

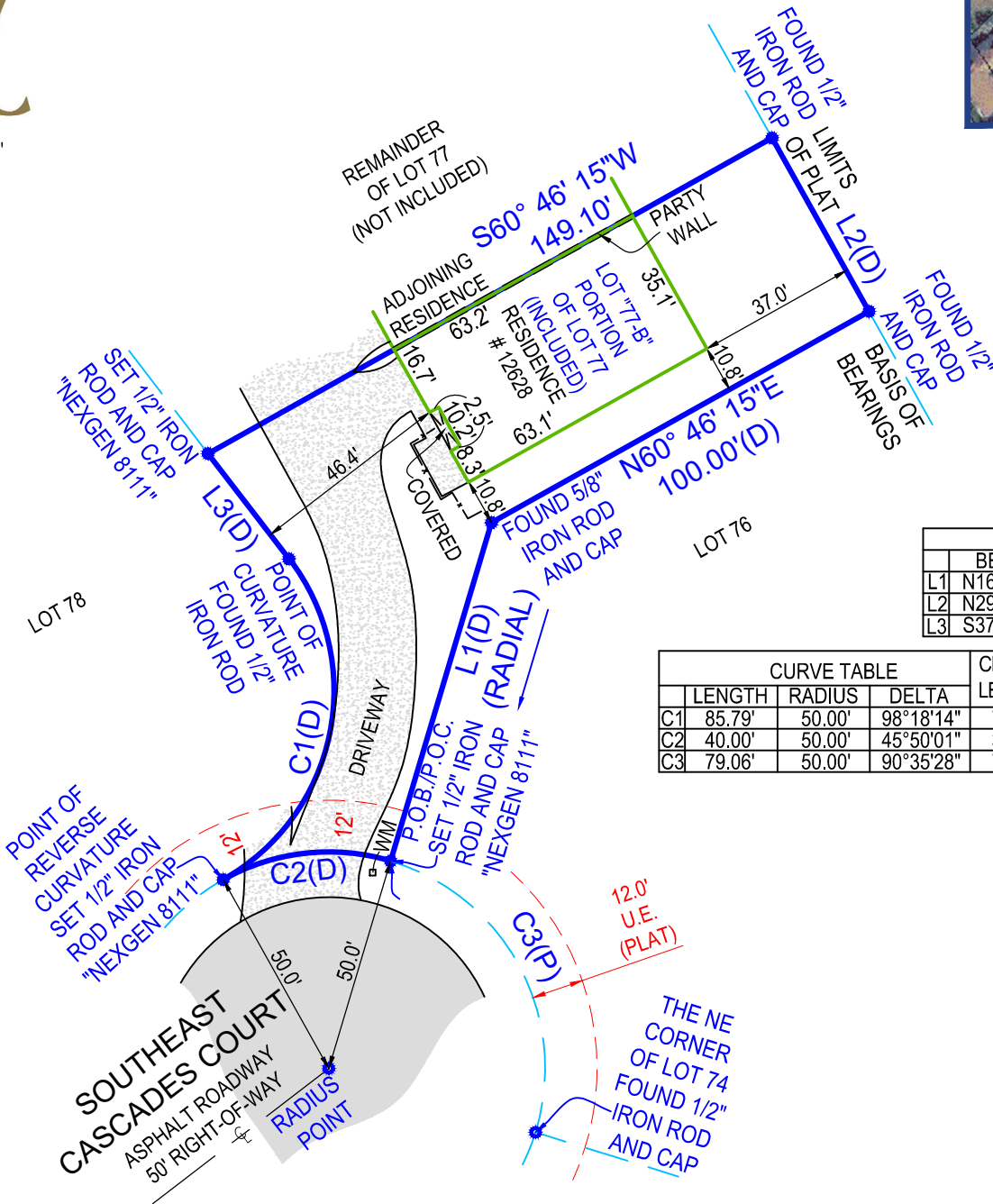
12628 SOUTHEAST CASCADES COURT, HOBE SOUND, FL. 33455



SCALE: 1"=40'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	LENGTH
L1	N16° 36' 03"E	81.65'
L2	N29° 13' 45"W	45.92'
L3	S37° 32' 19"E	30.82'

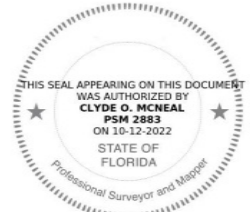
	CURVE TABLE			CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	85.79'	50.00'	98°18'14"	75.64'	S11°36'48"W
C2	40.00'	50.00'	45°50'01"	38.94'	N83°41'02"E
C3	79.06'	50.00'	90°35'28"	71.07'	S28°06'13"E

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 05-06-2021
 Drawn By: None
 Order #: 198691
 Last Revision Date:
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 561-508-6272
 1421 Oglethorpe Rd
 West Palm Beach, FL 33405



LEGAL DESCRIPTION OF: 12628 SE CASCADES CT, HOBE SOUND, FL, 33455

LAND DESCRIPTION LOT 77-B

BEING A PART OF LOT 77, AS SHOWN ON THE PLAT OF EAGLEWOOD, P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 26, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 77, BEING ALSO THE SOUTHWEST CORNER OF LOT 76, AS SHOWN ON SAID PLAT OF EAGLEWOOD, P.U.D.; THENCE NORTH 16° 36' 03" EAST ALONG THE EASTERLY LINE OF SAID LOT 77, A DISTANCE OF 81.65 FEET; THENCE NORTH 60° 46' 15" EAST, CONTINUE ALONG THE EASTERLY LINE OF SAID LOT 77, A DISTANCE OF 100.00 FEET; THENCE NORTH 29° 13' 45" WEST, CONTINUE ALONG THE EASTERLY LINE OF SAID LOT 77, A DISTANCE OF 45.92 FEET; THENCE SOUTH 60° 46' 15" WEST, A DISTANCE OF 149.1 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 77; THENCE SOUTH 37° 32' 19" EAST ALONG THE WESTERLY LINE OF SAID LOT 77, A DISTANCE OF 30.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 85.79 FEET, THROUGH A CENTRAL ANGLE OF 98° 18' 14" TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID LOT 77, A DISTANCE OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 40° 50' 09" WITH A CHORD THAT BEARS NORTH 83° 41' 03" EAST TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DEED RECORDED IN OFFICIAL RECORDS BOOK 725, PAGE 871, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFIED TO:

LORI M. ZENOBIA
LARRY M. MESCHES, P. L.
NEWREZ, LLC, ISAOA/ATIMA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:

12085C0317H
ZONE: X
EFF: 02/19/2020

SURVEY NOTES:

- DRIVEWAY EXTENDS THROUGH UTILITY EASEMENT ALONG SOUTHERN BOUNDARY LINE AS SHOWN.
- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY AND SOUTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
- x -	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
■	-ASPHALT
■	-CONCRETE
■	-PAVER/BRINCK
■	-WOOD
☀	-LIGHT POLE
⊙	-WELL
⊗	-WATER VALVE
⊕	-CENTER LINE
■	-CATCH BASIN
⊕	-FIRE HYDRANT
⊕	-UTILITY POLE
⊕	-MANHOLE
XXX	-ELEVATION

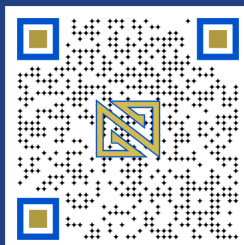
SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETTIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB8111

info@NexGenSurveying.com



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