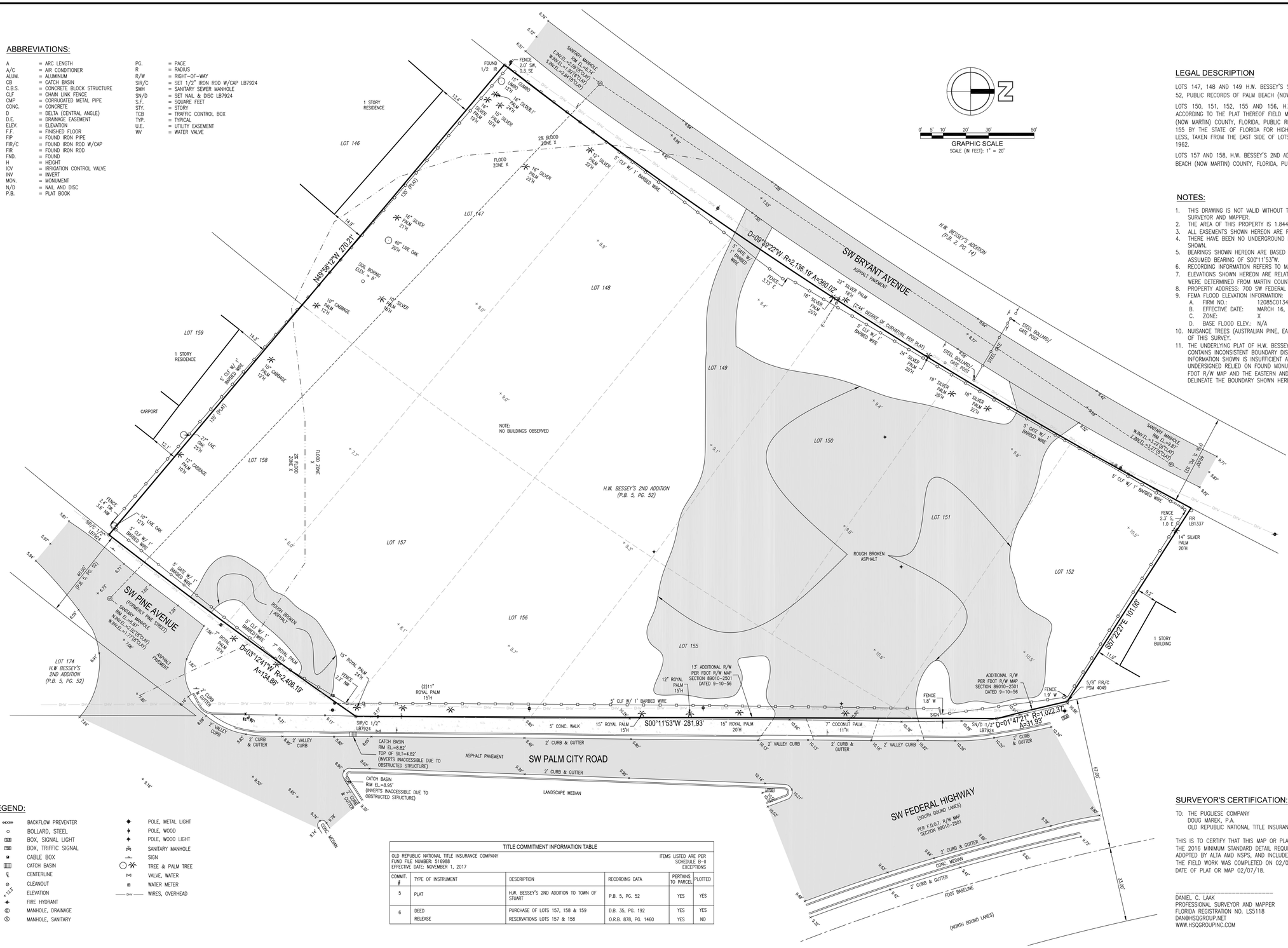
ABBREVIATIONS:

A	= ARC LENGTH	PG.	= PAGE
A/C	= AIR CONDITIONER	R	= RADIUS
ALUM.	= ALUMINUM	R/W	= RIGHT-OF-WAY
CB	= CATCH BASIN	SIR/C	= SET 1/2" IRON ROD W/CAP LB7924
C.B.S.	= CONCRETE BLOCK STRUCTURE	SMH	= SANITARY SEWER MANHOLE
CLF	= CHAIN LINK FENCE	SN/D	= SET NAIL & DISC LB7924
CMP	= CORRUGATED METAL PIPE	S.F.	= SQUARE FEET
CONC.	= CONCRETE	STY.	= STORY
D	= DELTA (CENTRAL ANGLE)	TCB	= TRAFFIC CONTROL BOX
D.E.	= DRAINAGE EASEMENT	TYP.	= TYPICAL
ELEV.	= ELEVATION	U.E.	= UTILITY EASEMENT
F.F.	= FINISHED FLOOR	WV	= WATER VALVE
FIP	= FOUND IRON PIPE		
FIR/C	= FOUND IRON ROD W/CAP		
FIR	= FOUND IRON ROD		
FND.	= FOUND		
H	= HEIGHT		
ICV	= IRRIGATION CONTROL VALVE		
INV	= INVERT		
MON.	= MONUMENT		
N/D	= NAIL AND DISC		
P.B.	= PLAT BOOK		



