

LEGAL DESCRIPTION

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR DUE DILIGENCE PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE 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.
6. 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 OF A CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

FLOOD HAZARD MAP INFORMATION:

10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE" WITH 6 BASE FLOOD ELEVATION AND ZONE "X" ON FLOOD RATE MAP NO. 12085C0134H, WITH A REVISION DATE OF FEBRUARY 19, 2020 AS SHOWN.
11. DATE OF LAST FIELD SURVEY: NOVEMBER 11, 2020.
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE AND THE SOUTH LINE OF LOT 3, BLOCK 19, RIVERSIDE PARK AND IS ASSUMED TO BEAR SOUTH 87°06'51" EAST. TRIMBLE "VRS" WAS USED AS HORIZONTAL CONTROL WITH GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY BENCHMARK "D-3" WITH A PUBLISHED ELEVATION OF 6.24. ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. EDGE OF MANGROVES WAS DETERMINED FROM MARTIN COUNTY AERIAL PHOTOGRAPHY.
16. TITLE EXCEPTIONS INFORMATION UTILIZED FOR THIS SURVEY WAS PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE SEPTEMBER 14, 2020.
17. MEAN HIGH WATER LINE SHOWN IS BASED ON A PREVIOUS MEAN HIGH WATER LINE SURVEY PREPARED BY THIS FIRM IN 2014.

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.)

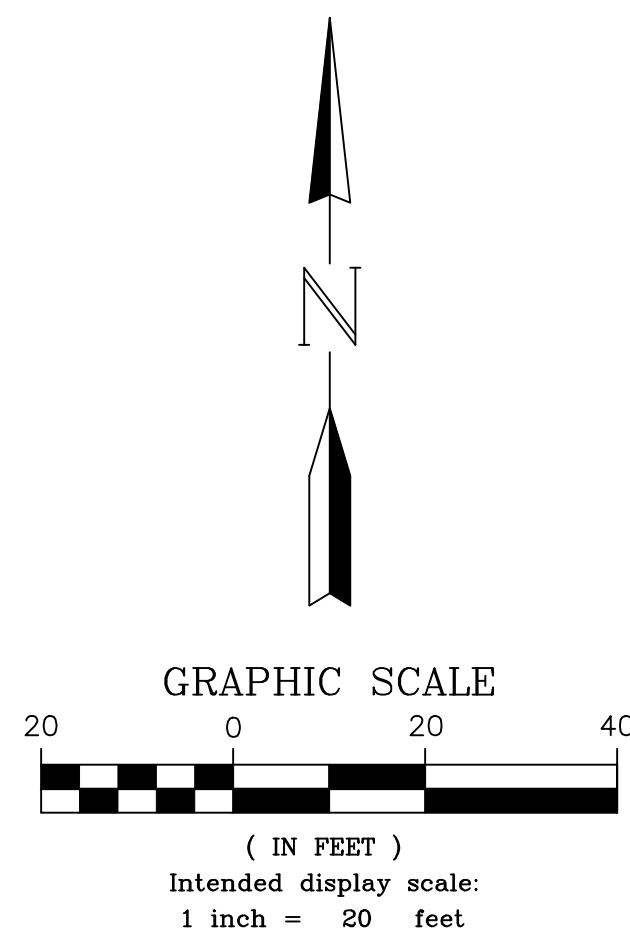
I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND THE SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC 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 550.09, FLORIDA STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

NORTHSTAR GEOMATICS, INC.

