BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

PARCEL 6–B

TRACTS 153, 154, 155, 156, 157, AND 158 LYING WEST OF S.E. COMMERCE AVENUE AND SOUTH OF SE MIAMI STREET, SEWALL'S POINT LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

–LESS AND EXCEPTING LANDS CONVEYED TO HARBOR EDERAL SAVINGS BANK, RECORDED IN OFFICIAL RECORDS BOOK 1693, PAGE 1280.

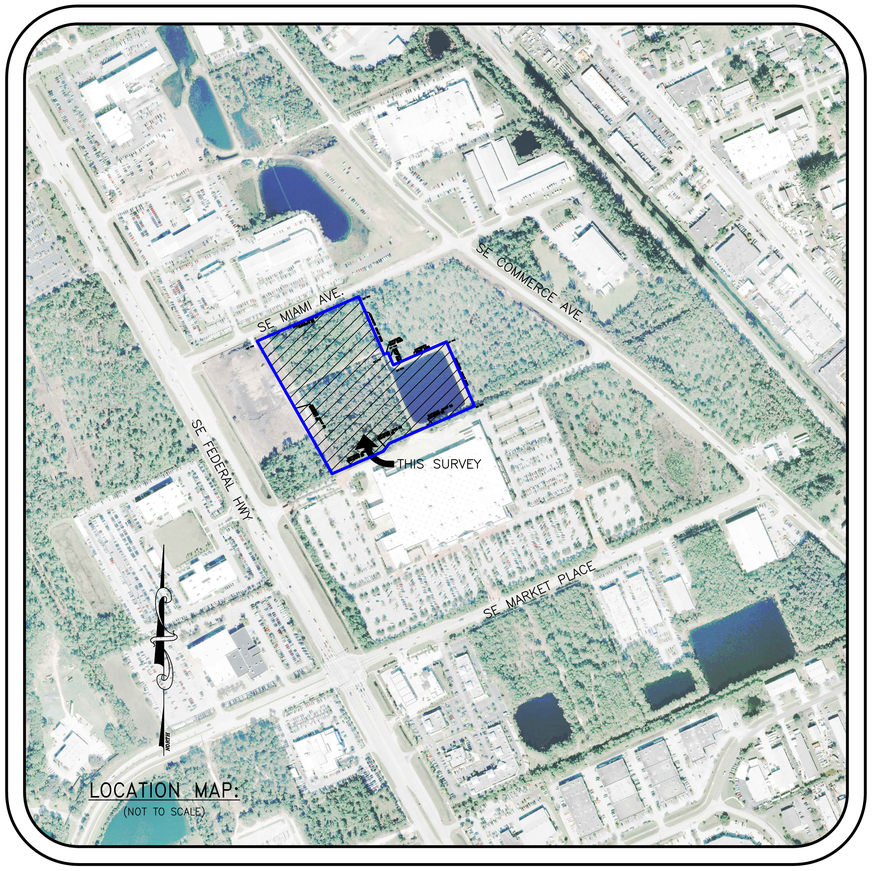
–AND LESS
LESS AND EXCEPTING LANDS CONVEYED TO WAL–MART STORES EAST, LP RECORDED IN OFFICIAL RECORDS BOOK 1948, PAGE 557.

–AND LESS
LESS AND EXCEPTING LANDS CONVEYED TO DKC STUART LANDINGS LLC, RECORDED IN OFFICIAL RECORDS BOOK 2823, PAGE 1546.

