



**LEGAL DESCRIPTION**

LEGAL DESCRIPTION: (O.R.B. 197, PAGE 1143)

BEGINNING AT A POINT 25 FEET WEST OF THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17 TOWNSHIP 35 SOUTH, RANGE 40 EAST; RUN THENCE WEST 233.23 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY PARALLEL TO TOTTEN'S ROAD, 523.5 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT 25 FEET WEST OF THE EAST LINE OF THE SAID SW 1/4 OF THE SW 1/4; THENCE ALONG A LINE PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF THE SAID SW 1/4 OF THE SW 1/4, 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING:

1. THE NORTH 100 FEET THEREOF;
2. THE SOUTH 20 FEET OF THE NORTH 120 FEET THEREOF;
3. TRACT DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; RUN WEST ON THE NORTH LINE OF SAID SW 1/4 OF SW 1/4, 256.97 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY PARALLEL WITH TOTTEN'S ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD; THENCE RUN SOUTHEASTERLY ALONG SAID ROAD 100 FEET TO A STAKE OF PIPE; THENCE RUN NORTHERLY PARALLEL TO TOTTEN'S ROAD 585 FEET TO THE NORTH LINE OF SAID SW 1/4 OF SW 1/4; THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING.
4. PARCELS THEREOF CONVEYED BY HARRY J. KICLITER AND ETHEL P. KICLITER TO STATE OF FLORIDA FOR RIGHTS OF WAY AS DESCRIBED DEED BOOK 236, PAGES 398 AND 399, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**NOTES:**

- 1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Description shown herein provided by the client and/or their agent.
- 3) The last date of field work was November 19, 2013.
- 4) Overall parcel contains 1.474 Acres, more or less.
- 5) Lands shown herein were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- 6) Bearings shown herein are relative to the West right-of-way line of South 37th Street having a bearing of S01°15'08"W.
- 7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- 8) Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0186 J with a date of identification of February 16, 2012, for Community Panel Number 120285 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**LEGEND**

⊙	DENOTES CENTERLINE
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
OHU	DENOTES OVERHEAD UTILITIES
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
CM	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
IR&C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
POB	DENOTES POINT OF BEGINNING
No.	DENOTES NUMBER
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT

THOMAS P. KIERNAN  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 6199

COMPUTER FILE REF.	FIELD BK./PG.
13-208map.dwg	13-04/44

**CULPEPPER & TERPENING, INC**  
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 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE

BY	DATE
GLM	11-19-13
GLM	11-21-13

**BOUNDARY SURVEY**  
  
 PREPARED FOR  
**ROBERT FENDER**

DATE: 11-21-2013  
 HORIZ. SCALE: 1"=20'  
 VERT. SCALE: N/A  
 JOB No. 13-206  
 SHEET 1 of 1