DATE _____

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



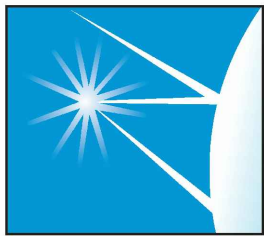
LEGEND

- BM = BENCHMARK
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK ON SLAB
CONC. = CONCRETE
DMH = DRAINAGE MANHOLE
EL. = ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
FND = FOUND
H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
INV. = INVERT
IRR. = IRRIGATION
LB = LICENSED SURVEYING BUSINESS
(M) = FIELD MEASUREMENT
NAV088 (M) = NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. = OFFICIAL RECORDS BOOK
PK = PARKER/KAYLON (BRAND OF NAIL)
PVC = POLYVINYLCHLORIDE PIPE
R.C.P. = REINFORCED CONCRETE PIPE
(P) = PLAT MEASUREMENT
X 14.2 = EXISTING ELEVATION
(xxxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
 = BENCHMARK (AS LABELED)
 = BORE HOLE
 = DRAINAGE MAN HOLE
 = SANITARY MAN HOLE
 = WATER VALVE
____ELEC____ = BURIED ELECTRIC LINE
____TV____ = BURIED TELEVISION LINE

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS REPORT

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS REPORT						
EXCEPTION NUMBER	RECORDING INFO.	AFFECTS PROPERTY	PLOTTABLE	BLANKET IN NATURE	SURVEY SHEET NO.	NOTES
9	PLAT BOOK 4, PAGE 98	YES	YES	YES	1	QUIT CLAIM FOR RIGHT-OF-WAY
10	O.R.B. 1196, PAGE 1689	YES	YES	NO	1	
11	O.R.B. 2272, PAGE 2474	YES	YES	NO	1	AGREEMENT TO PERMIT ENCROACHMENT AND EASEMENT
12	O.R.B. 2272, PAGE 2479	YES	YES	NO	1	AGREEMENT TO PERMIT ENCROACHMENT INTO RIPARIAN RIGHTS
13	O.R.B. 2701, PAGE 339 & O.R.B. 2702, PAGE 478	YES	YES	NO	1	CONSERVATION EASEMENT

NORTHSTAR GEOMATICS



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

DATE	REVISIONS

DATE 11/12/2020
SCALE 1"=20'
FIELD BK. 118
DWNG. BY JHY
CHECKED BY GSF

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 1

OF 4 SHEETS

PROJECT NO.
14-040.3

LEGEND

- BM = BENCHMARK
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK ON SLAB
- CONC. = CONCRETE
- DMH = DRAINAGE MANHOLE
- EL. = ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- FND = FOUND
- H.D.P.E. = HIGH DENSITY POLYETHYLENE PIPE
- INV. = INVERT
- IRR. = IRRIGATION
- LB = LICENSED SURVEYING BUSINESS
- (M) = FIELD MEASUREMENT
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- O.R.B. = OFFICIAL RECORDS BOOK
- PK = PARKER/KAYLON (BRAND OF NAIL)
- PVC = POLYVINYLCHLORIDE PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- (P) = PLAT MEASUREMENT
- X 14.2 = EXISTING ELEVATION
- (xxxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
- ⊙ = BENCHMARK (AS LABELED)
- ⊙ = BORE HOLE
- ⊙ = DRAINAGE MAN HOLE
- ⊙ = SANITARY MAN HOLE
- ⊙ = WATER VALVE
- ELEC — = BURIED ELECTRIC LINE
- TV — = BURIED TELEVISION LINE



ELEVATIONS SHOWN ARE REFERENCED TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

