearings or azimuths;
2. Curved lines shall include arc distances, central angles and radii, chords, and chord bearings or azimuths;
3. A tabular form may be used to display the information, to be included on the sheet to which it pertains.

(Ch 177.091.(20-22), Prt I, F.S.; Sec. 4.912.C.8a,b & c)

**Remedy/Suggestion/Clarification:**

COMMENT:

Chords and Chord Bearings not labeled on lot lines and street center lines.

**RESPONSE:** *Please see revised plat.*

**Item #10:**



The plat shall be consistent with an approved final site plan.

**Remedy/Suggestion/Clarification:**

COMMENT:

Insure consistency with final site plan.

**RESPONSE: Please see revised plat.**

**Item #11:**

Submit a closure report and PRM Field Inspection Request prior to approval by the Board of County Commissioners.

Unresolved Issue:

Item#1:

Engineer's Opinion of Probable Cost:

1. The Excavation and Fill quantities are inconsistent with the Engineer's Opinion of Probable Excavation, Filling and Hauling Cost Form.
2. The sod and seed/mulch quantity appears to be less than the proposed limits of re-grading.
3. Increase materials testing amount to \$5,000.

**RESPONSE: Please see the revised Engineer's Opinion of Probable Cost.**

Unresolved Issues

**Addressing**

**Item #1**

Please add SE to Manatee Way.

**RESPONSE: Please see revised plat.**

***S. Determination of compliance with legal requirements - County Attorney's Office***

Review Ongoing

We feel the attached adequately addresses staff comments and respectfully request the review and approval of this project. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta  
Planner

cc: David Ofstein – Manatee Isles, LLC

S:\EDC-PSL\Project Files\15-125 - Manatee Isles\EDC Documents\Submittal Documents\Comment Response Letter\2018-08-22\_P\_Walden\_Manatee\_Isles\_Plat\_Rsp2Cmts\_15-125.doc



July 30, 2018

Via: *Electronic and Hand Delivery*

Martin County Growth Management Department  
Attn: Pete Walden  
2401 SE Monterey Road  
Stuart, FL 34996

**RE: Manatee Isles – Plat application S216-011  
Engineer's Certification – Public Flow-Through Drainage Easement**

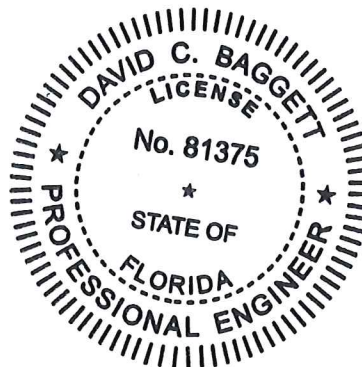
To Whom it May Concern,

Please accept this as the Engineer of Record's certification that a dedicated public flow-through drainage easement is not required for this project. In the existing condition there is a small berm along the western property boundary that routes drainage north and south along the Capstan Ave right-of-way. Drainage from this area is not routed across the subject site. Additionally, the project proposes a separate dry retention area entirely within Martin County right-of-way to provide treatment and attenuation of runoff from Azimuth Way.

Should you have any questions or require additional information, please feel free to contact me at 772-462-2455 or by e-mail at [davidbaggett@edc-inc.com](mailto:davidbaggett@edc-inc.com) at your convenience.

Sincerely,

David C. Baggett, P.E.  
FL Professional License No.: 81375  
Project Engineer



w/enclosures

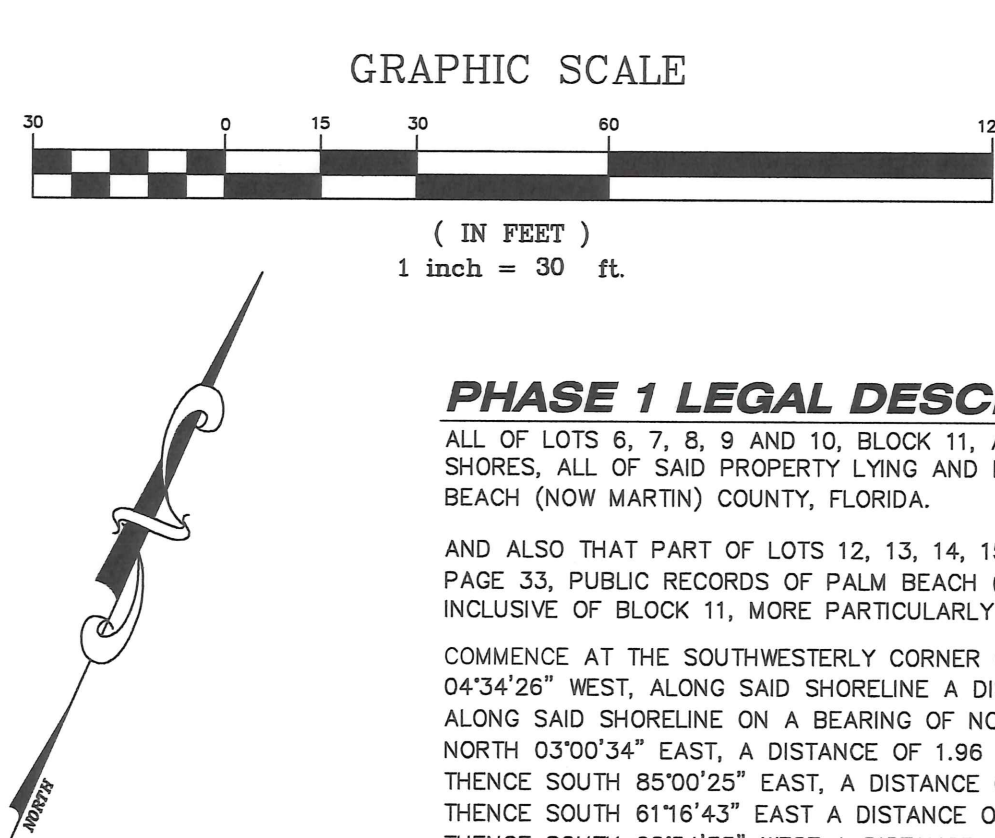
cc: David Offstein, Manatee Isles  
project file #15-125

Z:\EDC-PSL\Project Files\15-125 - Manatee Isles\EDC Documents\Submittal Documents\Comment Response Letter\2018-07-30\_Martin\_Co\_Plat\_Flow\_Thru\_Easement\_Ltr.docx

**ENGINEERING DESIGN & CONSTRUCTION, INC.**  
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34950 34987  
ph:(772) 462-2455 fx: (772) 462-2454  
Page 1 of 1





