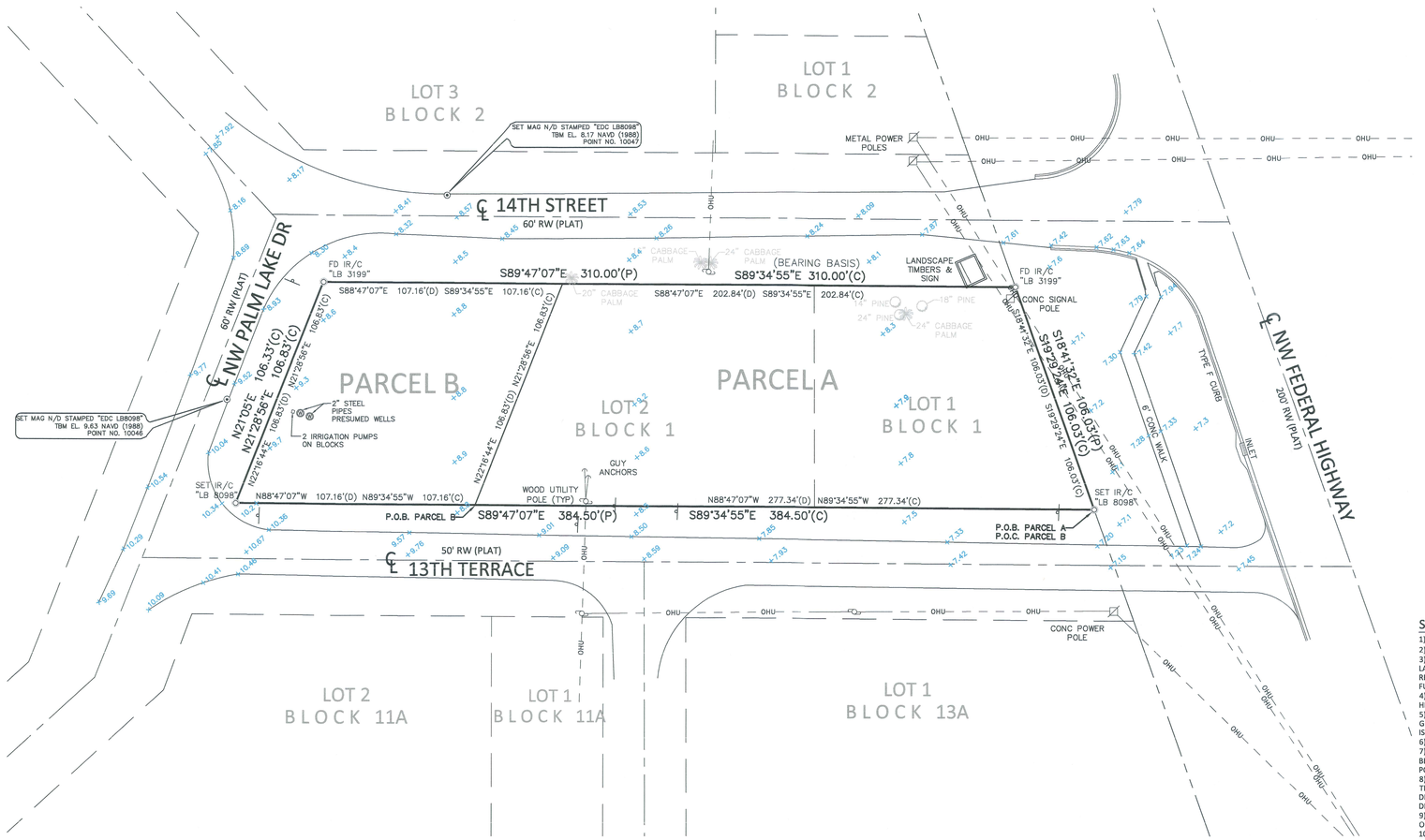
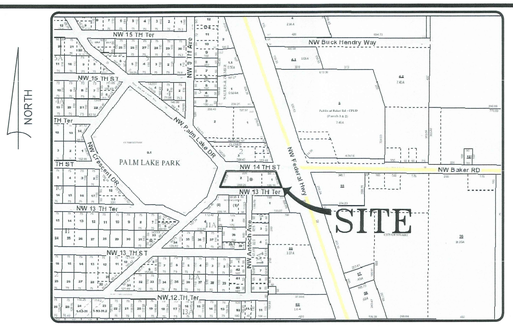