TOPOGRAPHIC SURVEY

NORTHSTAR
GEOMATICS

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

DATE	REVISIONS

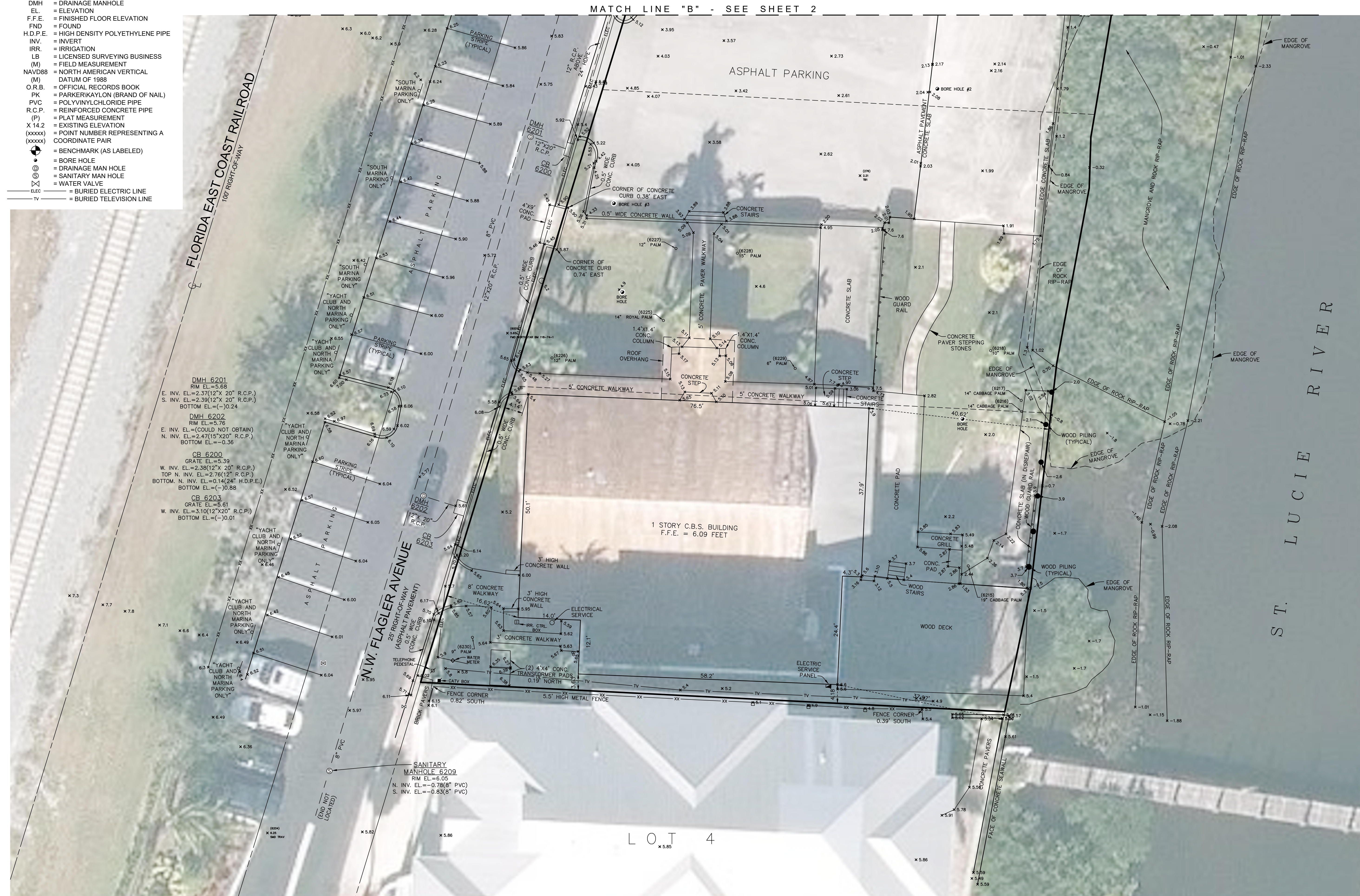
DATE	11/12/2020
SCALE	1"=10'
FIELD BK.	118
DWG. BY	JHY
CHECKED BY	GSF

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

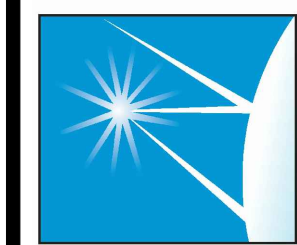
SHEET NO. 2
OF 4 SHEETS
PROJECT NO. 14-04.0.3

