

LEGEND

L.M.E. – LAKE MAINTENANCE EASEMENT L.P. 🌣 – LIGHT POLE O.R.B. – OFFICIAL RECORD BOOK - DELTA (CENTRAL ANGLE) CENTER LINE A/C AIR CONDITIONER - OFFICIAL RECORD BOOK
- PLAT BOOK
- POINT OF CURVATURE
- POINT OF COMPOUND CURVATURE
- POINT OF INTERSECTION P.B. P.C. A.K.A. ALUM. ALSO KNOWN AS ALUMINUM C.B. C.M. C.O. © CLF CONC. CATCH BASIN CONCRETE MONUMENT CLEANOUT PAGE(S)
POINT OF REVERSE CURVATURE CHAIN LINK FENCE CONCRETE - PERMANENT REFERENCE MONUMENT P.R.M. PROPOSED PROP. COV. C.P.P. D.E. COVERED CONCRETE POWER POLE RADIUS RADIUS POINT R.P. DRAINAGE EASEMENT RIGHT-OF-WAY SQUARE FEET ELEC. ELECTRIC ELEVATION EQUIP. ESMT. EXIST. EQUIPMENT EASEMENT SEPTIC TANKTYPICALUTILITY EASEMENT **EXISTING** U.E. FIRE HYDRANT FLORIDA POWER & LIGHT WATER METER WOOD POWER POLE W.P.P. - DENOTES PROPOSED ELEVATION
- DENOTES EXISTING ELEVATION
- DIRECTION OF FLOW FIN. **FINISHED** _0.00 FND. FOUND - DIRECTION OF FLOW
- DRAINAGE MANHOLE
- IRRIGATION CONTROL VALVE
- OVERHEAD WIRES
- SANITARY MANHOLE
- SET 5/8" IR/CAP LB 3591
- SIGN G.V. H.H. GATE VALVE HAND HOLE 0 - IRON ROD - IRON ROD & CAP I.R. I.R./CAP - ARC LENGTH
- LANDSCAPE EASEMENT

NOTES:

- 1. THIS SURVEY MAP, OR ANY COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- 2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
- THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 ADD 1.467 PER VERTCON CONVERSION SOFTWARE.
- 4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE NORTH LINE OF LOT 25 AS N66"11'33"E.
- 5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
- 6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- 7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
- 8. FLOOD ZONE: "X"; FIRM MAP NO. 12085C0144H; COMMUNITY NO. 120161; DATED: FEBRUARY 19, 2020.
- 9. BENCHMARK: MARTIN COUNTY BENCHMARK "GAINES-F", ELEVATION = 8.44' (NAVD88).
- 10. PROPERTY ADDRESS: 279 SW HARBOR ST, STUART, FL

DESCRIPTION:

THE EAST 100 FEET OF LOT 25, HARBOR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 65, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID LANDS SITUATE IN CITY OF STUART, MARTIN COUNTY, FLORIDA.

CONTAINING 10,000 SQUARE FEET OR 0.2296 ACRES, MORE OR LESS.

 $\hbox{\tt SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.}\\$

<u>CERTIFICATE:</u>

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED UNDER MY DIRECTION, ON SEPTEMBER 10, 2020. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA — LB #3591

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

HARBOR ESTATES			
EAST 100 FEET OF LOT 25	_	BOUNDARY	SURVEY

PERMIT SKETCH	12/30/2020	RFC
BOUNDARY SURVEY	9/10/2020	RFC
REVISIONS	DATE	BY
FILE NAME: 279 SW HARBOR ST.dwg		

DATE 9	9/10/2020
DRAWN BY	′ RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	N/A

DRAINFIELD A PORTION OF TRACT 1, BLOCK 40, SAINT LUCIE INLET FARMS SUBDIVISION P.B. 1, PG. 98, PALM BEACH (NOW MARTIN) COUNTY RESIDENCE FIN. FLR. = 10.80Ø w.p.p. NORTH LINE OF SOUTH FND. 4"x 4" C.M. C.P.P. 500' OF TRACTS 1, 2 N 0.05', W 0.14' & 3, BLOCK 40 N66"11'33"E 100.00' 15.00' PLAT LIMITS 25.00 25.08 27.08 WELL 0 15.96 18.67 36.04 9.00 N23.45,47,W 29.33 9.00 COV. LANAI 15.00' 5.33'.22 SIDE 24.00' **SETBACK** WEST 84.88' PROP! ASPHALT ROAD (R/W VARIES)

SW GAINES AVENUE

(PLATTED AS LINDEN LANE)

\$23'45'47"E 100.00' OF LOT 25, **EQUIP** 65.00' FRONT SETBACK PROPOSED
1 STORY RESIDENCE PAD SECTION 2, 38.67 35.00' FRONT SETBACK GARAGE LEFT HARBOR ESTATES FIN. FLR. = 11.80' RESIDENCE FIN. FLR. = 11.10' 12.83 / ENTRY 21.33 16.00 36.00' PROP. DRAINFIELD DRIVE **SETBACK** & WALK 25 FND. 4"x 4" C.M. ANCHOR .00 S 0.22', E 0.21' FND. %"ø I.R. ·18.00' S 0.06', W 0.03' MHO S66°11'33"W 84.88' 25.00′ S6611133"W W.P.P. 100.00 FND. %"ø I.R. o AT&T RISER S 0.09', E 0.20' 25.00 ASPHALT ROAD (50' R/W) S66'11'33"W 125.00' P(P.I.) SW HARBOR STREET (PLATTED AS HARBOR DRIVE) Үw.р.р EAST LINE OF FND. 4"x 4" C.M. -TRACTS 1 & N 0.21', W 0.14' 8, BLOCK 40 GRAPHIC SCALE \leq 20 20 (IN FEET) NOTE: • IMPROVEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED. DRIVEWAYS SHOWN HEREON ARE FOR GRAPHIC PURPOSE ONLY AND NOT FOR CONSTRUCTION. SHEET 2 OF 2 CAULFIELD & WHEELER, INC. 9/10/2020 DATE CIVIL ENGINEERING - LAND SURVEYING 7900 GLADES ROAD - SUITE 100 DRAWN BY RFC BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452 F.B./ PG. N/A PERMIT SKETCH 12/30/2020 RFC 9/10/2020 **BOUNDARY SURVEY** RFC 1" = 20'SCALE HARBOR ESTATES REVISIONS DATE BY

FILE NAME: 279 SW HARBOR ST.dwg

JOB NO.

N/A

EAST 100 FEET OF LOT 25 - BOUNDARY SURVEY