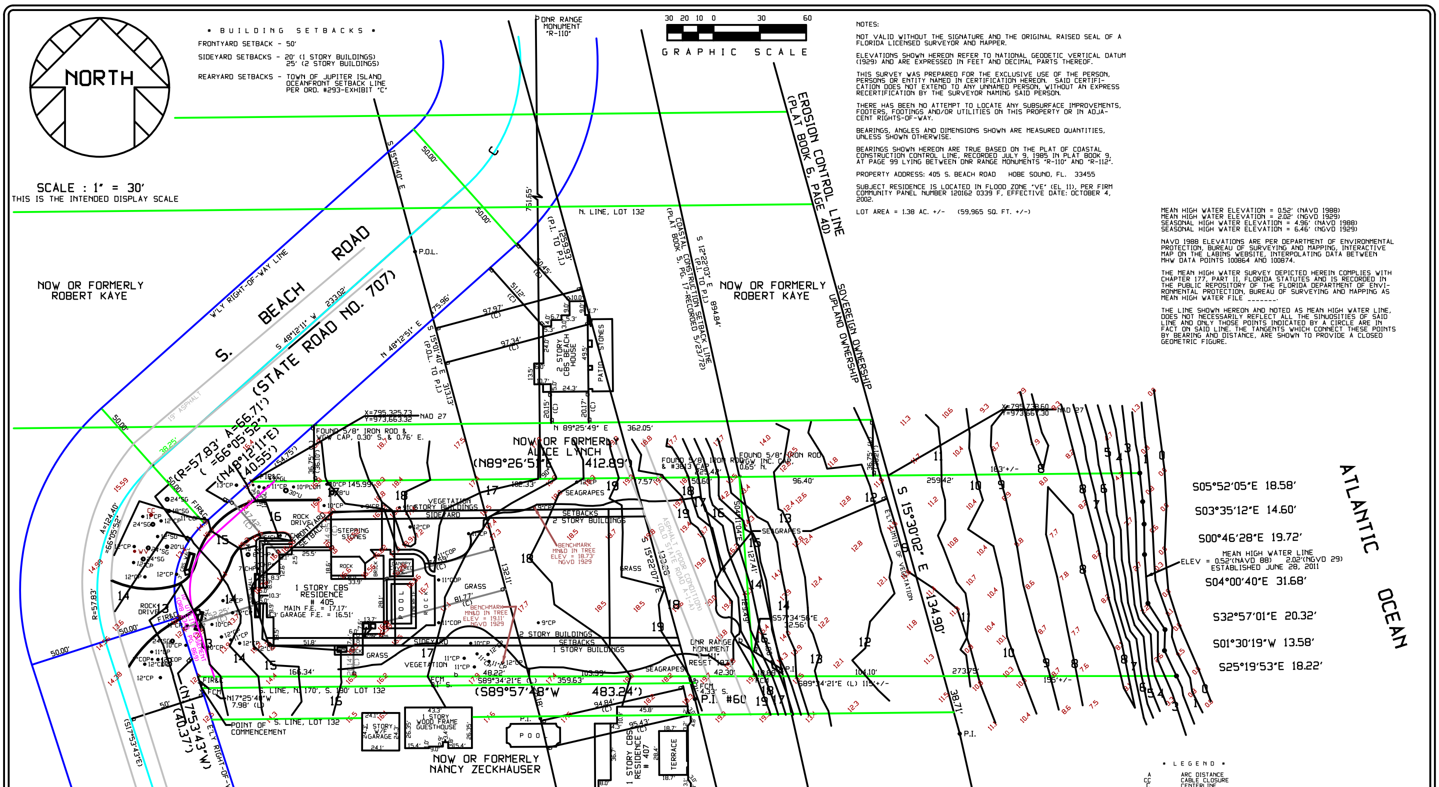

NOTES:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY OR IN ADJACENT RIGHTS-OF-WAY.

BEARINGS, ANGLES AND DIMENSIONS SHOWN ARE MEASURED QUANTITIES, UNLESS SHOWN OTHERWISE.

BEARINGS SHOWN HEREON ARE TRUE BASED ON THE PLAT OF COASTAL CONSTRUCTION CONTROL LINE, RECORDED JULY 9, 1985 IN PLAT BOOK 9, AT PAGE 99 LYING BETWEEN DNR RANGE MONUMENTS "R-110" AND "R-112".

PROPERTY ADDRESS: 405 S. BEACH ROAD HOBE SOUND, FL. 33455

SUBJECT RESIDENCE IS LOCATED IN FLOOD ZONE "VE" (EL 11), PER FIRM COMMUNITY PANEL NUMBER 120162 0339 F, EFFECTIVE DATE: OCTOBER 4, 2002.

