



**LEGEND & ABBREVIATIONS:**  
(SYMBOLS NOT SCALEABLE FOR SIZE)

- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- LB - LAND SURVEYING BUSINESS
- C - CENTERLINE
- R - RADIUS
- L - LENGTH
- Δ/P - DELTA ANGLE
- E/P - EDGE OF PAVEMENT
- B/C - BACK OF CURB
- B.M. - BENCHMARK
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT (PRM)
- IR - IRON PIPE (IP)
- CI - CURB INLET
- SI - SURFACE INLET
- MI - MITERED END SECTION
- CD - CONCEPTUAL DRAINAGE
- ST - STREET SIGN
- MB - MAIL BOX
- CP - CONCRETE POWER POLE
- WP - WOOD POWER POLE
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PGS - PAGES
- GW - GUY WIRE
- UT - WOOD UTILITY POLE
- TS - TELEPHONE SERVICE
- CB - CABLE T.V. BOX
- EL - ELECTRIC BOX
- LP - LIGHT POST
- W - WELL
- HY - HYDRANT
- GV - GATE VALVE
- IV - IRRIGATION VALVE
- WM - WATER METER
- SM - SANITARY MANHOLE
- SS - SANITARY SERVICE
- ST - SEPTIC TANK
- DM - DRAINAGE MANHOLE
- IR - IRON ROD & CAP (IRC)
- CM - CONCRETE MONUMENT (CM)
- FD - FOUND
- M - MEASURED
- F.F. - FINISH FLOOR
- CONC - CONCRETE
- ELEV - ELEVATION
- F.D.E.P. - FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
- (D) - DEED
- (O) - OVERALL

**GRAPHIC SCALE**  
1 inch = 30 ft.

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
ALL THAT CERTAIN LAND LYING EAST OF THE EXISTING PAVEMENT OF INDIAN RIVER DRIVE AND BOUNDED ON THE NORTH BY THE NORTH BOUNDARY LINE OF LOT 2 OF BLOCK A OF W.F. RICHARDS AND JAMES ANDREWS RESUBDIVISION OF LOTS 3, 4, 5 AND 6, EAST OF FLORIDA EAST COAST RAILWAY OF TYLERS SUBDIVISION OF LOT 4 IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEING ANDREWS AND RICHARDS' ADDITION TO FORT PIERCE ACCORDING TO PROJECT RECORDED IN PLAT BOOK 1, AT PAGE 191 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, PROJECTED TO THE INDIAN RIVER; AND BOUNDED ON THE EAST BY THE WEST BANK OF THE INDIAN RIVER; BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID LOT 2 PROJECTED TO THE INDIAN RIVER; TOGETHER WITH ALL RIPARIAN RIGHTS; ALL IN ACCORDANCE WITH THE SURVEY OF SAID LAND MADE BY ALTON A. REGISTER, C.E., AND DATED OCTOBER 14, 1950, TOGETHER WITH PARCEL MORE PARTICULARLY DESCRIBED IN DEED BOOK 161, PAGE 135, ST. LUCIE COUNTY PUBLIC RECORDS.

**PARCEL 2:**  
BEING ALL THAT PART LYING EAST OF SOUTH INDIAN RIVER DRIVE OF LOT 1, BLOCK A, OF RICHARDS AND ANDREWS RESUBDIVISION OF LOTS 3, 4, 5 AND 6 (EAST OF F.E.C. RAILWAY) OF TYLERS SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, INCLUDING ALL RIPARIAN RIGHTS AND LITTORAL RIGHTS APPURTENANT AND BELONGING THERETO, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, AND

BEGIN AT A POINT WHERE THE SOUTH LINE OF MARY ANN SUBDIVISION, AS PER PLAT BOOK 7, PAGE 37, BISECTS THE EAST RIGHT OF WAY LINE OF SOUTH INDIAN RIVER DRIVE (NOW KNOWN AS ST. ANDREWS LANE), RUN THENCE EASTERLY, ALONG SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF APPROXIMATELY 380.18 FEET, MORE OR LESS TO A POINT OF THE WESTERLY EDGE OF THE INDIAN RIVER, RUN THENCE SOUTHERLY ALONG SAID WESTERLY EDGE OF THE INDIAN RIVER, A DISTANCE OF APPROXIMATELY 25.00 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 1 EXTENDED OF RICHARDS AND ANDREWS SUBDIVISION, AS PER PLAT BOOK 1, PAGE 191, RUN THENCE WEST ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF APPROXIMATELY 376.04 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF ST. ANDREWS LANE, RUN THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF APPROXIMATELY 25.34 FEET, TO THE POINT OF BEGINNING, INCLUDING ALL RIPARIAN RIGHTS AND LITTORAL RIGHTS APPURTENANT AND BELONGING THERETO, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS

