

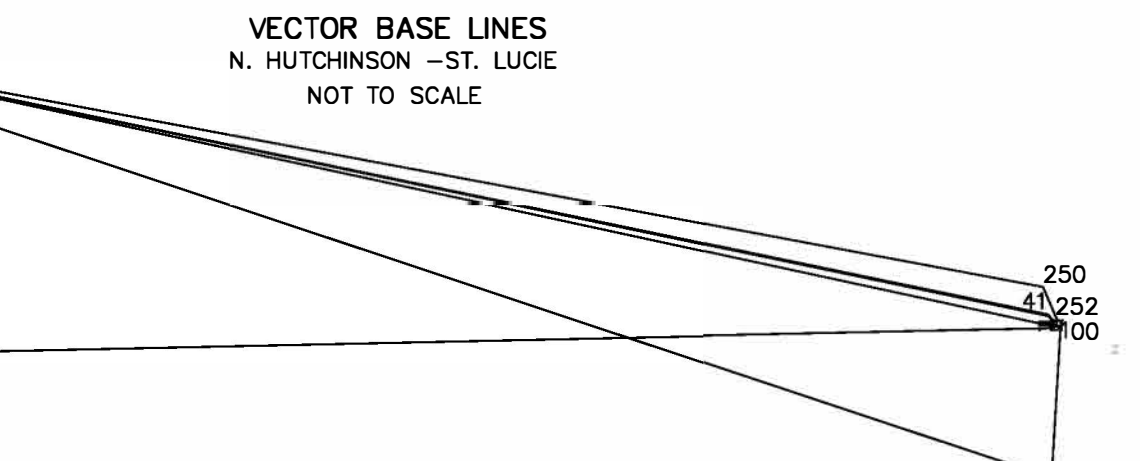
LOCATION MAP NOT TO SCALE

SITE PLAN & COASTAL CONSTRUCTION CONTROL LINE SURVEY

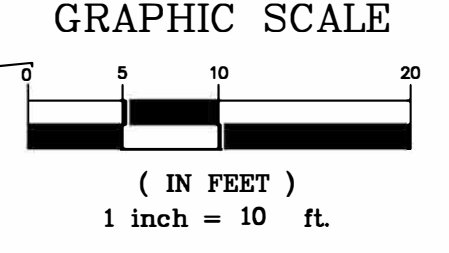
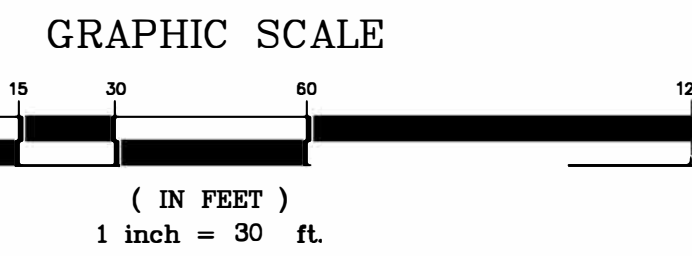
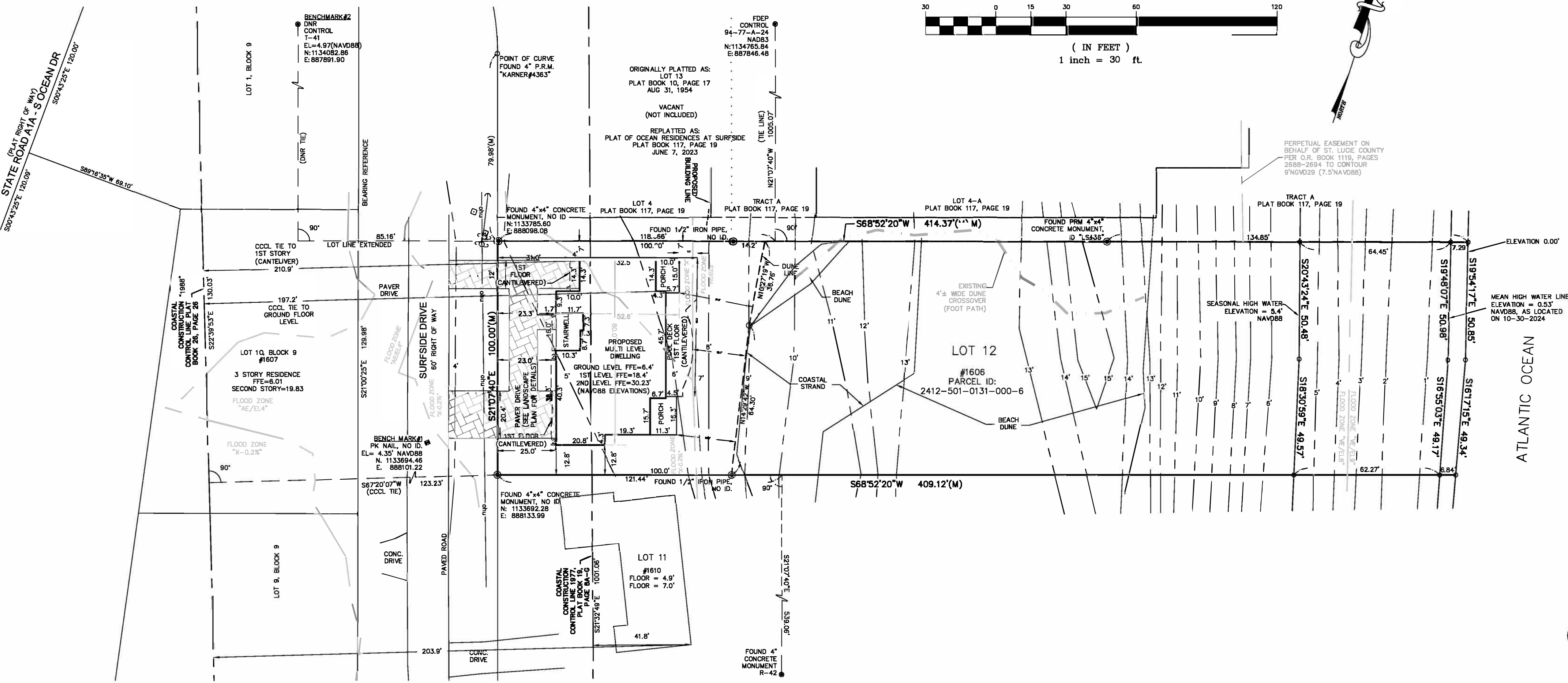
LOT 12, BLOCK 11
 SURFSIDE-UNIT ONE
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10,
 PAGE PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 FOR:
J.C. CONSTRUCTION