### **PHASE 1 LEGAL DESCRIPTION**

ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 11, AND THAT PART OF LOT 12, 13, 14, 15, AND 16, IN BLOCK 11 LYING WESTERLY OF THE SHORELINE AS SHOWN ON THE PLAT OF SALERNO SHORES, ALL OF SAID PROPERTY LYING AND BEING IN SALERNO SHORES, ACCORDING TO THE PLAT OF SAID TRACT RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND ALSO THAT PART OF LOTS 12, 13, 14, 15, AND LOTS "C", "D", "E", "F", AND "G", BLOCK 11, SALERNO SHORES ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND THAT PART OF 4TH STREET EAST (NOW ABANDONED) LYING BETWEEN SAID LOTS AND LOTS 12 AND 16 INCLUSIVE OF BLOCK 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER SAID BLOCK 11; THENCE EAST ALONG THE SOUTHERLY LINE OF SAID BLOCK A DISTANCE OF 270 FEET TO SAID SHORELINE; THENCE NORTH 04°34'26" WEST, ALONG SAID SHORELINE A DISTANCE OF 0.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°34'26" WEST A DISTANCE OF 99.40 FEET; THENCE CONTINUE ALONG SAID SHORELINE ON A BEARING OF NORTH 00°45'20" EAST A DISTANCE OF 150.01 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE EAST, A DISTANCE OF 160.10 FEET; THENCE NORTH 03°00'34" EAST, A DISTANCE OF 1.96 FEET TO THE FACE OF SAID SEAWALL; THENCE SOUTH 86°59'26" EAST ALONG THE FACE OF SAID SEAWALL A DISTANCE OF 11.20 FEET; THENCE SOUTH 85°00'25" EAST, A DISTANCE OF 13.73 FEET; THENCE SOUTH 80°15'48" EAST A DISTANCE OF 14.35 FEET; THENCE SOUTH 70°40'33" EAST A DISTANCE OF 4.80 FEET; THENCE SOUTH 65°00'25" EAST, A DISTANCE OF 11.17 FEET; THENCE SOUTH 35°31'26" EAST A DISTANCE OF 24.30 FEET; THENCE SOUTH 11°06'38" EAST A DISTANCE OF 16.10 FEET; THENCE SOUTH 02°54'35" WEST, A DISTANCE OF 12.30 FEET; THENCE SOUTH 08°15'38" WEST A DISTANCE OF 12.42 FEET; THENCE SOUTH 02°54'35" WEST, A DISTANCE OF 12.30 FEET; THENCE SOUTH 88°39'58" EAST A DISTANCE OF 12.30 FEET; THENCE SOUTH 88°39'58" EAST A DISTANCE OF 12.30 FEET; THENCE NORTH 85°77'22" WEST A DISTANCE OF 48.10 FEET; THENCE NORTH 39°05'55" WEST A DISTANCE OF 12.30 FEET; THENCE NORTH 88°39'58" EAST A DISTANCE OF 12.30 FEET; THENCE NORTH 85°77'22" WEST A DISTANCE OF 24.19 FEET; THENCE SOUTH 75°03'41" WEST A DISTANCE OF 35.56 FEET; THENCE SOUTH 68°43'37" WEST A DISTANCE OF 27.53 FEET; THENCE SOUTH 32°36'17" WEST A DISTANCE OF 5.84 FEET; THENCE NORTH 48°06'54" WEST A DISTANCE OF 18.48 FEET; THENCE SOUTH 40°47'10" WEST A DISTANCE OF 10.70 FEET; THENCE SOUTH 50°36'14" EAST A DISTANCE OF 19.43 FEET; THENCE SOUTH 34°25'31" WEST A DISTANCE OF 4.45 FEET; THENCE SOUTH 01°21'30" WEST A DISTANCE OF 19.78 FEET; THENCE SOUTH 07°32'22" EAST A DISTANCE OF 23.76 FEET; THENCE SOUTH 69°07'31" EAST A DISTANCE OF 36.13 FEET; THENCE SOUTH 77°41'00" EAST A DISTANCE OF 48.42 FEET; THENCE NORTH 76°56'48" EAST A DISTANCE OF 4.52 FEET; THENCE NORTH 73°06'58" EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 76°03'33" EAST A DISTANCE OF 24.48 FEET; THENCE NORTH 20°05'18" EAST A DISTANCE OF 19.36 FEET; THENCE NORTH 67°02'15" EAST A DISTANCE OF 16.88 FEET; THENCE SOUTH 88°33'22" EAST A DISTANCE OF 27.00 FEET; THENCE SOUTH 07°32'22" EAST A DISTANCE OF 12.20 FEET; THENCE NORTH 07°57'26" EAST A DISTANCE OF 30.89 FEET; THENCE SOUTH 07°16'48" WEST A DISTANCE OF 41.23 FEET; THENCE SOUTH 31°01'02" WEST A DISTANCE OF 15.93 FEET; THENCE SOUTH 82°24'00" WEST A DISTANCE OF 56.68 FEET; THENCE SOUTH 80°59'26" WEST A DISTANCE OF 60.99 FEET; THENCE SOUTH 82°43'00" WEST A DISTANCE OF 17.52 FEET; THENCE CONTINUE ALONG THE FACE OF SAID SEAWALL ON A BEARING OF SOUTH 86°14'40" WEST A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING.

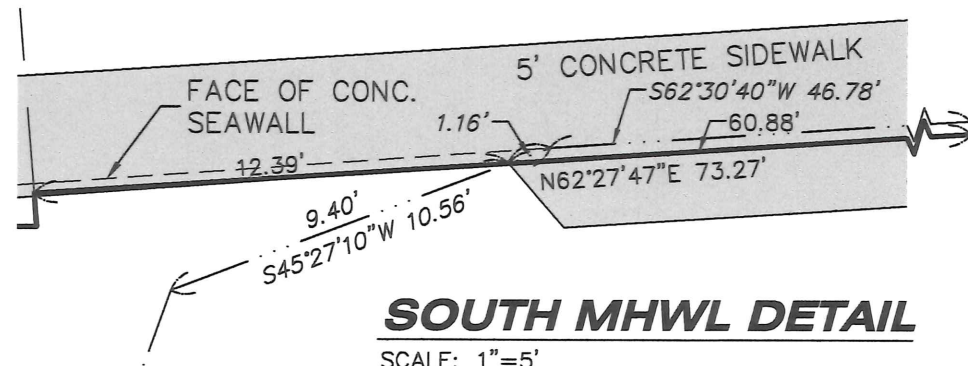
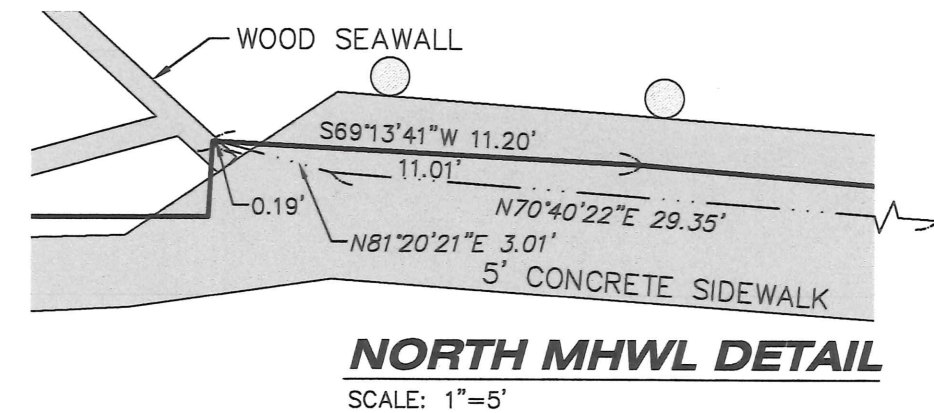
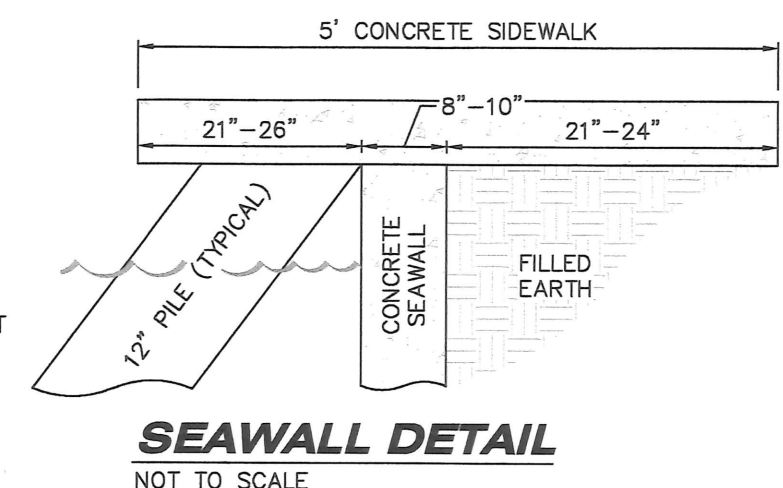
PARCEL CONTAINS 103,216 SQUARE FEET, 2.37± ACRES