NORTH



MARTIN COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGEND

(P)	PLAT DATA	TWP.	TOWNSHIP
(C)	CALCULATED FROM FIELD MEASUREMENTS	RGE.	RANGE
(D)	DEED OR DESCRIPTION	INFO.	INFORMATION
(M)	MEASURED DIMENSION	TOB	TOP OF BANK
(R)	RECORD DATA	OHU	OVERHEAD UTILITY LINES
P.O.C.	POINT OF COMMENCEMENT	SV	SANITARY VALVE
P.O.B.	POINT OF BEGINNING	GV	GAS VALVE
LB	LICENSED BUSINESS	WV	WATER VALVE
PRM	PERMANENT REFERENCE MONUMENT	DDCV	DOUBLE DETECTOR CHECK VALVE
IR/C	5/8" IRON ROD & CAP	CMP	CORRUGATED METAL PIPE
CM	CONCRETE MONUMENT	RCP	REINFORCED CONC PIPE
CCR	CERTIFIED CORNER RECORD	IRR	IRRIGATION
FD / FND	FOUND	YD	YARD DRAIN
IR	IRON ROD		VALVE
MAG/D	MAG NAIL & DISC		WATER VALVE
ID	IDENTIFICATION		SANITARY VALVE
ORB.	OFFICIAL RECORDS BOOK		GAS VALVE
PB.	PLAT BOOK		IRRIGATION VALVE
PG.	PAGE		REUSE WATER VALVE
Δ	CENTRAL ANGLE		AIR RELEASE VALVE
R	RADIUS		WATER SERVICE
L	ARC LENGTH		SANITARY SERVICE
CB	CATCH BASIN		HAND HOLE
CH	CHORD DIMENSION		FIRE HYDRANT
CUP	CONC UTILITY POLE		FIRE DEPARTMENT CONNECTION (FDC)
WUP	WOOD UTILITY POLE		WELL
LP	LIGHT POLE		MONITOR WELL
MLP	METAL LIGHT POLE		WATER METER
TSB	TRAFFIC SIGNAL BOX		WATER BACK FLOW PREVENTOR
PSP	PEDESTRIAN SIGNAL POLE		DRAINAGE MANHOLE
UGE	UNDERGROUND ELECTRIC		SANITARY MANHOLE
UG	UNDERGROUND		GAS MANHOLE
R/W	RIGHT OF WAY		GAS LINE MARKER
A/C	AIR CONDITIONING		FIBER OPTICS MANHOLE
CBS	CONCRETE BLOCK STRUCTURE		FIBER OPTICS MARKER
WM	WATER METER		ELECTRICAL JUNCTION BOX
WV	WATER VALVE		CABLE UTILITY JUNCTION BOX RISER
SV	SEWER VALVE		WOOD UTILITY POLE
FM	FORCE MAIN		CONCRETE UTILITY POLE
U.E.	UTILITY EASEMENT		METAL UTILITY POLE
P.U.E.	PRIVATE UTILITY EASEMENT		LIGHT POLE
D.E.	DRAINAGE EASEMENT	TSB	TRAFFIC SIGNAL BOX
P.D.E.	PRIVATE DRAINAGE EASEMENT		STREET SIGN
L.S.E.	LANDSCAPE EASEMENT		SANITARY CLEAN OUT
M.B.E.	MAINTENANCE BUFFER EASEMENT		TRANSFORMER
℄	CENTERLINE	N	NORTHING (OR NORTH)
ℙ	PROPERTY LINE	E	EASTING (OR EAST)
𝔹	BASELINE		DRAINAGE STRUCTURE (CURB INLET)
No.	NUMBER		DRAINAGE STRUCTURE (CATCH BASIN)
TYP.	TYPICAL	YD	DRAINAGE STRUCTURE (YARD DRAIN)
STA.	STATION		MAIL BOX
O/S	OFF SET		CANTILEVERED LIGHT POLE
NAVD	NORTH AMERICAN VERTICAL DATUM	+6.83	SPOT ELEVATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
FPL	FLORIDA POWER & LIGHT		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
T.B.M.	TEMPORARY BENCH MARK		
P.ID.	PARCEL IDENTIFICATION NUMBER		
N/R	NOW OR RECENT PARCEL OWNERSHIP		
S.L.W.S.D.	ST. LUCIE WEST SERVICES DISTRICT		
INV	INVERT		
MES	MITERED END SECTION		
HDWALL	HEAD WALL		
EL	ELEVATION		
CLF	CHAIN LINK FENCE		
CONC	CONCRETE		
UA	UTILITY ANCHOR		
CLP	CONCRETE LIGHT POLE		
S.F.	SQUARE		
FT.	FEET		
ALTA	AMERICAN LAND TITLE ASSOCIATION		