–AND LESS
PARCEL 6–A
A PARCEL OF LAND LYING IN A PORTION OF TRACTS 153, 154, 155, AND 156, SEWALL'S POINT LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT–OF–WAY LINE OF S.E. MIAMI AVENUE, DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT–OF–WAY, AND THE SOUTHWEST RIGHT–OF–WAY LINE OF S.E. COMMERCE AVENUE, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, HAVING AN 80 FOOT RIGHT–OF–WAY; THENCE ON A NON–TANGENT CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIAL BEARING OF NORTH 61°36'25" EAST, A RADIUS OF 7460.00 FEET, A CENTRAL ANGLE OF 02°22'14", TRAVEL COUNTER–CLOCKWISE, ALONG THE ARC OF SAID NON–TANGENT CURVE, AND SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 308.63 FEET; THENCE SOUTH 55°29'19" EAST, ALONG SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 127.93 FEET TO A POINT ON A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7460.00 FEET, AND A CENTRAL ANGLE OF 02°35'09"; THENCE TRAVEL CLOCKWISE, ALONG THE ARC OF SAID TANGENT CURVE, AND SAID 80 FOOT RIGHT–OF–WAY LINE, FOR A DISTANCE OF 336.67 FEET TO A POINT ON THE NORTH LINE OF A NON–EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594; THENCE, DEPARTING SAID TANGENT CURVE, AND SAID SOUTHWEST RIGHT–OF–WAY LINE OF S.E. COMMERCE AVENUE, SOUTH 66°16'53" WEST, ALONG SAID NORTH LINE OF THE NON–EXCLUSIVE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1948, PAGE 594, FOR A DISTANCE OF 592.21 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 155, THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID TRACT 155, FOR A DISTANCE OF 319.22 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 66°19'20" WEST, FOR A DISTANCE OF 263.00 FEET; THENCE NORTH 23°40'40" WEST, FOR A DISTANCE OF 60.90 FEET; THECE SOUTH 66°19'20" WEST, FOR A DISTANCE OF 20.00 FEET, TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 156; THENCE NORTH 23°40'40" WEST, ALONG THE WEST LINE OF SAID RIGHT–OF–WAY LINE OF SAID S.E. MIAMI AVENUE; THENCE NORTH 66°19'21" EAST, ALONG SAID SOUTH RIGHT–OF–WAY LINE, FOR A DISTANCE OF 484.39 FEET TO THE POINT OF BEGINNING OF SAID PARCEL.

LEGEND:

BFP	BACKFLOW PREVENTOR
(C)	CALCULATED DIMENSION FROM FIELD MEASUREMENTS
C.B.S.	CONCRETE BLOCK STRUCTURE
C/L	CENTERLINE
CO	CLEANOUT
CMP	CORRUGATED METAL PIPE
(D)	DEED DIMENSION
Δ	DELTA (CENTRAL ANGLE)
D	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
E	ELECTRICAL JUNCTION BOX
ELEV.	ELEVATION
	FIRE HYDRANT
F.F.	FINISH FLOOR
FND	FOUND
GPS	GLOBAL POSITIONING SYSTEM
	GUY ANCHOR
H.D.P.E.	HIGH DENSITY POLYETHYLENE
INV.	INVERT
	LIGHT POLE
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
— OHU —	OVERHEAD UTILITY LINE
PG.	PAGE
P.B.	PLAT BOOK
(P)	PLATTED DIMENSION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT–OF–WAY
S	SANITARY SEWER MANHOLE
— SAN —	SANITARY SEWER LINE
	SANITARY SEWER VALVE
	SINGLE SUPPORT SIGN
— STM —	STORM SEWER LINE
T	TELEPHONE PEDESTAL
	UTILITY POLE
WV	WATER VALVE
W	WATER METER
■ PRM	INDICATES SET 4" X 4" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591



LOCATION MAP:
(NOT TO SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS APRIL 15, 2019. (UPDATE SURVEY APRIL 29. 2020)
2. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 5J–17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST RIGHT OF WAY LINE OF SE FEDERAL HIGHWAY, SAID LINE BEARS N29°29'27"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NGS CONTROL POINT DESIGNATION "J 403" HAVING A PUBLISHED ELEVATION OF 15.27' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/– 0.1'. A CONVERSION OF NAVD88 + 1.45 TO NGVD29. AN EXAMPLE, FOR A DATUM–SHIFT VALUE OF –1.45, AN ELEVATION OF 15.27 FEET IN NAVD88 WOULD BE 16.72 FEET IN NGVD29.
7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
6. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
7. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
8. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MARTIN COUNTY PROPERTY APPRAISER OFFICE.
9. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2016 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12085C, PANEL NUMBER 0163G, WITH AN EFFECTIVE DATE OF 03/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) TED GLASRUD ASSOCIATES FL, LLC
2) INDUSTRIAL DEVELOPMENT CORP.,
3) COMMONWEALTH LAND TITLE INSURANCE COMPANY
4) RICHARD G. COKER JR., P.A.