1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY.
2. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. A FORMAL TITLE COMMITMENT HAS NOT BEEN PROVIDED.
3. NOT ALL IMPROVEMENTS WERE LOCATED, INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, AS PART OF THIS SURVEY.
4. THE LANDS SURVEYED HEREON ARE LOCATED WITHIN MARTIN COUNTY, FLORIDA AND HAVE A PARCEL ID OF 51-38-411-004-01 1-00060-7.
5. PARCEL CONTAINS 103,216.04 SQUARE FEET (2.37 ACRES), MORE OR LESS, ACCORDING TO OFFICIAL RECORDS BOOK 2666, PAGE 2390, MARTIN COUNTY, FLORIDA. PARCEL CONTAINS 103263.55 SQUARE FEET (2.37 ACRES), MORE OR LESS, WHEN MEASURED TO THE MEAN HIGH WATER LINE.
6. THE LAST DATE OF FIELD WORK WAS MARCH 13, 2018.
7. MATTERS OF RECORD ACCORDING TO COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SCHEDULE B, POLICY # OXFL-08214557, DATED JULY 30, 2013, HAVE BEEN REVIEWED AS TO MATTERS OF SURVEY FOR PARCEL 9 OF THE COMMITMENT AND ARE AS FOLLOWS:
  - ITEMS 1, 2, 7, 12, 13: NOT SURVEY MATTERS. (AFFECT SUBJECT PROPERTY)
  - ITEMS 11 & 14: SHOWN ON SURVEY.
  - ITEMS 10 & 15: NOT PLOTTABLE.
  - ITEM 3: SHOWN ON SURVEY, BUT IS BLANKET IN NATURE. (PLAT)
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS, IF SHOWN HEREON, ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE COORDINATE SYSTEM, UNLabeled HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE DESIGNATION "X" (WITH A 0.2% ANNUAL CHANCE FOR FLOOD) AND "AE" BASED FLOOD ELEVATION OF 6.0' ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12085CD016466, MARTIN COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE 01 MAR 16, 2015.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE MEAN HIGH WATER LINE IS THE FACE OF THE CONCRETE SEAWALL OF WHICH DETAILS ARE SHOWN HEREON. THE LOCATION OF THE SEAWALL WAS DETERMINED BY MULTIPLE FIELD MEASUREMENTS FROM THE FACE OF THE CONCRETE SIDEWALK TO THE FACE OF CONCRETE SEAWALL. MEASUREMENTS VARIED FROM 20-26 INCHES.
15. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY THE INTERPOLATION METHOD, TO THE NORTH OF THE SUBJECT SITE, LIES INTERPOLATION POINT NUMBER 1023, WITH A PUBLISHED MEAN HIGH WATER ELEVATION OF (-0.58 FEET). TO THE SOUTH LIES INTERPOLATION POINT NUMBER 1026, WITH A PUBLISHED MEAN HIGH WATER ELEVATION OF (-0.43 FEET). ALL THE INTERPOLATION POINTS WERE OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEMS INTERNET "WEB SITE" ([WWW.LIBANS.ORG](http://WWW.LIBANS.ORG)) ([WWW.LIBANS.ORG](http://WWW.LIBANS.ORG)). THE MEAN HIGH WATER ELEVATION OF (-0.44 FEET) SHOWN HEREON IS IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WAS FIELD LOCATED USING DIFFERENTIAL LEVELING ON AUGUST 8, 2018. THE MEAN HIGH WATER LINE SHOWN HEREON IS NOT GRAPHICALLY ACCURATE AND IS EXAGGERATED TO SHOW ITS LOCATION RELATIVE TO THE PROPERTY BOUNDARY.

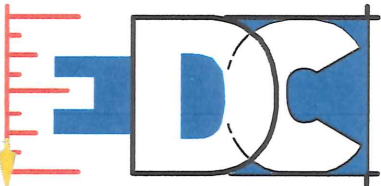
**SYMBOL LEGEND:**

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
NGS	NATIONAL GEODETIC SURVEY
MHWL	MEAN HIGH WATER LINE
QHW —	OVERHEAD WIRE
QW	WOOD POWER POLE



  
MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION #5556

SIGNATURE DATE: 8.20.2018



**ENGINEERS • SURVEYORS  
ENVIRONMENTAL**

10250 VILLAGE PARKWAY  
UNIT 201  
PORT ST. LUCIE, FL 34987

 772-462-2455  
- [www.edc-inc.com](http://www.edc-inc.com)

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

SPT  
DRAWN BY \_\_\_\_\_

INTO  
CHECKED BY \_\_\_\_\_

17-284 Boundary\_rev2.dwg  
FILENAME \_\_\_\_\_

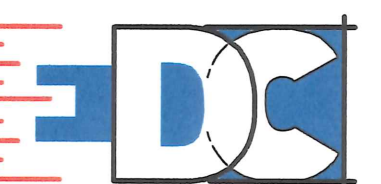
SHEET 1  
LAYOUT \_\_\_\_\_

AS SHOWN  
SCALE \_\_\_\_\_

APRIL 4, 2018  
DATE \_\_\_\_\_

[illegible]

BOUNDARY SURVEY  
FOR: MANATEE ISLES  
PORTION OF BLOCK 11  
SALERNO SHORES  
PLAT BOOK 11, PAGE 33, PALM BEACH  
MARTIN COUNTY, FLORIDA



