

SE ST. LUCIE BOULEVARD (NOT RECORDED)

**SURVEYOR'S NOTES**

1. THE EXPECTED USE OF THIS SURVEY IS FOR THE CREATION OF TWO NEW PARCELS WITHIN COUNTY OWNED LAND.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
4. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE. THE BEARING BASE FOR THIS SURVEY IS THE NORTH RIGHT-OF-WAY LINE OF SE QUINTON STREET, AS MONUMENTED, SAID LINE BEARS NORTH 66°44'06" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - A) COORDINATES WERE ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) USING REAL TIME KINEMATICS (RTK) USING NATIONAL GEODETIC SURVEY (NGS) STATION DESIGNATION "GS 30", PID: D18161, WITH REDUNDANCY OF MEASUREMENTS WERE PERFORMED. ALL HORIZONTAL ACCURACY IS 0.15 FOOT PLUS OR MINUS.
5. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
  - FLOOD HAZARD MAP INFORMATION:
8. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X" WITH NO BASE FLOOD ELEVATION ON FLOOD RATE PANEL NO. 1201610162G, WITH A REVISION DATE OF MARCH 16, 2015.
9. DATE OF LAST FIELD SURVEY: OCTOBER 3, 2018.
10. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR IN RESPONSIBLE CHARGE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON. 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 THIS SURVEY IN ANY FORM RENDERS THIS SURVEY INVALID.

(CONTINUED ABOVE RIGHT)

**SURVEYOR'S NOTES (CONTINUED FROM BELOW LEFT)**

11. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
12. THE CALL FOR THE NORTH 2' OF THE SOUTH 212' OF BLOCK 332 DOES NOT FIT MATHEMATICALLY WITH THE SURVEYED N-S LENGTH OF BLOCK 332 (BEING 203.12 FEET). HOWEVER, EVIDENCE OF COUNTY DOCUMENTS AND OTHER SURVEYS INDICATES THE 2 FOOT STRIP SHOULD BE LOCATED ADJACENT TO THE SOUTH RIGHT-OF-WAY OF SE QUINTON STREET AS SHOWN ON THIS SURVEY. NOTE: THIS 2 FOOT STRIP SEPARATES THE NORTHERLY PROPERTY LINE OF TRACT A AND TRACT B FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SE QUINTON STREET. TRACT A AND TRACT B DO NOT HAVE ACCESS TO THE SOUTHERLY R/W LINE OF SE QUINTON STREET

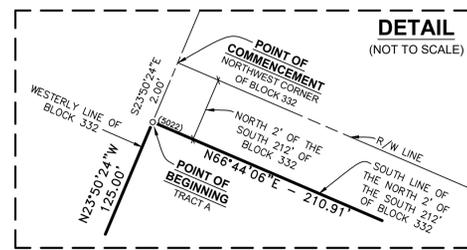
**LEGAL DESCRIPTION**

**TRACT "A"**  
 A PARCEL OF LAND LYING WITHIN BLOCK 332, OFFICIAL MAP SEWALL'S POINT LAND COMPANY (REVISED JUNE 1913) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 332; THENCE SOUTH 23°50'24" EAST, ALONG THE WESTERLY LINE OF SAID BLOCK 332, A DISTANCE OF 2.00 FEET TO THE SOUTH LINE OF THE NORTH 2 FEET OF THE SOUTH 212 FEET OF SAID BLOCK 332, AND THE **POINT OF BEGINNING**; THENCE NORTH 66°44'06" EAST, ALONG THE SOUTH LINE OF THE NORTH 2 FEET OF THE SOUTH 212 FEET OF BLOCK 332, A DISTANCE OF 210.91 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTH 2 FEET, SOUTH 23°50'24" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 66°44'06" WEST, A DISTANCE OF 210.91 FEET TO THE WEST LINE OF SAID BLOCK 332; THENCE NORTH 23°50'24" WEST, ALONG SAID WEST LINE OF BLOCK 332, A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 26,361.90 SQUARE FEET OR 0.605 ACRES, MORE OR LESS.

(CONTINUED ABOVE RIGHT)



**LEGAL DESCRIPTION (CONTINUED FROM BELOW LEFT)**

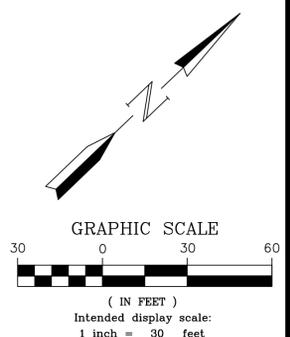
**TRACT "B"**  
 A PARCEL OF LAND LYING WITHIN BLOCK 332, OFFICIAL MAP SEWALL'S POINT LAND COMPANY (REVISED JUNE 1913) ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 332; THENCE SOUTH 23°50'24" EAST, ALONG THE WESTERLY LINE OF SAID BLOCK 332, A DISTANCE OF 2.00 FEET TO THE SOUTH LINE OF THE NORTH 2 FEET OF THE SOUTH 212 FEET OF SAID BLOCK 332; THENCE NORTH 66°44'06" EAST, ALONG THE SOUTH LINE OF THE NORTH 2 FEET OF THE SOUTH 212 FEET OF BLOCK 332, A DISTANCE OF 210.91 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 66°44'06" EAST, ALONG THE SOUTH LINE OF THE NORTH 2 FEET OF THE SOUTH 212 FEET OF BLOCK 332, A DISTANCE OF 327.37 FEET TO AN NT INTERSECTION WITH A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5375.06 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 38°52'11" WEST, 267.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'03", AN ARC DISTANCE OF 267.45 FEET; THENCE SOUTH 66°44'06" WEST, A DISTANCE OF 89.69 FEET; THENCE NORTH 23°50'24" WEST, A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 26,361.90 SQUARE FEET OR 0.605 ACRES, MORE OR LESS.

**LEGEND**

- IP&C = IRON PIPE & CAP
- IR&C = IRON ROD & CAP
- CM = CONCRETE MONUMENT
- (M) = FIELD MEASUREMENT
- (P) = PLAT MEASUREMENT
- LB = LAND SURVEYING BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- R = RADIUS
- L = ARC LENGTH
- D = DELTA
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- (xxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
- IP = IRON PIPE
- A = AERIAL UTILITY LINE
- W = WOOD UTILITY POLE
- P = POLE ANCHOR
- U = UTILITY POLE WITH LIGHT
- o = SET 1/2" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
- ASPHALT PAVEMENT
- PERPENDICULAR DIMENSION LINE



**SURVEYOR'S CERTIFICATION**

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF GREGORY S. FLEMING, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS REPRESENTATIVE

NORTHSTAR GEOMATICS, INC.

DATE \_\_\_\_\_

GREGORY S. FLEMING  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATION NO. 4350

**NORTHSTAR GEOMATICS**

617 N.E. BAKER ROAD, STUART, FLORIDA 34994  
 PO BOX 2371, STUART, FLORIDA 34995  
 (772) 781-6400 (772) 781-6462 FAX  
 LICENSED BUSINESS NO. 7217

DATE	10/26/2016	SCALE	1"=50'	FIELD BK.	05	DWG. BY	JHY	CHECKED BY	GSF
REVISIONS									

BOUNDARY SURVEY  
 MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

BLOCK 332, OFFICIAL MAP OF SEWALL'S POINT LAND COMPANY  
 MARTIN COUNTY, FLORIDA

SHEET NO. 1	OF 1 SHEETS
PROJECT NO. 16-054	