BEING ON THE NORTH 20 FEET OF THE WEST 160 FEET OF THAT PART OF LOT ONE, LYING EAST OF SOUTH INDIAN RIVER DRIVE, WHICH SAID LOT IS PART OF BLOCK A, OF RICHARDS AND ANDREWS RESUBDIVISION OF LOTS 3, 4, 5 AND 6, (EAST OF F.E.C. RAILWAY) OF TYLERS SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO SURVEY MAP MADE BY J.O. FRIES, COUNTY SURVEYORS OF BREVARD COUNTY AND RECORDED IN PLAT BOOK 1, PAGE 191 OF THE RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID MAP SHOWING RICHARDS AND ANDREWS ADDITION TO FORT PIERCE, WHICH WOULD BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF SOUTH INDIAN RIVER DRIVE ( WHICH INCLUDES ST. ANDREWS LANE) WHERE IT INTERSECTS WITH THE SOUTH BOUNDARY OF MARY ANN SUBDIVISION, RUN THENCE EASTERLY ALONG SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF 160 FEET TO A POINT, THENCE RUN SOUTH AT A RIGHT ANGLE TO THE SAID SOUTH LINE OF MARY ANN SUBDIVISION, A DISTANCE OF 20 FEET TO A POINT, THENCE RUN WEST, PARALLEL WITH THE SOUTH LINE OF SAID MARY ANN SUBDIVISION, A DISTANCE OF APPROXIMATELY 160 FEET TO A POINT ON THE WEST SIDE OF SOUTH INDIAN RIVER DRIVE; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SOUTH INDIAN RIVER DRIVE, A DISTANCE OF APPROXIMATELY 20 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**  
THE SOUTH 100 FEET OF MARY ANN SUBDIVISION, PLAT BOOK 7, PAGE 37, ST. LUCIE COUNTY, FLORIDA, EXCEPT THAT PART THEREOF DEEDED TO SUNRISE HOMES IN DEED BOOK 130, PAGE 247, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS: FOR POINT OF BEGINNING A CONCRETE MONUMENT IN SOUTHWEST CORNER OF MARY ANN SUBDIVISION 140.78 FEET TO A STAKE, THENCE WITH A BACK ANGLE OF 81°25' TO THE RIGHT, A DISTANCE OF 198.73 FEET TO THE SOUTH SIDE OF PROPOSED STREET, THENCE RUN WESTERLY ALONG SOUTH SIDE PROPOSED STREET 140.47 FEET TO A PIPE ON THE EAST SIDE OF INDIAN RIVER DRIVE, THENCE SOUTHERLY ALONG EAST SIDE OF INDIAN RIVER DRIVE 178.22 FEET A POINT OF BEGINNING, AND

BEGINNING AT A PIPE MARKING THE SOUTHEAST CORNER OF LANDS OF EVA L. WHITEMAN AS DESCRIBED IN DEED BOOK 235, PAGE 404, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS, RUN NORTHWESTERLY ALONG EAST LINE OF SAID WHITEMAN LANDS 79.09 FEET TO THE NORTH EDGE OF EXISTING CONCRETE WALK; THENCE WESTERLY ALONG THE NORTH EDGE OF SAID CONCRETE WALK 5.3 FEET; THENCE SOUTHERLY ALONG THE WEST EDGE OF SAID CONCRETE WALK 41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY PARALLEL TO THE AFORESAID EAST LINE OF WHITEMAN LANDS, RUN 38.6 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID WHITEMAN LANDS; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID WHITEMAN LANDS 11.8 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

**LEGAL DESCRIPTION: OVERALL PARCEL**  
A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVER DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE RUN S 04°46'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 25.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE; THENCE LEAVING SAID EASTERLY LINE, RUN N 89°47'36"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOSTON AVENUE, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY), THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 09°08'15"W ALONG SAID EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.22 ACRES MORE OR LESS.

**LEGAL DESCRIPTION: PARCEL "A"**  
A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVER DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 125.18 FEET MORE OR LESS; THENCE LEAVING SAID SOUTH LINE, RUN S 00°12'24"W, A DISTANCE OF 12.50 FEET; THENCE RUN N 89°47'36"W, A DISTANCE OF 123.12 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (60 FOOT RIGHT OF WAY); THENCE RUN N 09°08'15"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.67 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.03 ACRES MORE OR LESS.

**LEGAL DESCRIPTION: PARCEL "B"**  
A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVER DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 125.18 FEET MORE OR LESS; THENCE LEAVING SAID SOUTH LINE, RUN S 00°12'24"W, A DISTANCE OF 12.50 FEET; THENCE RUN N 89°47'36"W, A DISTANCE OF 123.12 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (60 FOOT RIGHT OF WAY); THENCE RUN N 09°08'15"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 12.67 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.07 ACRES MORE OR LESS.

**LEGAL DESCRIPTION: PARCEL "C"**  
A PORTION OF BOSTON AVENUE LYING EASTERLY OF INDIAN RIVER DRIVE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF MARY ANN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE RUN S 89°47'36"E (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID MARY ANN SUBDIVISION AND THE NORTH LINE OF SAID BOSTON AVENUE (25 FOOT RIGHT OF WAY), A DISTANCE OF 380.48 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SAID BOSTON AVENUE; THENCE RUN S 04°46'02"E ALONG SAID EAST RIGHT OF WAY OF BOSTON AVENUE, A DISTANCE OF 12.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 04°46'02"E, A DISTANCE OF 12.55 FEET; THENCE LEAVING SAID EASTERLY LINE, RUN N 89°47'36"W, A DISTANCE OF 378.54 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A 60 FOOT RIGHT OF WAY); THENCE LEAVING SAID SOUTH LINE OF BOSTON AVENUE, RUN N 09°08'15"W ALONG SAID EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE, A DISTANCE OF 12.67 FEET; THENCE RUN S 89°47'36"E, A DISTANCE OF 379.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.11 ACRES MORE OR LESS.

**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960  
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E-MAIL: LB6905@BELLSOUTH.NET

TYPE: BOUNDARY	REVISIONS	
PROJECT# 14-015		
DATE: 04/08/14 F.B. 201 PG.32		
DRAWN BY: JEK		
CHECKED BY: C.H.B.	1.	4-11-14 REVISE PER TITLE COMMITMENT CHB
SCALE: 1:30 SHEET: 1 OF 1	NO.	DATE DESCRIPTION BY

**PLAT OF SURVEY FOR:**  
**ST ANDREWS EPISCOPAL ACADEMY, INC.**

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD P.S.M. #5755