250 VILLAGE PARKWAY  
UNIT 201  
FORT ST. LUCIE, FL 3498  
☎ 772-462-2455

**S-17-284**

1 OF 1

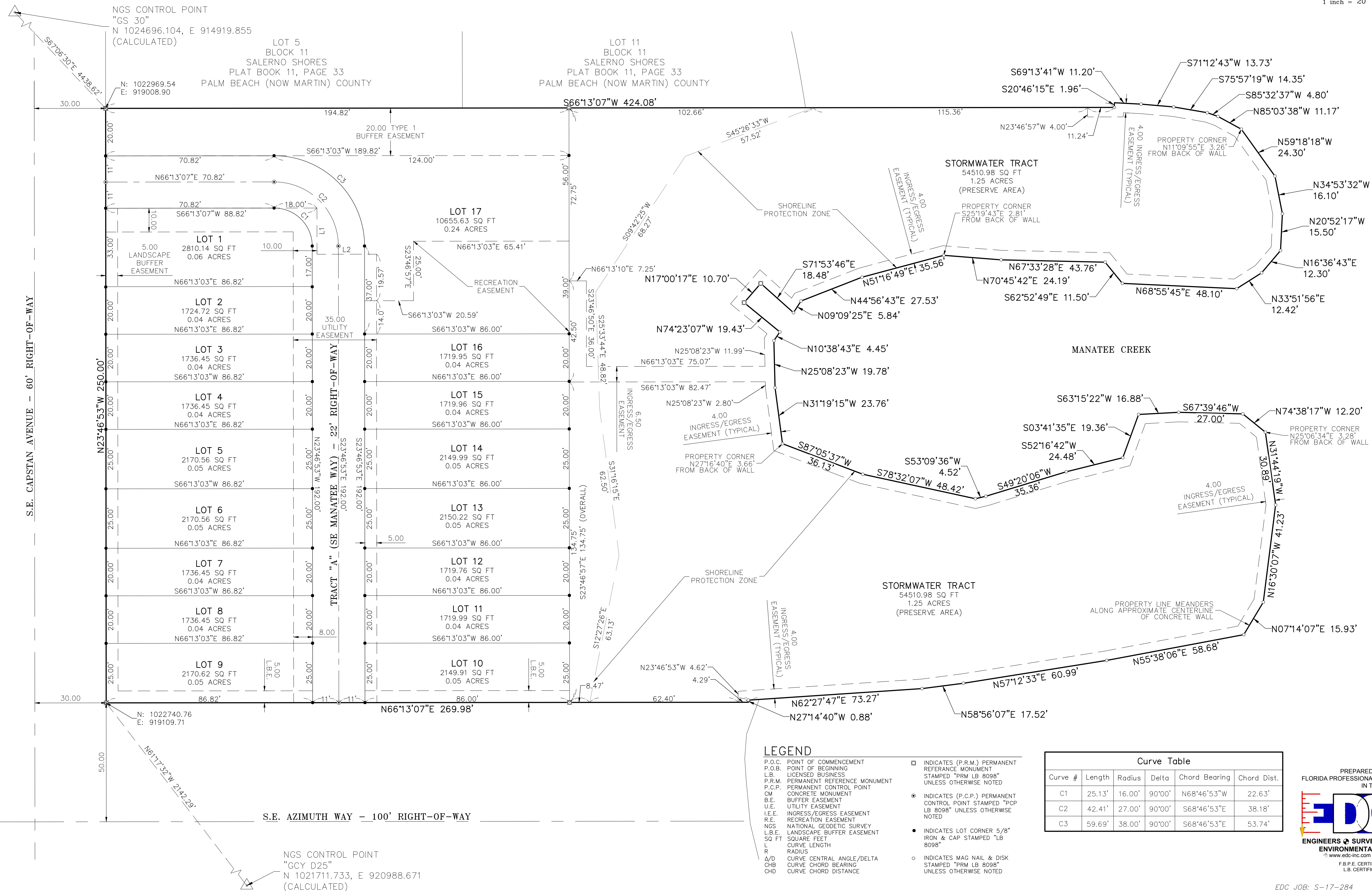


## SHEET 1 OF 2



## SURVEYORS NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), FLORIDA EAST ZONE, AS DERIVED FROM NGS CONTROL POINT "GCY D25", (PID AJ5278) AND "GS 30" (PID DI8161). THE BEARING BETWEEN THE TWO REFERENCED MONUMENTS BEARS NORTH 63°48'51" WEST AND ALL OTHER ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (R).
4. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
6. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.
7. THE LAST DATE OF FIELD WORK WAS AUGUST 11, 2018.
8. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY THE INTERPOLATION METHOD, TO THE NORTH OF THE SUBJECT SITE, LIES INTERPOLATION POINT NUMBER 1023, WITH A PUBLISHED MEAN HIGH WATER ELEVATION OF (-0.58 FEET). TO THE SOUTH LIES INTERPOLATION POINT NUMBER 1026, WITH A PUBLISHED MEAN HIGH WATER ELEVATION OF (-0.43 FEET). ALL THE INTERPOLATION POINTS WERE OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEMS INTERNET "WEB" SITE (WWW.LABINS.ORG <HTTP://WWW.LABINS.ORG>). THE MEAN HIGH WATER ELEVATION OF (-0.46 FEET), SHOWN HEREON IS IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WAS FIELD LOCATED USING DIFFERENTIAL LEVELING ON AUGUST 8, 2018.







July 30, 2018

Via: *Electronic and Hand Delivery*

Martin County Growth Management Department  
Attn: Pete Walden  
2401 SE Monterey Road  
Stuart, FL 34996

**RE: Manatee Isles – Plat application S216-011  
Engineer's Certification – Public Flow-Through Drainage Easement**

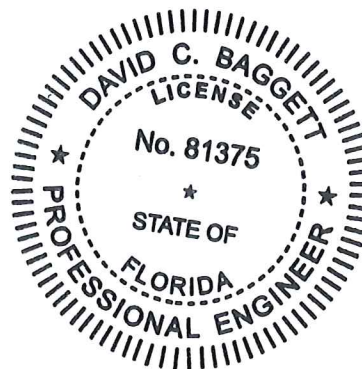
To Whom it May Concern,

Please accept this as the Engineer of Record's certification that a dedicated public flow-through drainage easement is not required for this project. In the existing condition there is a small berm along the western property boundary that routes drainage north and south along the Capstan Ave right-of-way. Drainage from this area is not routed across the subject site. Additionally, the project proposes a separate dry retention area entirely within Martin County right-of-way to provide treatment and attenuation of runoff from Azimuth Way.

Should you have any questions or require additional information, please feel free to contact me at 772-462-2455 or by e-mail at [davidbaggett@edc-inc.com](mailto:davidbaggett@edc-inc.com) at your convenience.

