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MANATEE ISLES

BEING A REPLAT OF A PORTION OF 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. APRIL 2018

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, 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 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 61°16'43" 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 15.50 FEET; THENCE SOUTH 40°23'35" WEST A DISTANCE OF 12.30 FEET; THENCE SOUTH 57°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°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" EAST 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°56'46" 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 87°02'15" EAST A DISTANCE OF 16.88 FEET; THENCE SOUTH 86°33'22" EAST A DISTANCE OF 27.00 FEET; THENCE SOUTH 50°51'24" EAST A DISTANCE OF 12.20 FEET; THENCE SOUTH 07°57'26" EAST A DISTANCE OF 30.89 FEET; THENCE SOUTH 07°16'46" WEST A DISTANCE OF 41.23 FEET; THENCE SOUTH 31°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°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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

MANATEE ISLES LLC, A FLORIDA CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF MANATEE ISLES AND DO HEREBY DEDICATE AS FOLLOWS:

1) PRIVATE ROADWAYS (TRACT "A")
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF MANATEE ISLES AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THE PLAT.

2) STORMWATER TRACT
THE STORMWATER TRACT SHOWN ON THIS PLAT OF MANATEE ISLES, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION), AND SHALL BE CONVEYED BY THE DEED TO THE ASSOCIATION FOR STORMWATER DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STORMWATER DRAINAGE EASEMENTS ON THIS SITE.

3) UTILITY EASEMENTS
THE UTILITY EASEMENTS (I.E.) SHOWN ON THIS PLAT OF MANATEE ISLES MAY BE USED FOR UTILITY PURPOSES (INCLUDING CABLE TV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4) INGRESS/EGRESS EASEMENT
THE INGRESS/EGRESS (I.E.) SHOWN ON THIS PLAT OF MANATEE ISLES ARE HEREBY DEDICATED TO THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") FOR ACCESS TO DOCKS AND OTHER PROPER PURPOSES, AND SHALL BE CONVEYED BY DEED TO SAID ASSOCIATION.

5) RECREATION EASEMENT
THE RECREATION EASEMENT (R.E.) SHOWN ON THIS PLAT OF MANATEE ISLES IS HEREBY DECLARED TO BE THE PROPERTY OF THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") FOR RECREATION, AND OTHER PROPER PURPOSES, AND SHALL BE CONVEYED BY DEED TO SAID ASSOCIATION. ALL RECREATION FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY RECREATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

6) LANDSCAPE BUFFER EASEMENT (L.B.E.)
THE LANDSCAPE BUFFER EASEMENTS (L.B.E.) SHOWN ON THIS PLAT OF MANATEE ISLES ARE HEREBY DEDICATED TO THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION") FOR LANDSCAPE, LANDSCAPE BUFFER AND OTHER PROPER PURPOSES, SHALL BE CONVEYED BY DEED TO SAID ASSOCIATION AND LANDSCAPE SHALL BE MAINTAINED, REPAIRED AND REPLACED BY SAID ASSOCIATION. THE ASSOCIATION SHALL HAVE REGULATORY AUTHORITY OVER THE MAINTENANCE OF THE LANDSCAPE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT, AS PROVIDED IN THE RECORDED DECLARATION OF COVENANTS FOR MANATEE ISLES.

7) TYPE 1 BUFFER EASEMENT
THE BUFFER EASEMENT (B.E.) SHOWN ON THIS PLAT OF MANATEE ISLES IS HEREBY DEDICATED TO THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC., (HEREINAFTER ASSOCIATION) FOR THE PURPOSE OF SEPARATING THE MULTIFAMILY RESIDENCES WITHIN SAID PLAT OF MANATEE ISLES FROM SURROUNDING SINGLE FAMILY RESIDENCES

8) SHORELINE PROTECTION ZONE (S.P.Z.)
THE SHORELINE PROTECTION ZONE SHOWN ON THIS PLAT OF MANATEE ISLES IS HEREBY DECLARED TO BE THE PROPERTY OF THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVATION AREA, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE PRESERVE AREA SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVATION AREA DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS ____ DAY OF _____, 20____, ON BEHALF OF SAID CORPORATION
BY ITS VICE PRESIDENT.