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA – LB #3591

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991 / FAX (561)–750–1452

BY:

REVISIONS:

DATE:

CAD P:\08458–00–00–00–navd88\drawings\Survey\
REF P:\08458–00–00–00–navd88\drawings\Survey\W001
FLD HW, WF, DF FB./PG. RJ #1/20–22 DATE 04/15/19
OFF BHM
CKD REB SHEET 1 OF 2 DWG 8458–SUR

BOUNDARY & TOPOGRAPHIC SURVEY
SE MIAMI AVENUE
STUART, FLORIDA 34997

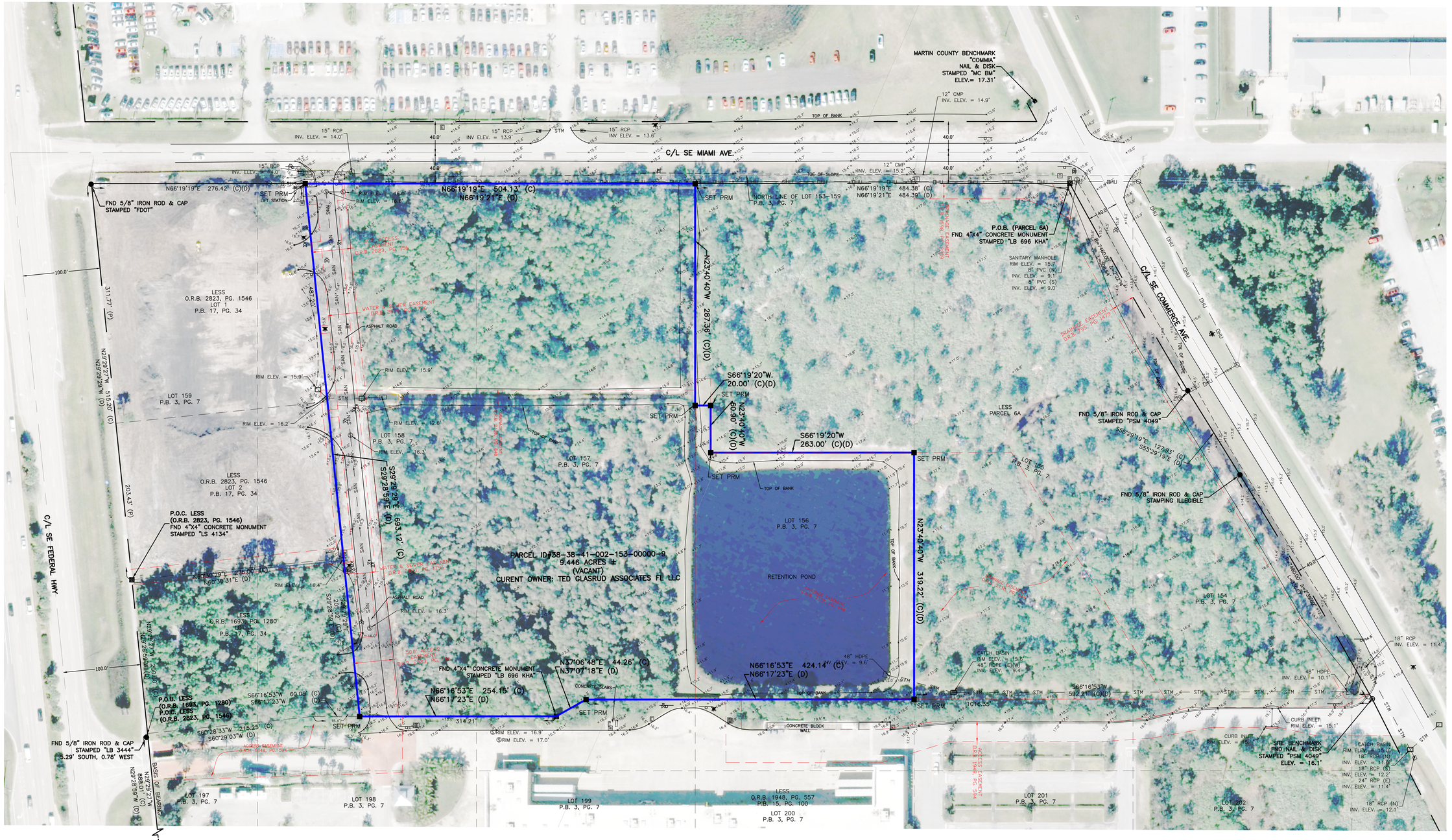
BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.
(INTENDED DISPLAY SCALE)

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 FAX (561)-750-1452

CAD	P:\08458-00-00-00-navd88\drawings\Survey\				
REF	P:\08458-00-00-00-navd88\drawings\Survey\MOD1				
FLD	HW, WF, DF	FB./PG.	RJ #1/20-22	DATE	04/15/19
OFF	BHM				
CKD	REB			SHEET	2 OF 2
				DWG	8458-SUR

REVISIONS: BY: DATE:

BOUNDARY & TOPOGRAPHIC SURVEY
SE MIAMI AVENUE
STUART, FLORIDA 34997

P:\08458-00-00-00-navd88\drawings\Survey\8458-SUR.dwg SH 2 Jun 23, 2020;