Sincerely,

David C. Baggett, P.E.  
FL Professional License No.: 81375  
Project Engineer



w/enclosures

cc: David Offstein, Manatee Isles  
project file #15-125

Z:\EDC-PSL\Project Files\15-125 - Manatee Isles\EDC Documents\Submittal Documents\Comment Response Letter\2018-07-30\_Martin\_Co\_Plat\_Flow\_Thru\_Easement\_Ltr.docx

**ENGINEERING DESIGN & CONSTRUCTION, INC.**  
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34950 34987  
ph:(772) 462-2455 fx: (772) 462-2454  
Page 1 of 1



Lot 1

North: 1022931.1019' East: 919025.8375'

Segment #1: Line

Course: N66°13'07"E Length: 70.82'  
North: 1022959.6599' East: 919090.6442'

Segment #2: Curve

Length: 25.13' Radius: 16.00'  
Delta: 90.0000 (d) Tangent: 16.00'  
Chord: 22.63' Course: S68°46'53"E  
Course In: S23°46'53"E Course Out: N66°13'07"E  
RP North: 1022945.0185' East: 919097.0962'  
End North: 1022951.4695' East: 919111.7401'

Segment #3: Line

Course: S23°46'48"E Length: 17.00'  
North: 1022935.9128' East: 919118.5949'

Segment #4: Line

Course: S66°13'03"W Length: 86.82'  
North: 1022900.9013' East: 919039.1474'

Segment #5: Line

Course: N23°46'50"W Length: 33.00'  
North: 1022931.0994' East: 919025.8407'

Perimeter: 232.78' Area: 2810.14 Sq. Ft.  
Error Closure: 0.0040 Course: S52°08'11"E  
Error North: -0.00245 East: 0.00315  
Precision = 1: 57567.50

\*\*\*\*\*

Lot 2

North: 1022935.9161' East: 919118.5941'

Segment #1: Line

Course: S23°46'57"E Length: 20.00'  
North: 1022917.6145' East: 919126.6594'

Segment #2: Line

Course: S66°13'03"W Length: 86.82'  
North: 1022882.6029' East: 919047.2119'

Segment #3: Line

Course: N23°46'57"W Length: 20.00'  
North: 1022900.9046' East: 919039.1466'

Segment #4: Line

Course: N66°13'03"E Length: 86.82'  
North: 1022935.9161' East: 919118.5941'

Perimeter: 213.64' Area: 1736.45 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 213640000.00

\*\*\*\*\*

Lot 3

North: 1022882.6019' East: 919047.2097'

Segment #1: Line

Course: N66°13'03"E Length: 86.82'  
North: 1022917.6135' East: 919126.6572'

Segment #2: Line

Course: S23°46'53"E Length: 20.00'  
North: 1022899.3117' East: 919134.7222'

Segment #3: Line

Course: S66°13'03"W Length: 86.82'  
North: 1022864.3001' East: 919055.2747'

Segment #4: Line

Course: N23°46'53"W Length: 20.00'  
North: 1022882.6019' East: 919047.2097'

Perimeter: 213.64' Area: 1736.45 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 213640000.00

\*\*\*\*\*

Lot 4

North: 1022899.3127' East: 919134.7244'

Segment #1: Line

Course: S23°46'53"E Length: 20.00'  
North: 1022881.0109' East: 919142.7893'

Segment #2: Line

Course: S66°13'03"W Length: 86.82'  
North: 1022845.9993' East: 919063.3418'

Segment #3: Line

Course: N23°46'53"W Length: 20.00'  
North: 1022864.3011' East: 919055.2769'

Segment #4: Line  
Course: N66°13'03"E Length: 86.82'  
North: 1022899.3127' East: 919134.7244'

Perimeter: 213.64' Area: 1736.45 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 213640000.00  
\*\*\*\*\*

Lot 5

North: 1022881.0108' East: 919142.7893'

Segment #1: Line  
Course: S23°46'53"E Length: 25.00'  
North: 1022858.1336' East: 919152.8705'

Segment #2: Line  
Course: S66°13'03"W Length: 86.82'  
North: 1022823.1220' East: 919073.4230'

Segment #3: Line  
Course: N23°46'53"W Length: 25.00'  
North: 1022845.9993' East: 919063.3418'

Segment #4: Line  
Course: N66°13'03"E Length: 86.82'  
North: 1022881.0108' East: 919142.7893'

Perimeter: 223.64' Area: 2170.56 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 223640000.00  
\*\*\*\*\*

Lot 6

North: 1022858.1336' East: 919152.8705'

Segment #1: Line  
Course: S23°46'53"E Length: 25.00'  
North: 1022835.2563' East: 919162.9517'

Segment #2: Line  
Course: S66°13'03"W Length: 86.82'  
North: 1022800.2448' East: 919083.5042'

Segment #3: Line  
Course: N23°46'53"W Length: 25.00'

North: 1022823.1220' East: 919073.4230'

Segment #4: Line  
Course: N66°13'03"E Length: 86.82'  
North: 1022858.1336' East: 919152.8705'

Perimeter: 223.64' Area: 2170.56 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 223640000.00  
\*\*\*\*\*

Lot 7

North: 1022835.2563' East: 919162.9517'

Segment #1: Line  
Course: S23°46'53"E Length: 20.00'  
North: 1022816.9545' East: 919171.0167'

Segment #2: Line  
Course: S66°13'03"W Length: 86.82'  
North: 1022781.9429' East: 919091.5692'

Segment #3: Line  
Course: N23°46'53"W Length: 20.00'  
North: 1022800.2448' East: 919083.5042'

Segment #4: Line  
Course: N66°13'03"E Length: 86.82'  
North: 1022835.2563' East: 919162.9517'

Perimeter: 213.64' Area: 1736.45 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 213640000.00  
\*\*\*\*\*

Lot 8

North: 1022816.9545' East: 919171.0167'

Segment #1: Line  
Course: S23°46'53"E Length: 20.00'  
North: 1022798.6527' East: 919179.0816'

Segment #2: Line  
Course: S66°13'03"W Length: 86.82'  
North: 1022763.6411' East: 919099.6341'

Segment #3: Line

Course: N23°46'53"W Length: 20.00'  
North: 1022781.9429' East: 919091.5692'

Segment #4: Line

Course: N66°13'03"E Length: 86.82'  
North: 1022816.9545' East: 919171.0167'

Perimeter: 213.64' Area: 1736.45 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 213640000.00

\*\*\*\*\*

Lot 9

North: 1022798.6527' East: 919179.0816'

Segment #1: Line

Course: S23°46'53"E Length: 25.00'  
North: 1022775.7754' East: 919189.1628'

Segment #2: Line

Course: S66°13'07"W Length: 86.82'  
North: 1022740.7654' East: 919109.7146'

Segment #3: Line

Course: N23°46'53"W Length: 25.00'  
North: 1022763.6427' East: 919099.6334'

Segment #4: Line

Course: N66°13'03"E Length: 86.82'  
North: 1022798.6542' East: 919179.0809'

Perimeter: 223.65' Area: 2170.62 Sq. Ft.  
Error Closure: 0.0017 Course: N23°46'55"W  
Error North: 0.00154 East: -0.00068  
Precision = 1: 131552.94

\*\*\*\*\*

Lot 10

North: 1022784.6454' East: 919209.2955'

Segment #1: Line

Course: N23°46'39"W Length: 25.00'  
North: 1022807.5233' East: 919199.2158'

Segment #2: Line

Course: N66°13'03"E Length: 86.00'  
North: 1022842.2042' East: 919277.9129'

Segment #3: Line

Course: S23°46'53"E Length: 25.00'  
North: 1022819.3269' East: 919287.9941'

Segment #4: Line

Course: S66°13'07"W Length: 86.00'  
North: 1022784.6476' East: 919209.2963'

Perimeter: 222.00' Area: 2149.91 Sq. Ft.  
Error Closure: 0.0024 Course: N21°42'53"E  
Error North: 0.00221 East: 0.00088  
Precision = 1: 92500.00

\*\*\*\*\*

Lot 11

North: 1022807.5217' East: 919199.2166'

Segment #1: Line

Course: N23°46'57"W Length: 20.00'  
North: 1022825.8234' East: 919191.1512'

Segment #2: Line

Course: N66°13'03"E Length: 86.00'  
North: 1022860.5042' East: 919269.8484'

Segment #3: Line

Course: S23°46'57"E Length: 20.00'  
North: 1022842.2026' East: 919277.9137'

Segment #4: Line

Course: S66°13'03"W Length: 86.00'  
North: 1022807.5217' East: 919199.2166'

Perimeter: 212.00' Area: 1719.97 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 212000000.00

\*\*\*\*\*

Lot 12

North: 1022825.8234' East: 919191.1512'

Segment #1: Line

Course: N23°46'57"W Length: 20.00'  
North: 1022844.1250' East: 919183.0859'

Segment #2: Line

Course: N66°13'03"E Length: 86.00'

North: 1022878.8059' East: 919261.7830'

Segment #3: Line

Course: S23°46'57"E Length: 20.00'

North: 1022860.5042' East: 919269.8484'

Segment #4: Line

Course: S66°13'03"W Length: 86.00'

North: 1022825.8234' East: 919191.1512'

Perimeter: 211.99' Area: 1719.75 Sq. Ft.