BM	=	BENCHMARK
CB	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK ON SLAB
CONC.	=	CONCRETE
DMH	=	DRAINAGE MANHOLE
EL.	=	ELEVATION
F.F.E.	=	FINISHED FLOOR ELEVATION
FN	=	FOUND
H.D.P.E.	=	HIGH DENSITY POLYETHYLENE PIPE
INV.	=	INVERT
I.R.R.	=	IRRIGATION
LB	=	LICENSED SURVEYING BUSINESS
(M)	=	FIELD MEASUREMENT
NAVDM8	=	NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B.	=	OFFICIAL RECORDS BOOK
PK	=	PARKER/KAYLON (BRAND OF NAIL)
PVC	=	POLYVINYLCHLORIDE PIPE
R.C.P.	=	REINFORCED CONCRETE PIPE
(PL)	=	PLAT MEASUREMENT
X 14.2	=	EXISTING ELEVATION
(xxxxxx)	=	POINT NUMBER REPRESENTING A COORDINATE PAIR
	=	BENCHMARK (AS LABELED)
⊗	=	BORE HOLE
⊗	=	DRAINAGE MAN HOLE
⊗	=	SANITARY MAN HOLE
⊗	=	WATER VALVE
ELEC	=	BURIED ELECTRIC LINE
TV	=	BURIED TELEVISION LINE