LEGEND:

⊶⊶	BACKFLOW PREVENTER	✦	POLE, METAL LIGHT
○	BOLLARD, STEEL	♦	POLE, WOOD
SIG	BOX, SIGNAL LIGHT	✦	POLE, WOOD LIGHT
TRF	BOX, TRIFFIC SIGNAL	SM	SANITARY MANHOLE
◪	CABLE BOX	⊸	SIGN
▥	CATCH BASIN	◯ ✳	TREE & PALM TREE
℄	CENTERLINE	⋈	VALVE, WATER
⊘	CLEANOUT	⊞	WATER METER
+ 13.2'	ELEVATION	OHV	WIRES, OVERHEAD
✦	FIRE HYDRANT		
Ⓜ	MANHOLE, DRAINAGE		
Ⓢ	MANHOLE, SANITARY		

LEGAL DESCRIPTION

LOTS 147, 148 AND 149 H.W. BESSEY'S SECOND ADDITION, ACCORDING TO PLAT THEREOF, PLAT BOOK 5, PAGE 52, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LOTS 150, 151, 152, 155 AND 156, H.W. BESSEY'S SECOND ADDITION TO THE TOWN OF STUART, FLORIDA, ACCORDING TO THE PLAT THEREOF FIELD MAY 29, 1914 AND RECORDED IN PLAT BOOK 5, PAGE 52, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS. LESS 13 FEET TAKEN FROM THE EAST SIDE OF LOT 152 AND 155 BY THE STATE OF FLORIDA FOR HIGHWAY PURPOSES IN 1953 AND LESS THE 215 SQUARE FEET, MORE O LESS, TAKEN FROM THE EAST SIDE OF LOTS 152 AND 155 BY THE STATE OF FLORIDA FOR HIGHWAY PURPOSES IN 1962.

LOTS 157 AND 158, H.W. BESSEY'S 2ND ADDITION TO THE TOWN OF STUART, AS IN PLAT BOOK 5, PAGE 52, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 1.844 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SW PALM CITY ROAD HAVING AN ASSUMED BEARING OF S00°11'53"W.
6. RECORDING INFORMATION REFERS TO MARTIN COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM MARTIN COUNTY ENGINEERING BENCHMARK "POP PC": ELEVATION: 5.42'.
8. PROPERTY ADDRESS: 700 SW FEDERAL HIGHWAY, STUART, FL
9. FEMA FLOOD ELEVATION INFORMATION:
   A. FIRM NO.: 12085C0134G
   B. EFFECTIVE DATE: MARCH 16, 2015
   C. ZONE: X
   D. BASE FLOOD ELEV.: N/A
10. NUISANCE TREES (AUSTRALIAN PINE, EARLEAF ACACIA, AND/OR FLORIDA HOLLY) WERE NOT LOCATED AS PART OF THIS SURVEY.
11. THE UNDERLYING PLAT OF H.W. BESSEY'S SECOND ADDITION DATED 1914, DOES NOT MATHEMATICALLY CLOSE, CONTAINS INCONSISTENT BOUNDARY DISTANCES AND IS MATHEMATICALLY CONTRADICTORY. THE GEOMETRIC INFORMATION SHOWN IS INSUFFICIENT AND REQUIRES ASSUMPTIONS TO SUPPORT THE OVERALL INTENT. THE UNDERSIGNED RELIED ON FOUND MONUMENTS ON AND ADJACENT TO THE SITE, EXISTING IMPROVEMENTS, THE FDOT R/W MAP AND THE EASTERN AND SOUTHERN LINES OF SAID PLAT, AS DETERMINING FACTORS THAT DELINEATE THE BOUNDARY SHOWN HEREON.

TITLE COMMITMENT INFORMATION TABLE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FUND FILE NUMBER: 516988
EFFECTIVE DATE: NOVEMBER 1, 2017

ITEMS LISTED ARE PER SCHEDULE B-II EXCEPTIONS

COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	PERTAINS TO PARCEL	PLOTTED
5	PLAT	H.W. BESSEY'S 2ND ADDITION TO TOWN OF STUART	P.B. 5, PG. 52	YES	YES
6	DEED	PURCHASE OF LOTS 157, 158 & 159	D.B. 35, PG. 192	YES	YES
	RELEASE	RESERVATIONS LOTS 157 & 158	O.R.B. 878, PG. 1460	YES	NO

SURVEYOR'S CERTIFICATION:

TO: THE PUGLIESE COMPANY
DOUG MAREK, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AMD NSPS, AND INCLUDES ITEMS 1–4, 7A AND 8 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 02/05/18.
DATE OF PLAT OR MAP 02/07/18.

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118
DAN@HSQGROUP.NET
WWW.HSQGROUPINC.COM

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
1	3/2/18	EC	DCL	ADD SOIL BORING PROVIDED BY OTHERS	N/A

SCALE: 1"=20'
DATE: 1/30/18
DRAWN BY: EC
FIELD BOOK: 47/9
CHECKED BY: DCL
SURVEY TYPE: BOUNDARY

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

MAP OF ALTA/NSPS LAND TITLE SURVEY
H.W. BESSEY'S 2ND ADDITION
CITY OF STUART, MARTIN COUNTY, FLORIDA

PROJECT NUMBER 1712112
SHEET NUMBER 1 OF 1

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