Error Closure: 0.0000 Course: N0°00'00"E

Error North: 0.00000 East: 0.00000

Precision = 1: 212000000.00

\*\*\*\*\*

Lot 13

North: 1022844.1227' East: 919183.0869'

Segment #1: Line

Course: N23°46'51"W Length: 25.00'

North: 1022867.0001' East: 919173.0060'

Segment #2: Line

Course: N66°13'03"E Length: 86.00'

North: 1022901.6809' East: 919251.7031'

Segment #3: Line

Course: S23°46'51"E Length: 25.00'

North: 1022878.8036' East: 919261.7841'

Segment #4: Line

Course: S66°13'03"W Length: 86.00'

North: 1022844.1227' East: 919183.0869'

Perimeter: 222.00' Area: 2150.22 Sq. Ft.

Error Closure: 0.0000 Course: N0°00'00"E

Error North: 0.00000 East: 0.00000

Precision = 1: 222000000.00

\*\*\*\*\*

Lot 14

North: 1022867.0027' East: 919173.0048'

Segment #1: Line

Course: N23°46'51"W Length: 25.00'

North: 1022889.8801' East: 919162.9238'

Segment #2: Line

Course: N66°13'03"E Length: 86.00'

North: 1022924.5610' East: 919241.6209'

Segment #3: Line

Course: S23°47'03"E Length: 25.00'

North: 1022901.6842' East: 919251.7032'

Segment #4: Line

Course: S66°13'03"W Length: 86.00'

North: 1022867.0033' East: 919173.0061'

Perimeter: 222.00' Area: 2149.98 Sq. Ft.

Error Closure: 0.0015 Course: N66°13'03"E

Error North: 0.00059 East: 0.00133

Precision = 1: 148000.00

\*\*\*\*\*

Lot 15

North: 1022889.8804' East: 919162.9236'

Segment #1: Line

Course: N23°46'57"W Length: 20.00'

North: 1022908.1821' East: 919154.8583'

Segment #2: Line

Course: N66°13'03"E Length: 86.00'

North: 1022942.8630' East: 919233.5554'

Segment #3: Line

Course: S23°46'57"E Length: 20.00'

North: 1022924.5613' East: 919241.6207'

Segment #4: Line

Course: S66°13'03"W Length: 86.00'

North: 1022889.8804' East: 919162.9236'

Perimeter: 211.99' Area: 1719.94 Sq. Ft.

Error Closure: 0.0000 Course: N0°00'00"E

Error North: 0.00000 East: 0.00000

Precision = 1: 212000000.00

\*\*\*\*\*

Lot 16

North: 1022908.1821' East: 919154.8583'

Segment #1: Line

Course: N23°46'57"W Length: 20.00'

North: 1022926.4837' East: 919146.7930'

Segment #2: Line  
Course: N66°13'03"E Length: 86.00'  
North: 1022961.1646' East: 919225.4901'

Segment #3: Line  
Course: S23°46'57"E Length: 20.00'  
North: 1022942.8629' East: 919233.5554'

Segment #4: Line  
Course: S66°13'03"W Length: 86.00'  
North: 1022908.1821' East: 919154.8583'

Perimeter: 211.99' Area: 1719.94 Sq. Ft.  
Error Closure: 0.0000 Course: N0°00'00"E  
Error North: 0.00000 East: 0.00000  
Precision = 1: 212000000.00  
\*\*\*\*\*

Lot 17  
  
North: 1022926.4837' East: 919146.7930'

Segment #1: Line  
Course: N23°46'56"W Length: 37.00'  
North: 1022960.3419' East: 919131.8723'

Segment #2: Curve  
Length: 59.69' Radius: 38.00'  
Delta: 90.0000 (d) Tangent: 38.00'  
Chord: 53.74' Course: N68°46'53"W  
Course In: S66°13'07"W Course Out: N23°46'53"W  
RP North: 1022945.0185' East: 919097.0988'  
End North: 1022979.7919' East: 919081.7755'

Segment #3: Line  
Course: S66°13'07"W Length: 70.82'  
North: 1022951.2338' East: 919016.9688'

Segment #4: Line  
Course: N23°46'53"W Length: 20.00'  
North: 1022969.5356' East: 919008.9038'

Segment #5: Line  
Course: N66°13'07"E Length: 194.82'  
North: 1023048.0964' East: 919187.1818'

Segment #6: Line  
Course: S23°46'58"E Length: 95.00'  
North: 1022961.1637' East: 919225.4925'

Segment #7: Line  
Course: S66°13'03"W Length: 86.00'  
North: 1022926.4829' East: 919146.7954'

Perimeter: 563.33' Area: 10656.01 Sq. Ft.  
Error Closure: 0.0025 Course: S70°19'36"E  
Error North: -0.00086 East: 0.00239  
Precision = 1: 222952.00  
\*\*\*\*\*

Tract A  
  
North: 1022931.1019' East: 919025.8375'

Segment #1: Line  
Course: N23°46'53"W Length: 22.00'  
North: 1022951.2339' East: 919016.9661'

Segment #2: Line  
Course: N66°13'07"E Length: 70.82'  
North: 1022979.7919' East: 919081.7728'

Segment #3: Curve  
Length: 59.69' Radius: 38.00'  
Delta: 90.0000 (d) Tangent: 38.00'  
Chord: 53.74' Course: S68°46'53"E  
Course In: S23°46'53"E Course Out: N66°13'07"E  
RP North: 1022945.0185' East: 919097.0962'  
End North: 1022960.3419' East: 919131.8696'

Segment #4: Line  
Course: S23°46'53"E Length: 36.13'  
North: 1022927.2797' East: 919146.4389'

Segment #5: Line  
Course: S23°46'53"E Length: 20.00'  
North: 1022908.9779' East: 919154.5039'

Segment #6: Line  
Course: S23°46'53"E Length: 20.00'  
North: 1022890.6761' East: 919162.5688'

Segment #7: Line  
Course: S23°46'53"E Length: 25.00'  
North: 1022867.7988' East: 919172.6500'

Segment #8: Line  
Course: S23°46'53"E Length: 25.00'

North: 1022844.9216' East: 919182.7312'

Segment #9: Line

Course: S23°46'53"E Length: 20.00'

