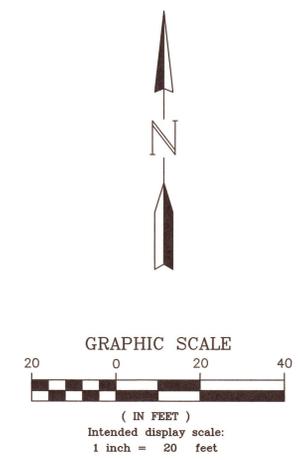
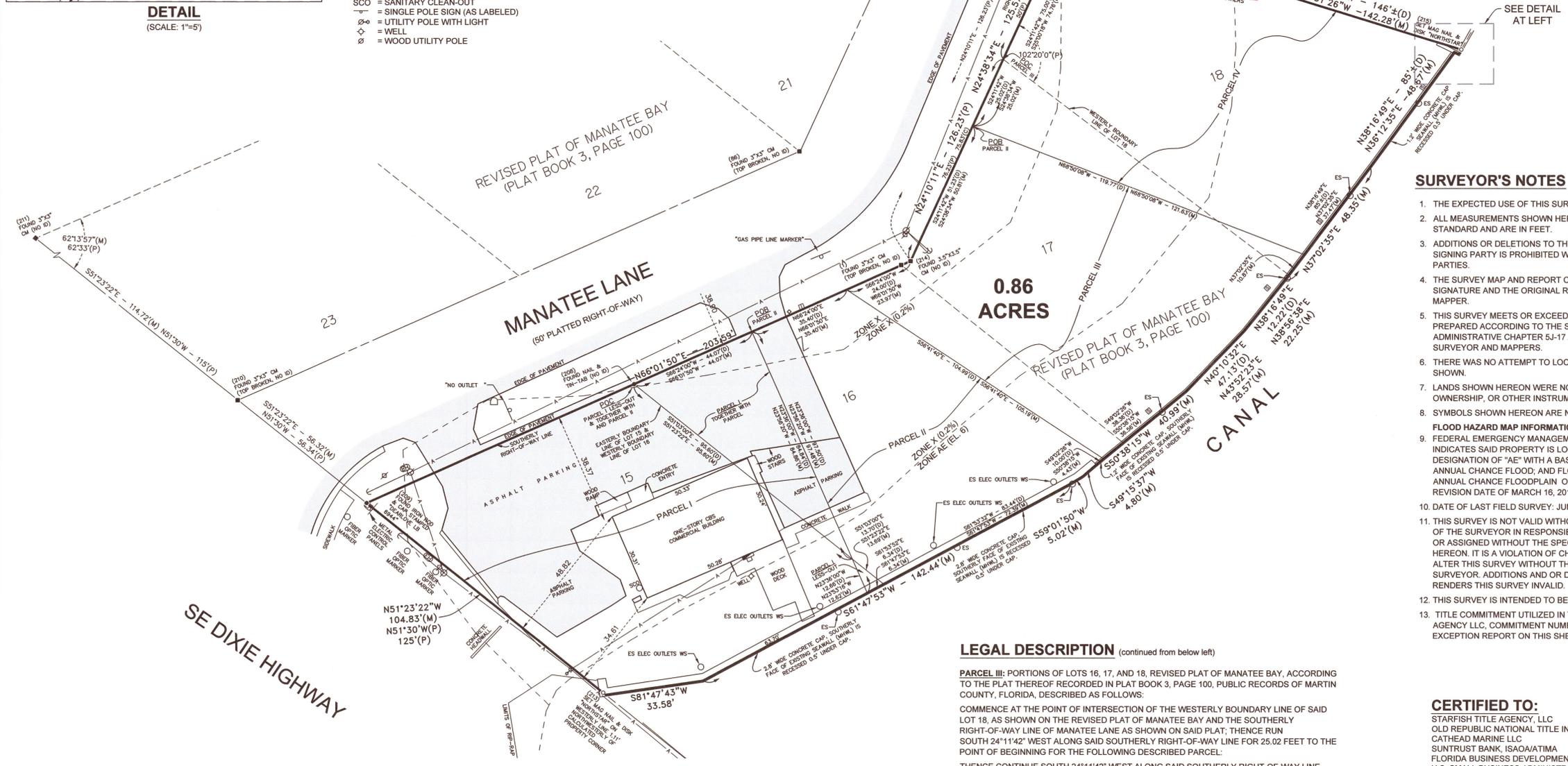


DETAIL
(SCALE: 1"=5')