- ZONING INFORMATION:**
 SOUTH BEACH DISTRICT
 R1
- OWNER & SITE INFORMATION:**
 DAMIAN MARTINEZ
 2412-501-0131-000-6
 1606 SURFSIDE DRIVE
 FT. PIERCE, FL 34949
 23,500 SQ FT (.54 ACRE)
- SURVEYOR'S NOTES:**
 1. BEARINGS & COORDINATES REFER STATE PLANE NAD83 (NORTH AMERICAN DATUM 1983), REFERENCED ALONG THE WESTERLY RIGHT OF WAY FOR SURFSIDE DR.
 2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
 3. PROPERTY LIES IN FLOOD ZONE "X", "X-0.2%" & VE(8), FEMA MAP #12085C0183K, 2-19-20.
 4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
 5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
 6. P.C.P. = PERMANENT CONTROL POINT.
 7. P.R.M. = PERMANENT REFERENCE MONUMENT.
 8. EL = ELEVATION; ELEVATIONS REFER TO NAVD88;
 12. CONC. = CONCRETE; TYP. = TYPICAL
 13. ☉ = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
 15. ☐ = UTILITY BOX.
 19. ☉ = POWER POLE; ☉ = GUY WIRE
 20. PB = PLAT BOOK PG = PAGE (PLAT BOOKS REFER TO MARTIN COUNTY PUBLIC RECORDS)
 21. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- CCCL NOTES:**
 1) CCCL = COASTAL CONSTRUCTION CONTROL LINE.
 2) CCCL 1978 = COASTAL CONSTRUCTION CONTROL LINE OF 1978, RECORDED IN PLAT BOOK 15, PAGE 6.
 3) CCCL 1988 = COASTAL CONSTRUCTION CONTROL LINE OF 1988, RECORDED IN PLAT BOOK 26, PAGE 26.
 4) TIES FROM PROPERTY LINE CONTROL MONUMENTS SHOWN TO DNR CONTROL STATIONS.
 5) DNR CONTROL DENOTES DEPARTMENT OF NATURAL RESOURCES CONTROL STATIONS.
 6) FDP CONTROL DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTROL STATIONS
 7) COORDINATES SHOWN REFER TO FLORIDA STATE PLANE NAD83, FL EAST ZONE 901.

- SEASONAL HIGH WATER NOTES:**
 1. SEASONAL HIGH WATER (SHW) IS CALCULATED BY THE FOLLOWING FORMULA AS ESTABLISHED BY BEACHES AND COASTAL SYSTEMS, AND REFERS ONLY TO ATLANTIC OCEAN:
 $(NAVD MHW + NAVD MLW) \times 1.5 + NAVD MHW = NAVD SHW$
 $(0.53(RANGE) - 2.71) \times 1.5 + 0.53 = 5.4 \text{ FEET NAVD}$
 MHW = MEAN HIGH WATER, MLW = MEAN LOW WATER, SHW = SEASONAL HIGH WATER
 ALL ELEVATIONS REFER TO NAVD88. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) YOU MUST ADD 1.496 FEET.
- MEAN HIGH WATER NOTES:**
 1. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
 2. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 100892, ELEVATION 0.53'.
 3. TRIMBLE SS ROBOTIC TOTAL STATION AND TRIMBLE R12 GPS BASE/ROVER USED TO LOCATE MEAN HIGH WATER LINE.
 4. THE MEAN HIGH WATER FILING NUMBER HAS BEEN APPLIED FOR TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING & MAPPING.