TOPOGRAPHIC SURVEY

**NORTHSTAR
GEOMATICS**
BAKER ROAD, STUART, FLORIDA 34994



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

DATE	REVISIONS

DATE 11/12/2020
SCALE 1"=10'
FIELD BK. 118
DWNG. BY JHY
CHECKED BY GSF

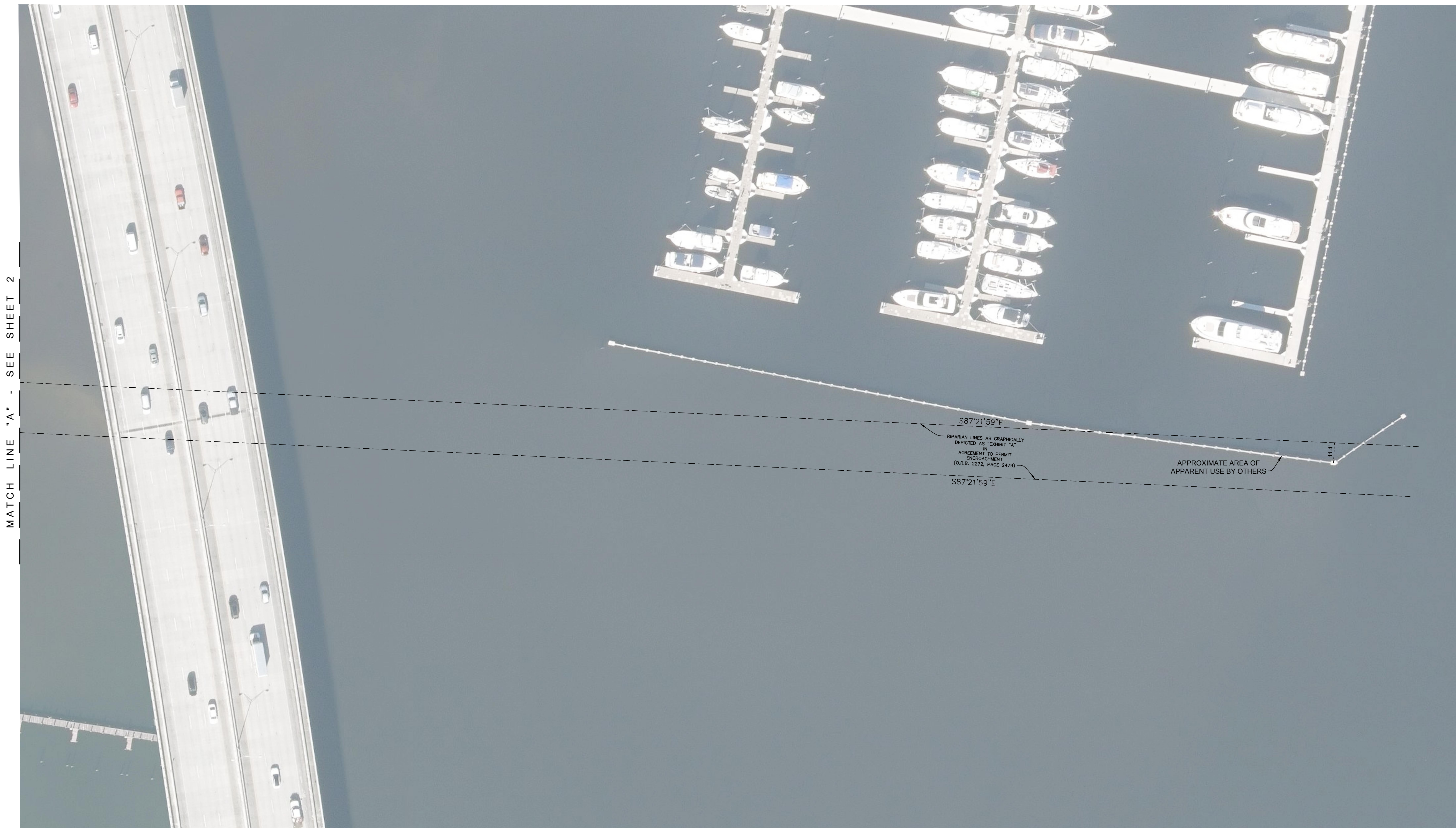
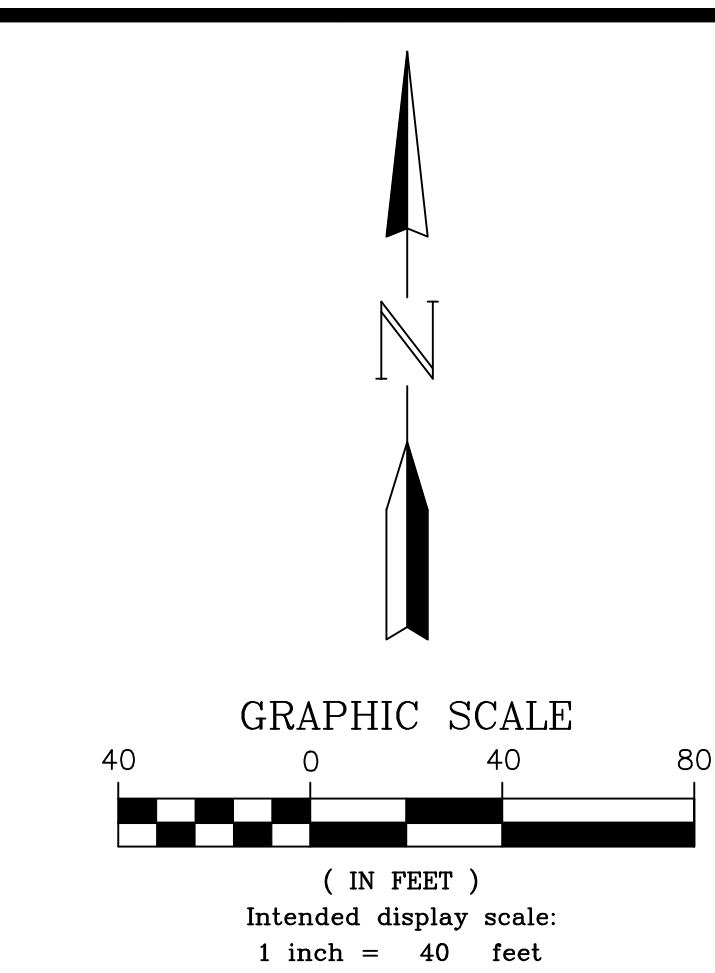
BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 3

OF 4 SHEETS

PROJECT NO.
14-040.3



RIPARIAN LINE EXHIBIT



**NORTHSTAR
GEOMATICS**

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

DATE	REVISIONS

DATE	11/12/2020
SCALE	1"=10'
FIELD BK.	118
DWG. BY	JHY
CHECKED BY	GSF

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 4
OF 4 SHEETS
PROJECT NO. 14-040.3