LEGEND

- CM = CONCRETE MONUMENT
- (M) = FIELD MEASUREMENT
- (D) = DEED MEASUREMENT
- (P) = PLAT MEASUREMENT
- (C) = CALCULATED MEASUREMENT
- LS = LAND SURVEYING BUSINESS
- ES = ELECTRICAL SERVICE
- MHWL = MEAN HIGH WATER LINE
- (xxxxxx) = POINT NUMBER REPRESENTING A COORDINATE PAIR
- A- = AERIAL UTILITY LINE
- ⊕ = WOOD UTILITY POLE
- ⊞ = ELECTRICAL JUNCTION BOX
- ⊞ = WATER SPIGOT
- ⊞ = POLE ANCHOR
- ⊞ = MAILBOX
- ⊞ = SIGN
- ⊞ = UTILITY PEDESTAL
- ⊞ = BACK FLOW PREVENTER
- ⊞ = ELECTRIC HAND HOLE/PULLBOX
- ⊞ = ELECTRIC METER
- ⊞ = FIRE HYDRANT
- ⊞ = IRRIGATION CONTROL BOX
- SCO = SANITARY CLEAN-OUT
- ⊞ = SINGLE POLE SIGN (AS LABELED)
- ⊞ = UTILITY POLE WITH LIGHT
- ⊞ = WELL
- ⊞ = WOOD UTILITY POLE

TITLE EXCEPTION REPORT			
B-II EXCEPTION #	AFFECTS PROPERTY	PLOTTABLE	NOTES
7	yes	yes	All matters contained in Plat Book 3, Page 100 that affect subject parcels are shown on survey
8	yes	no	Ordinance 598 affects only parcels I and II.
9	yes	no	Ordinance 626 affects subject property, parcels I,II,III and IV



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.
4. 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.
5. 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 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
6. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
9. **FLOOD HAZARD MAP INFORMATION:** 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 A BASE FLOOD ELEVATION 6; FLOOD ZONE "X" WITH A 0.2% ANNUAL CHANCE FLOOD; AND FLOOD ZONE "X" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON FLOOD RATE PANEL NO. 12085C0164G, WITH A REVISION DATE OF MARCH 16, 2015. FLOOD ZONES ARE DEPICTED ON THIS SURVEY.
10. DATE OF LAST FIELD SURVEY: JUNE 12, 2018
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBEDDED SEAL OF THE SURVEYOR IN RESPONSIBLE CHARGE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON. 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 THIS SURVEY IN ANY FORM RENDERS THIS SURVEY INVALID.
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. TITLE COMMITMENT UTILIZED IN THIS SURVEY WAS PROVIDED BY STARFISH TITLE AGENCY LLC, COMMITMENT NUMBER 18058271, DATED JUNE 13, 2018, 11:53 AM. SEE TITLE EXCEPTION REPORT ON THIS SHEET.

LEGAL DESCRIPTION (continued from below left)

PARCEL III: PORTIONS OF LOTS 16, 17, AND 18, REVISED PLAT OF MANATEE BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID LOT 18, AS SHOWN ON THE REVISED PLAT OF MANATEE BAY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE AS SHOWN ON SAID PLAT; THENCE RUN SOUTH 24°11'42" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 25.02 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE SOUTH 24°11'42" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 51.23 FEET; THENCE RUN SOUTH 66°24'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 24.00 FEET; THENCE RUN SOUTH 56°41'40" EAST FOR 104.99 FEET TO THE MEAN HIGH WATER LINE OF AN UNNAMED CANAL SHOWN ON SAID REVISED PLAT OF MANATEE BAY, SAID MEAN HIGH WATER LINE BEING THE SOUTHERLY FACE OF AN EXISTING SEAWALL; THENCE RUN NORTH 49°02'28" EAST ALONG SAID MEAN HIGH WATER LINE FOR 38.36 FEET; THENCE RUN NORTH 40°10'32" EAST ALONG SAID MEAN HIGH WATER LINE FOR 47.13 FEET; THENCE RUN NORTH 38°16'49" EAST ALONG SAID MEAN HIGH WATER LINE FOR 12.22 FEET; THENCE RUN NORTH 68°50'08" WEST FOR 119.77 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE AND THE POINT OF BEGINNING.