- VECTOR BASE LINES**
 N. HUTCHINSON -ST. LUCIE
 NOT TO SCALE
- VECTOR BASE LINES**
 003, 1311574.0600, 874419.7100, 13.5660, NGS N350 (HELD)
 006, 1128385.0400, 875165.0500, 11.9400, NGS E401 (ALLOWED TO ADJUST)
 041, 1133630.2480, 888040.8280, 4.5200, FOUND PK NAIL, NO ID.
 100, 1133750.2160, 888215.2160, 8.8900, SET I.R.C.#5102
 250, 1134082.9350, 887891.7690, 4.9480, CONC. MONUMENT T-41 (HELD VERTICAL)
 252, 1133819.4310, 888054.3410, 4.4340, FOUND N/D "KARNER"
 255, 1133233.2300, 888441.7020, 7.0440, CONC. MONUMENT R-42



GLOBAL POSITIONING SYSTEM CONTROL NOTES:

- 1.) GEODETIC CONTROL STATIONS:
 N-350
 LATITUDE: 27°26'42.45890
 LONGITUDE: 80°19'37.44871
 GRID NORTH: 1131574.06
 GRID EAST: 874419.71
 FLORIDA EAST ZONE (US FEET)
 E-401
 LATITUDE: 27°26'10.84068
 LONGITUDE: 80°19'29.36942
 GRID NORTH: 1128385.048
 GRID EAST: 875164.940
 FLORIDA EAST ZONE (US FEET)
- 2.) SOFTWARE BRAND & VERSION NUMBER:
 TRIMBLE ACCESS VERSION 2022.00(22.00.280)
- 3.) ONSITE CONTROL ESTABLISHED USING AND HOLDING NGS CONTROL POINT E-401. ONSITE HORIZONTAL CONTROL COORDINATES VERIFIED BY OPUS SOLUTION. OPUS REPORT PROVIDED:
 CONVERGENCE ANGLE (DEGREES): 0.32985278
 POINT SCALE: 1.0000290
 COMBINED FACTOR: 1.00000659
 POINT POSITION ACCURACY ±0.049 FEET

- COORDINATE NOTES:**
 1. THE COORDINATES SHOWN AT PERMANENT CONTROL POINT IS IN THE NORTH AMERICAN DATUM 1983 (NAD83), FLORIDA EAST ZONE 901.
 2. COORDINATES ARE REFERENCED TO E-401 AND N-350.
 3. GEOGRAPHIC COORDINATES SHOWN AT THE LOCATION MAP ARE IN THE NORTH AMERICAN DATUM 1983 PER LABINS WEB SITE.

- DATUM & ACCURACY NOTES:**
 1. HORIZONTAL DATA FOR BEARINGS AND COORDINATES REFER TO STATE PLANE NAD83(FL EAST ZONE 901). CONTROL USED IS NGS FORT PIERCE BASE E 401 (HELD) AND VERIFIED TO NGS POINT N 350. POINT POSITION IS PLUS OR MINUS 0.02 FEET. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
 2. VERTICAL DATA FOR ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN DATUM 1988). CONTROL USED IS NGS MONUMENT T-41 AND VERIFIED TO FOOT VRS STATION NETWORK. POINT POSITION IS PLUS OR MINUS 0.2" SOFT GROUND AND 0.035 FEET HARD GROUND. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
 3. THIS SURVEY IS INTENDED TO MEET OR EXCEED SECOND ORDER CLASS II, 1:20,000 ACCURACY AND CLOSURE SPECIFICATIONS.

REVISION: 07/16/2025
 REVISION POOL BOWL TIES: 01/09/2025
 REVISED (ADDED FFE ELEVATIONS): 01/06/2025
 REVISED: 12/31/2024
 SITE PLAN: 11/27/2024
 CCCL: 7/5/2023; 11/6/2024
 DRAWING DATE: 6/2/2023
 FIELD DATE: 6/1/2023; 7/5/2023; 10/30/2024
 F.B. 06, PAGE 26-29
 SKETCH NO. 220317_LOT12.dwg

CHRISTIAN FENEX, STATE OF FLORIDA,
 PROFESSIONAL SURVEYOR AND MAPPER,
 LICENSE NO. 5102

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN FENEX, PSM ON THE DATE 7/16/2025.

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 LICENSED BUSINESS # 6858

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