MANATEE ISLES LLC, A FLORIDA CORPORATION

ATTEST

BY: _____

BY: _____

PRINTED NAME: _____
VICE PRESIDENT

PRINTED NAME: _____
SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

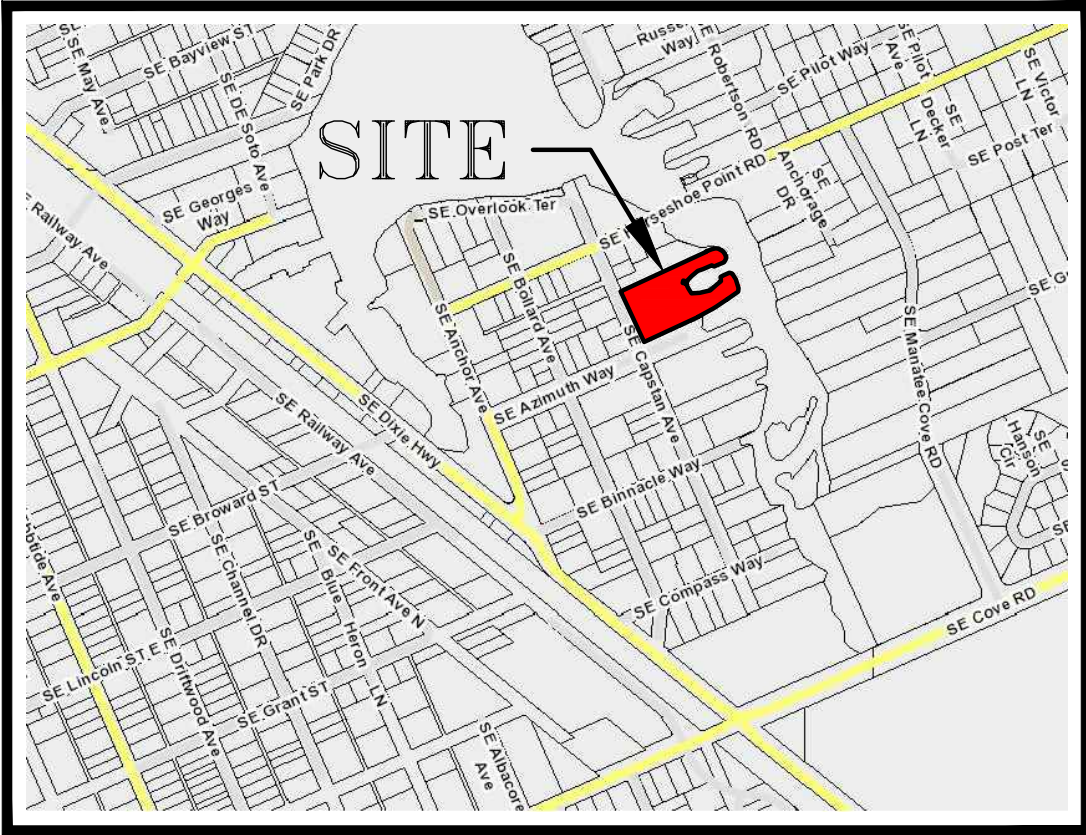
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME WELL KNOWN TO BE THE _____ OF MANATEE ISLES LLC, A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS _____ OF SAID CORPORATION AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

DATED THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC STATE OF FLORIDA
(NOTARY STAMP)

PRINTED NAME _____

MY COMMISSION EXPIRES _____



NO SCALE

VICINITY MAP

ACCEPTANCE OF DEDICATIONS

MANATEE ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL RIGHTS OF WAY, STORMWATER TRACT, UTILITY EASEMENT, INGRESS/EGRESS EASEMENT, RECREATION EASEMENT, LANDSCAPE BUFFER EASEMENTS, AND TYPE 1 BUFFER EASEMENTS AS SHOWN ON THIS PLAT OF MANATEE ISLES, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS ____ DAY OF _____, 20____.

WITNESS: _____ MANATEE ISLES HOMEOWNERS ASSOCIATION, INC.

PRINT NAME: _____

WITNESS: _____ BY: _____

PRINT NAME: _____, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME WELL KNOWN TO BE THE PRESIDENT OF MANATEE ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS HEREON AS SUCH OFFICER OF THE COMPANY AND THAT THE SEAL AFFIXED IS THE COMPANY SEAL OF SAID COMPANY AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

DATED THIS ____ DAY OF _____, 20____.

(NOTARY STAMP) NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME _____
MY COMMISSION EXPIRES _____

TITLE CERTIFICATION

I, ANDREW BLASI A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2018:

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S), AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - MORTGAGE TO GADDIS CAPITAL CORPORATION, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2943, PAGE 417, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS ____ DAY OF _____, 2018.

ANDREW BLASI
FLORIDA BAR NO. _____
SHAPIRO, BLASI, WASSERMAN AND HERMANN P.A.
7777 GLADES RD #400, BOCA RATON, FL 33434

CLERK'S RECORDING CERTIFICATE

I, _____, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK ____ PAGE ____ MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS ____ DAY OF _____, 2018.

(CLERK'S NAME)

CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO. _____

CLERK'S RECORDING CERTIFICATE

I, CAROLYN TIMMAN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK ____ PAGE ____ MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS ____ DAY OF _____, 20____ FILE NO. _____

BY: _____
DEPUTY CLERK

PARCEL CONTROL NUMBER _____

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE: _____ COUNTY SURVEYOR AND MAPPER _____

DATE: _____ COUNTY COUNTY ENGINEER _____

DATE: _____ COUNTY ATTORNEY _____

DATE: _____ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST: _____

CLERK OF COURT

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 AU5278) AND "GS 30" (PID D18161). 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 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.

LEGEND

P.O.C. POINT OF COMMENCEMENT	☐ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
P.O.B. POINT OF BEGINNING	STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
L.B. LICENSED BUSINESS	
P.R.M. PERMANENT REFERENCE MONUMENT	
P.C.P. PERMANENT CONTROL POINT	☒ INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
CM CONCRETE MONUMENT	
B.E. BUFFER EASEMENT	
U.E. UTILITY EASEMENT	
I.E. INGRESS/EGRESS EASEMENT	
R.E. RECREATION EASEMENT	
NGS NATIONAL GEODETIC SURVEY	
L.B.E. LANDSCAPE BUFFER EASEMENT	<input checked="" type="bullet"/> INDICATES LOT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
SQ FT SQUARE FEET	
L CURVE LENGTH	
R RADIUS	☐ INDICATES MAG NAIL & DISK STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
A/D CURVE CENTRAL ANGLE/DELTA	
CHB CURVE CHORD BEARING	
CHD CURVE CHORD DISTANCE	

CERTIFICATE OF SURVEYOR AND MAPPER

I, MICHAEL T. OWEN, HEREBY CERTIFY THAT THIS PLAT OF MANATEE ISLES IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

MICHAEL T. OWEN
FLORIDA SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5556
(OFFICIAL SEAL)

PREPARED BY MICHAEL T. OWEN,
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556
IN THE OFFICES OF



PORT SAINT LUCIE
10280 VILLAGE PARKWAY
PORT SAINT LUCIE, FL 34987
☎ 772-340-4590

www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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.
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3. ALL LINES INTERSECTING CIRCULAR CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (R).
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