LOT AREA = 1.38 AC. +/- (59,965 SQ. FT. +/-)

MEAN HIGH WATER ELEVATION = 0.52' (NAVD 1988)
MEAN HIGH WATER ELEVATION = 2.02' (NGVD 1929)
SEASONAL HIGH WATER ELEVATION = 4.96' (NAVD 1988)
SEASONAL HIGH WATER ELEVATION = 6.46' (NGVD 1929)

NAVD 1988 ELEVATIONS ARE PER DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, INTERACTIVE MAP ON THE LABINS WEBSITE, INTERPOLATING DATA BETWEEN MHW DATA POINTS 100864 AND 100874.

THE MEAN HIGH WATER SURVEY DEPICTED HEREIN COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER FILE _______.

THE LINE SHOWN HEREON AND NOTED AS MEAN HIGH WATER LINE, DOES NOT NECESSARILY REFLECT ALL THE SINUOSITIES OF SAID LINE AND ONLY THOSE POINTS INDICATED BY A CIRCLE ARE IN FACT ON SAID LINE. THE TANGENTS WHICH CONNECT THESE POINTS BY BEARING AND DISTANCE, ARE SHOWN TO PROVIDE A CLOSED GEOMETRIC FIGURE.

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 2337, PAGE 2827)

A PARCEL OF LAND SITUATED IN LOT 132, ACCORDING TO THE PLAT OF GOMEZ GRANT AND JUPITER ISLAND, RECORDED IN PLAT BOOK A, PAGE 17, DADE COUNTY (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS AND ALSO RECORDED AT PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID LOT 132 BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE OF THE SOUTH 190.00 FEET OF SAID LOT 132; ON THE EAST BY THE WESTERLY MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707 (A/K/A STATE ROAD A1A), ACCORDING TO THE RIGHT-OF-WAY MAP THEREOF, RECORDED IN PLAT BOOK 7, PAGE 50, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; ON THE SOUTH BY THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF THE NORTH 170.00 FEET OF THE SOUTH 190.00 FEET OF SAID LOT 132; THENCE NORTH 17°25'40" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 7.98 FEET TO THE POINT OF BEGINNING OF SAID SOUTH BOUNDARY LINE, THENCE SOUTH 89°34'21" EAST A DISTANCE OF 359.63 TO A CONCRETE MONUMENT; THENCE SOUTH 89°34'21" EAST A DISTANCE OF 115 FEET MORE OR LESS TO SAID MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AND THE END OF SAID SOUTH BOUNDARY LINE, LESS THE NORTH 36.75 FEET THEREOF. BEARINGS ARE BASED ON SAID RIGHT-OF-WAY MAP OF STATE ROAD 707.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

• LEGEND •

A	ARC DISTANCE
CC	CABLE CLOSURE
C	CENTERLINE
(C)	COMPUTED
	DELTA ANGLE
ELEV	ELEVATION
F.E.	FLOOR ELEVATION
FCM	FOUND 2" X 2" CONCRETE MONUMENT
FIR&C	FOUND 5/8" IRON ROD & LB 4431 CAP
(L)	LEGAL
MN&D	MAGNETIC NAIL & DISK
OHW	OVERHEAD WIRES
P.I.	POINT OF INTERSECTION
P.O.L.	POINT ON LINE
R	RADIUS
WV	WATER VALVE

I HEREBY CERTIFY: THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE MEAN HIGH WATER LINE DEPICTED HEREON IS SOLELY FOR THE PURPOSE OF OBTAINING A PERMIT FROM THE MARTIN COUNTY HEALTH DEPARTMENT AND IS NOT INTENDED TO DELINEATE UPLAND/SOVEREIGN OWNERSHIP.

R. L. VAUGHT & ASSOCIATES, INC.

DATE OF LAST FIELD WORK: ____________

By:________________________V.P.
Robert L. Vaught, Sr.
Professional Surveyor & Mapper #2208
State of Florida

PCN: 35-38-42-002-132-00870-4

PREPARED FOR: PHILLIP & LAUREN FISHER

BOUNDARY SURVEY
MEAN HIGH WATER SURVEY
405 S. BEACH ROAD
HOBE SOUND, FLORIDA 33455
TOWN OF JUPITER ISLAND

R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSING BOARD NUMBER 5879
9075 SE BRIDGE ROAD, HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772 546-8086 FAX: 772 546-8087

REVISIONS	BY
07/21/97 • TOPO SURVEY • FB117/66 OR. #805198	RLV
07/10/00 • SHOW BUILDING SETBACK LINE	RLV
03/24/08 • COASTAL CONSTRUCTION SURVEY OR. #809679	RLV
07/28/08 • SHOW ADD'L LOCATIONS TO SOUTH • OR. #809820	RLV
07/27/10 • UP-DATE SURVEY • FB: OR. #810150	RLV
6/28/11 • CHANGE TO NGVD & MHW SURVEY ORDER NUMBER 810850	

DRAWN	RLV
CHECKED	RLV, SR.
SCALE	AS SHOWN
DATE	MAR. 26, 1996
FIELD BOOK	PB106/67
ORDER NO.	804611
SHEET 1 OF SHEETS 1	
FILE NUMBER	PB4611-10J

A:/DIGIJOBS/405NGVD/FISHER/07082011:1200