North: 1022826.6197' East: 919190.7962'

Segment #10: Line

Course: S23°46'53"E Length: 20.00'

North: 1022808.3179' East: 919198.8612'

Segment #11: Line

Course: S23°46'53"E Length: 25.87'

North: 1022784.6445' East: 919209.2932'

Segment #12: Line

Course: S66°13'07"W Length: 22.00'

North: 1022775.7731' East: 919189.1612'

Segment #13: Line

Course: N23°46'53"W Length: 25.00'

North: 1022798.6503' East: 919179.0800'

Segment #14: Line

Course: N23°46'53"W Length: 20.00'

North: 1022816.9522' East: 919171.0150'

Segment #15: Line

Course: N23°46'53"W Length: 20.00'

North: 1022835.2540' East: 919162.9501'

Segment #16: Line

Course: N23°46'53"W Length: 25.00'

North: 1022858.1312' East: 919152.8689'

Segment #17: Line

Course: N23°46'53"W Length: 25.00'

North: 1022881.0085' East: 919142.7877'

Segment #18: Line

Course: N23°46'53"W Length: 20.00'

North: 1022899.3103' East: 919134.7227'

Segment #19: Line

Course: N23°46'53"W Length: 20.00'

North: 1022917.6121' East: 919126.6577'

Segment #20: Line

Course: N23°46'53"W Length: 19.86'

North: 1022935.7858' East: 919118.6492'

Segment #21: Line

Course: N23°46'53"W Length: 17.13'

North: 1022951.4613' East: 919111.7416'

Segment #22: Curve

Length: 25.13' Radius: 16.00'

Delta: 90.0000 (d) Tangent: 16.00'

Chord: 22.63' Course: N68°46'53"W

Course In: S66°13'07"W Course Out: N23°46'53"W

RP North: 1022945.0094' East: 919097.1001'

End North: 1022959.6517' East: 919090.6458'

Segment #23: Line

Course: S66°13'07"W Length: 70.82'

North: 1022931.0937' East: 919025.8390'

Perimeter: 654.47' Area: 6715.15 Sq. Ft.

Error Closure: 0.0083 Course: S10°30'49"E

Error North: -0.00817 East: 0.00152

Precision = 1: 77831.33

\*\*\*\*\*

Stormwater Tract

North: 1022819.3247' East: 919287.9935'

Segment #1: Line

Course: N23°46'57"W Length: 250.00'

North: 1023048.0954' East: 919187.1770'

Segment #2: Line

Course: N66°13'07"E Length: 229.26'

North: 1023140.5441' East: 919396.9707'

Segment #3: Line

Course: N20°46'15"W Length: 1.96'

North: 1023142.3767' East: 919396.2757'

Segment #4: Line

Course: N69°13'41"E Length: 11.20'

North: 1023146.3488' East: 919406.7477'

Segment #5: Line

Course: N71°12'43"E Length: 13.73'

North: 1023150.7708' East: 919419.7461'

Segment #6: Line

Course: N75°57'19"E Length: 14.35'

North: 1023154.2532' East: 919433.6671'



Segment #7: Line  
Course: N85°32'37"E Length: 4.80'  
North: 1023154.6262' East: 919438.4526'

Segment #8: Line  
Course: S85°03'38"E Length: 11.17'  
North: 1023153.6644' East: 919449.5811'

Segment #9: Line  
Course: S59°18'18"E Length: 24.30'  
North: 1023141.2600' East: 919470.4766'

Segment #10: Line  
Course: S34°53'32"E Length: 16.10'  
North: 1023128.0544' East: 919479.6864'

Segment #11: Line  
Course: S20°52'17"E Length: 15.50'  
North: 1023113.5714' East: 919485.2086'

Segment #12: Line  
Course: S16°36'43"W Length: 12.30'  
North: 1023101.7848' East: 919481.6921'

Segment #13: Line  
Course: S33°51'56"W Length: 12.42'  
North: 1023091.4719' East: 919474.7711'

Segment #14: Line  
Course: S68°55'45"W Length: 48.10'  
North: 1023074.1789' East: 919429.8873'

Segment #15: Line  
Course: N62°52'49"W Length: 11.50'  
North: 1023079.4212' East: 919419.6516'

Segment #16: Line  
Course: S67°33'28"W Length: 43.76'  
North: 1023062.7157' East: 919379.2058'

Segment #17: Line  
Course: S70°45'42"W Length: 24.19'  
North: 1023054.7451' East: 919356.3667'

Segment #18: Line  
Course: S51°16'49"W Length: 35.56'  
North: 1023032.5020' East: 919328.6222'

Segment #19: Line  
Course: S44°56'43"W Length: 27.53'  
North: 1023013.0167' East: 919309.1742'

Segment #20: Line  
Course: S9°09'25"W Length: 5.84'  
North: 1023007.2512' East: 919308.2448'

Segment #21: Line  
Course: N71°53'46"W Length: 18.48'  
North: 1023012.9937' East: 919290.6796'

Segment #22: Line  
Course: S17°00'17"W Length: 10.70'  
North: 1023002.7614' East: 919287.5504'

Segment #23: Line  
Course: S74°23'07"E Length: 19.43'  
North: 1022997.5315' East: 919306.2633'

Segment #24: Line  
Course: S10°38'43"W Length: 4.45'  
North: 1022993.1581' East: 919305.4413'

Segment #25: Line  
Course: S25°08'23"E Length: 19.78'  
North: 1022975.2518' East: 919313.8444'

Segment #26: Line  
Course: S31°19'15"E Length: 23.76'  
North: 1022954.9543' East: 919326.1955'

Segment #27: Line  
Course: N87°05'37"E Length: 36.13'  
North: 1022956.7863' East: 919362.2790'

Segment #28: Line  
Course: N78°32'07"E Length: 48.42'  
North: 1022966.4105' East: 919409.7329'

Segment #29: Line  
Course: N53°09'36"E Length: 4.52'  
North: 1022969.1206' East: 919413.3504'

Segment #30: Line  
Course: N49°20'06"E Length: 35.36'  
North: 1022992.1624' East: 919440.1721'

Segment #31: Line

Course: N52°16'42"E Length: 24.48'  
North: 1023007.1399' East: 919459.5356'

Segment #32: Line  
Course: N3°41'35"W Length: 19.36'  
North: 1023026.4597' East: 919458.2885'

Segment #33: Line  
Course: N63°15'22"E Length: 16.88'  
North: 1023034.0557' East: 919473.3628'

Segment #34: Line  
Course: N67°39'46"E Length: 27.00'  
North: 1023044.3173' East: 919498.3368'

Segment #35: Line  
Course: S74°38'17"E Length: 12.20'  
North: 1023041.0853' East: 919510.1010'

Segment #36: Line  
Course: S31°44'19"E Length: 30.89'  
North: 1023014.8147' East: 919526.3505'

Segment #37: Line  
Course: S16°30'07"E Length: 41.23'  
North: 1022975.2830' East: 919538.0618'

Segment #38: Line  
Course: S7°14'07"W Length: 15.93'  
North: 1022959.4798' East: 919536.0555'

Segment #39: Line  
Course: S55°38'06"W Length: 58.68'  
North: 1022926.3571' East: 919487.6176'