PARCEL IV: PORTIONS OF LOTS 17 AND 18, REVISED PLAT OF MANATEE BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID LOT 18, REVISED PLAT OF MANATEE BAY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE AS SHOWN ON SAID PLAT; THENCE RUN SOUTH 24°11'42" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 75.00 FEET; THENCE RUN SOUTH 68°50'08" EAST FOR 119.77 FEET TO THE MEAN HIGH WATER LINE OF AN UNNAMED CANAL, AS SHOWN ON SAID REVISED PLAT OF MANATEE BAY, SAID MEAN HIGH WATER LINE BEING THE SOUTHERLY FACE OF AN EXISTING SEAWALL; THENCE RUN NORTH 38°16'49" EAST ALONG SAID MEAN HIGH WATER LINE FOR 85 FEET MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF ANOTHER SEAWALL; THENCE MEANDER SOUTHEASTERLY ALONG SAID SEAWALL FOR 3 FEET, MORE OR LESS, THENCE NORTHEASTERLY ALONG SAID SEAWALL FOR 5 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE SOUTHEASTERLY FACE OF SAID SEAWALL WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 18, REVISED PLAT OF MANATEE BAY; THENCE RUN NORTH 73°18'18" WEST FOR 146 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

PARCEL I: ALL OF LOT 15, OF THE REVISED PLAT OF MANATEE BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, LESS THAT PART OF THE AFORESAID LOT 15 DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID LOT 15 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE AS SHOWN ON SAID REVISED PLAT OF MANATEE BAY; THENCE RUN SOUTH 51°03'00" EAST ALONG SAID EASTERLY BOUNDARY LINE OF LOT 15 FOR 95.60 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE SOUTH 51°03'00" EAST ALONG SAID EASTERLY BOUNDARY LINE OF LOT 15 FOR 13.70 FEET TO THE MEAN HIGH WATER LINE OF AN UNNAMED CANAL AS SHOWN ON SAID REVISED PLAT OF MANATEE BAY, SAID MEAN HIGH WATER LINE BEING THE SOUTHERLY FACE OF AN EXISTING SEAWALL THENCE RUN SOUTH 61°53'52" WEST ALONG SAID MEAN HIGH WATER LINE FOR 6.34 FEET; THENCE RUN NORTH 23°36'00" WEST FOR 12.66 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PART OF LOT 16 OF SAID REVISED PLAT OF MANATEE BAY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID LOT 16 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE AS SHOWN ON SAID REVISED PLAT OF MANATEE BAY; THENCE RUN SOUTH 51°03'00" EAST ALONG SAID WESTERLY BOUNDARY LINE OF SAID LOT 16 FOR 95.60 FEET; THENCE RUN NORTH 23°36'00" WEST FOR 84.84 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MANATEE LANE; THENCE RUN SOUTH 66°24'00" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 44.07 FEET TO THE POINT OF BEGINNING.

(continued above at right)

LEGAL DESCRIPTION (continued from below left)

PARCEL II: PORTIONS OF LOTS 15 AND 16, REVISED PLAT OF MANATEE BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID LOT 16, AS SHOWN ON THE REVISED PLAT OF MANATEE BAY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE, AS SHOWN ON SAID PLAT; THENCE RUN NORTH 66°24'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE FOR 44.07 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE NORTH 66°24'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 35.40 FEET; THENCE RUN SOUTH 56°41'40" EAST FOR 104.99 FEET TO THE MEAN HIGH WATER LINE OF AN UNNAMED CANAL SHOWN ON SAID REVISED PLAT OF MANATEE BAY, SAID MEAN HIGH WATER LINE BEING THE SOUTHERLY FACE OF AN EXISTING SEAWALL; THENCE RUN SOUTH 49°02'28" WEST ALONG SAID MEAN HIGH WATER LINE FOR 10.00 FEET; THENCE RUN SOUTH 61°53'32" WEST ALONG SAID MEAN HIGH WATER LINE FOR 83.44 FEET; THENCE RUN NORTH 23°36'00" WEST FOR 97.50 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF MANATEE LANE AND THE POINT OF BEGINNING.

(continued above at right)

NORTHSTAR GEOMATICS
617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6466 FAX
LICENSED BUSINESS NO. 7217



DATE	REVISIONS
7/10/18	REVISE LEGAL DESCRIPTION
6/18/2018	DATE
1"=20'	SCALE
103	FIELD BK.
JULY	DWG. BY
GSF	CHECKED BY

BOUNDARY SURVEY FOR CATHEAD MARINE LLC
LOTS 15, 16, 17, & 18; REVISED PLAT OF MANATEE BAY
MARTIN COUNTY, FLORIDA

CERTIFIED TO:

STARFISH TITLE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CATHEAD MARINE LLC
SUNTRUST BANK, ISAO/AATIMA
FLORIDA BUSINESS DEVELOPMENT CORPORATION, ISAO/AATIMA
U.S. SMALL BUSINESS ADMINISTRATION, ISAO/AATIMA

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 SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY 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 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS REPRESENTATIVE

NORTHSTAR GEOMATICS, INC.

7/11/18
DATE OF SURVEY

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

SHEET NO. 1
OF 1 SHEETS
PROJECT NO.
18-034