LEGAL DESCRIPTION: (Source O.R.B. 2681, PG. 1976, Martin County Public Records)

Parcel "A":
Known as all of Lot 1 and a portion of Lot 2, Block 1, "Palm Lake Park" S/D, as recorded in Plat Book 3, Page 41, Public Records of Martin County, Florida and being more particularly described as follows:

Beginning at the intersection of the West right of way of the U.S. Highway No. 1, and the South line of said Lot 1, thence N88°47'07"W, along said South line a distance of 277.34 feet to a point, thence N22°16'44"E, along a line parallel to and 100 feet East at right angles to the West line of Lot 2 a distance of 106.83 feet to a point of the North line of Lot 2, thence S88°47'07"E, along said North line a distance of 202.84 feet to the West line of U.S. Highway No. 1, thence S18°41'32"E, along said West line a distance of 106.03 feet to the Point and Place of Beginning.

Parcel "B":
Known as a portion of Lot 2, Block 1, "Palm Lake Park" S/D, as recorded in Plat Book 3, Page 41, Public Records of Martin County, Florida and being more particularly described as follows:

Commencing at the intersection of the West right of way line of U.S. Highway No. 1 and the South line of Lot 1, thence N88°47'07"W, along said Lot 1 and the extension Lot 2 a distance of 277.34 feet to the Point and Place of Beginning.

Thence N88°47'07"W, continuing along the South line of said Lot 2, a distance of 107.16 feet to a point, thence N22°16'44"E along the West line of said Lot 2 a distance of 106.83 feet to a point, thence S88°47'07"E along the North line of said Lot 2 a distance of 107.16 feet to a point, thence S22°16'44"W, along a line parallel to and 100 feet East at right angles to the West line of said Lot 2 a distance of 106.83 to the Place of Beginning.

PROPERTY ADDRESS:
1400 NW FEDERAL HIGHWAY, STUART, FL.

SURVEYORS NOTES & REPORT:

1) THE LAST DATE OF FIELD WORK WAS APRIL 11. 2018.
2) OVERALL PARCEL CONTAINS 0.795 ACRES, MORE OR LESS.
3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. MATTERS OF RECORD SHOWN WERE TAKEN FROM LOCAL SURVEYS AND PLATS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION. NO TITLE COMMITMENT WAS FURNISHED TO THE SURVEYOR.
4) COORDINATES AND BEARINGS SHOWN HERON ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE ORIGINATING BENCHMARK IS NATIONAL GEODEDETIC SURVEY BENCHMARK DESIGNATION "K 403" WITH A PUBLISHED ELEVATION OF 7.97 FEET. EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.02 FEET, FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET, FOR THE SOFT SURFACE ELEVATIONS.
6) SUB-SURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
9) AERIAL IMAGES, IF SHOWN, WERE TAKEN FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PER THE CURRENT FLIGHT YEAR 2016 AVAILABLE AT THE TIME OF SURVEY.
10) BY GRAPHIC PLOTTING ONLY HE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD DESIGNATION "X", ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120161, MAP NO. 12085C0132G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE 3/16/2015.
11) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
13) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. 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 THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

CERTIFIED TO:
DAN DELROWE

ROGER A. HAGLER, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #4544

4-18-2018
SIGNATURE DATE

ENGINEERS & SURVEYORS
10250 SW VILLAGE PARKWAY. SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

R. HAGLER	CHECKED BY
R. HAGLER	DRAWN BY
18-216 BTT Survey.dwg	FILENAME
SEE SHEET #	LAYOUT
AS SHOWN	SCALE
04/16/2017	DATE

REVISION COMMENTS

	DATE

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

OF

1400 NW FEDERAL HWY, STUART, FL.

MARTIN COUNTY FLORIDA

MAP SCALE
0 15' 30' 45' 60'
1 INCH = 30 FEET
INTENDED DISPLAY SCALE

18-216

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC - 2016\18-216 - Baker & US 1\SURVEY\Dwg\Survey\18-216 BTT Survey.dwg, 4/18/2018 11:24:22 AM