Segment #40: Line  
Course: S57°12'33"W Length: 60.99'  
North: 1022893.3266' East: 919436.3461'

Segment #41: Line  
Course: S58°56'07"W Length: 17.52'  
North: 1022884.2861' East: 919421.3388'

Segment #42: Line  
Course: S62°27'47"W Length: 73.27'  
North: 1022850.4119' East: 919356.3693'

Segment #43: Line  
Course: S27°14'40"E Length: 0.88'

North: 1022849.6295' East: 919356.7722'

Segment #44: Line  
Course: S66°13'07"W Length: 75.16'  
North: 1022819.3214' East: 919287.9940'

Perimeter: 1509.06' Area: 54510.98 Sq. Ft.  
Error Closure: 0.0034 Course: S7°51'34"E  
Error North: -0.00332 East: 0.00046  
Precision = 1: 443844.12



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**SCHEDULE A**

Name and Address of Title Insurance Company:

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

400 Second Avenue South

Minneapolis, MN 55401-2499

ORT File No.: 13046080

Policy Number: OXFL-08214557

Agent File No.: 13-153

Address Reference: 4805 SE CAPSTAN AVENUE, PORT SALERNO, FL

Amount of Insurance: \$810,000.00

Premium: \$4,125.00

Date of Policy: July 30, 2013 at 09:32 am

1. Name of Insured:

MANATEE ISLES, LLC, a Florida limited liability company

2. The estate or interest in the Land that is insured by this policy is:

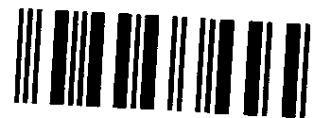
Fee Simple

3. Title is vested in:

MANATEE ISLES, LLC, a Florida limited liability company

4. The Land referred to in this Policy is described as follows:

See Attached Legal Description



**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2013, and subsequent years. Not yet due and payable.
2. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled or artificially exposed lands and lands accreted to such lands.
3. All matters contained on the Plat of Salerno Shores, as recorded in Plat Book 11, Page(s) 33, Public Records of Palm Beach (now Martin) County, Florida.
4. Resolution Agreement recorded in O.R. Book 207, Page 86, O.R. Book 368, Page 883, of the Public Records of Martin County, Florida.
5. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in O.R. Book 701, Page 2573, of the Public Records of Martin County, Florida.
6. Grant of Easement recorded in O.R. Book 1404, Page 1523, of the Public Records of Martin County, Florida.
7. Martin County Development Order recorded in O.R. Book 2359, Page 1720, as amended in O.R. Book 2404, Page 852, of the Public Records of Martin County, Florida.
8. Unity of Title recorded in O.R. Book 2359, Page 1741, of the Public Records of Martin County, Florida.
9. Excepting any portion of subject property which may be submerged lands.
10. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
11. This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of the waterway.
12. Riparian and littoral rights are not insured.
13. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
14. Subject to matters on Survey Number 1501-21-01, last revised June 18, 2013 and prepared by Stephen J. Brown, Inc.
15. Mortgage from MANATEE ISLES, LLC, a Florida Limited Liability Co., to COMPASS ROSE VENTURE, LLC, dated July 19, 2013, filed for record on July 30, 2013, in O.R. Book 2666, Page 2395, in the principal sum of \$80,000.00, of the Public Records of Martin County, Florida.

**NOTE:** All recording references in this commitment/policy shall refer to the Public Records of Martin County, unless otherwise noted.

**EXHIBIT A**

*All of Lots 6, 7, 8, 9 and 10, Block 11, and that part of Lots 12, 13, 14, 15 and 16, in Block 11 lying Westerly of the shoreline as shown on the Plat of SALERNO SHORES, all of said property lying and being in SALERNO SHORES, according to the Plat of said Tract recorded in Plat Book 11, Page 33, Public Records of Palm Beach (now Martin) County, Florida.*

And also that part of Lots 12, 13, 14, 15, 16 and Lots "C", "D", "E", "F" and "G", Block 11, SALERNO SHORES, according to the Plat thereof recorded in Plat Book 11, Page 33, Public Records of Palm Beach (now Martin) County, Florida, and that part of 4th Street East (now abandoned) lying between said Lots and Lots 12 and 16, inclusive, of Block 11, more particularly described as follows:

Commence at the Southwesterly corner of said Block Eleven; thence East along the Southerly line of said Block a distance of 270 feet to said shore line; thence North 04 degrees 34'26" West, along said shore line a distance of 0.92 feet to the Point of Beginning; thence continue North 04 degrees 34'26" West a distance of 99.40 feet; thence continue along said shore line on a bearing of North 00 degrees 45'20" East a distance of 150.01 feet to the North line of said Lot 12; thence East, a distance of 160.10 feet; thence North 03 degrees 00'34" East, a distance of 1.96 feet to the face of said seawall; thence South 86 degrees 59'26" East along the face of said seawall a distance of 11.20 feet; thence South 85 degrees 00'25" East, a distance of 13.73 feet thence South 80°15'48" East a distance of 14.35 feet; thence South 70°40'33" East a distance of 4.80 feet; thence South 61 degrees 16'43" East a distance of 11.17 feet thence South 35 degrees 31'26" East a distance of 24.30 feet; thence South 11 degrees 06'38" East a distance of 16.10 feet; thence South 02 degrees 54'35" West a distance of 15.50 feet; thence South 40°23'35" West a distance of 12.30 feet; thence South 57degrees 38'49" West a distance of 12.42 feet, thence North 87°17'22" West a distance of 48.10 feet; thence North 39°05'56" West a distance of 11.50 feet; thence North 88°39'39" West a distance of 43.76 feet; thence North 85°27'25" West a distance of 24.19 feet; thence South 75°03'41" West a distance of 35.56 feet; thence South 68°43'37" West a distance of 27.53 feet; thence South 32°56'17" West a distance of 5.84 feet; thence North 48°06'54" West, a distance of 18.48 feet; thence South 40°47'10" West a distance of 10.70 feet; thence South 50 degrees 36'14" East, a distance of 19.43 feet; thence South 34°25'31" West a distance of 4.45 feet; thence South 01°21'30" East a distance of 19.78 feet; thence South 07 degrees 32'22" East a distance of 23.76 feet; thence South 69°07'31" East a distance of 36.13 feet; thence South 77 degrees 41'00" East a distance of 48.42 feet, thence North 76°56'46" East a distance of 4.52 feet; thence North 73°06'58" East a distance of 35.36 feet thence North 76 degrees 03'33" East a distance of 24.48 feet; thence North 20°05'18" East a distance of 19.36 feet thence North 87°02'15" East, a distance of 16.88 feet; thence South 88°33'22" East a distance of 27.00 feet; thence South 50°51'24" East a distance of 12.20 feet; thence South 07 degrees 57'26" East, a distance of 30.89 feet; thence South 07°16'46" West a distance of 41.23 feet; thence South 31 degrees 01'02" West a distance of 15.93 feet; thence South 79°24'59" West a distance of 58.68 feet; thence South 80°59'26" West a distance of 60.99 feet; thence South 82 degrees 43'00" West a distance of 17.52 feet; thence continue along the face of said seawall on a bearing of South 86°14'40" West a distance of 73.28 feet to the Point of Beginning.