

OAK ALLEY (P.B. 54, PGS. 26-30)

- SURVEY REPORT**
- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 53-17.050, FLORIDA ADMINISTRATIVE CODE.
 - LEGAL DESCRIPTION WAS PREPARED BY LIDBERG LAND SURVEYING, INC.
 - BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST.
 - THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X. (NO BASE FLOOD ELEVATION); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INSURANCE RATE MAP NO.: 12111C0188J MAP REVISED: FEBRUARY 16, 2012
 - TOTAL AREA = 122.800 ACRES, MORE OR LESS
 - THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK; POLICY NO. 70765311; DATE OF POLICY: NOVEMBER 9, 2005 @ 12:53 PM.
 - THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 53-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
 - THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: MIDWAY ST. LUCIE LLC
 - © COPYRIGHT 2013 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.
 DATE OF SURVEY: APRIL 16, 2013 BY: DAVID C. LIDBERG
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3613

MATCH LINE - SEE SHEET 2

LEGAL DESCRIPTION:
 THE NORTH HALF OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT OF WAY DEEDS RECORDED AT O.R. BOOK 140, PAGE 207, AND O.R. BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE WATER MANAGEMENT DISTRICT CANAL NO. 101.

AND TOGETHER WITH:
 THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS

- ABBREVIATIONS:**
- CL - CALCULATED
 - C.B.S. - CONCRETE BLOCK STRUCTURE
 - COM - COMPOSITE/PRINTED WHITE BLOCK
 - CM - CONCRETE MANHOLE
 - CONC - CONCRETE
 - D.B. - DEED BOOK
 - F.A. - FIRE HYDRANT
 - FND - FOUND
 - F.P.L. - FLORIDA POWER & LIGHT
 - LP - LIGHT POLE
 - IR - IRON ROD
 - LB - LOCKING BUSINESS
 - LP - LIGHT POLE
 - LS - LOCKING SURVEY
 - MS - MESSAGED
 - MH - MANHOLE
 - MHW - MEAN HIGH WATER
 - MON - MONUMENT
 - N.S.L.R.W.C.D. - NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - OR.B. - OFFICIAL RECORD BOOK
 - PL - PLAT
 - P.B. - PLAT BOOK
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - R.O.W. - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - R.P.P. - ROAD PLAT BOOK
 - SD - SURVEY
 - SL - ST. LUCIE LIGHT POLE
 - SM - SANITARY MANHOLE
 - SSM - SOUTHERN BELL TELEPHONE MANHOLE
 - STW - STORM MANHOLE
 - T.B. - TRAFFIC BOX
 - TLP - TRAFFIC LIGHT POLE
 - TV - TELEVISION
 - UE - UTILITY EASEMENT
 - WP - WOOD POLE
 - WUP - WOOD UTILITY POLE
 - WV - WATER VALVE

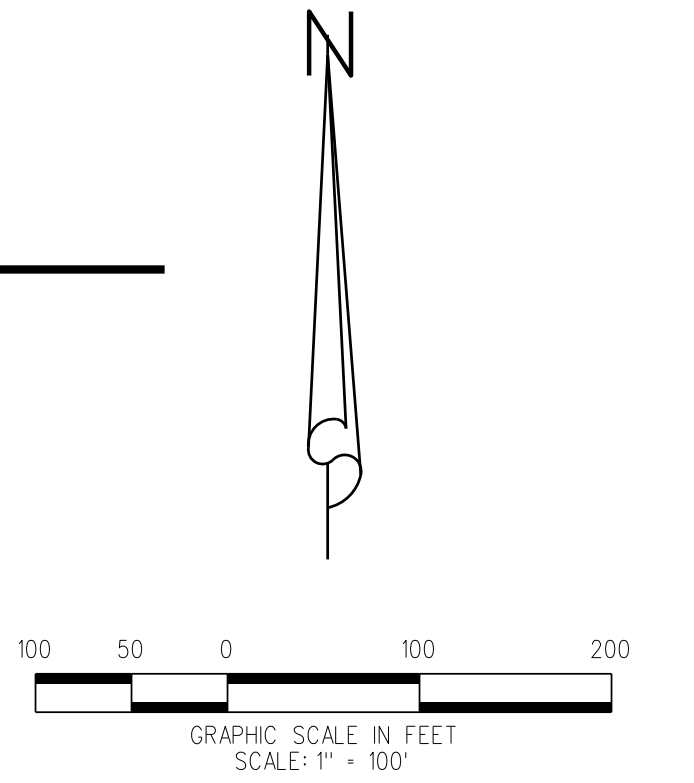
DATE:	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.	
BY:			

675 West Indiantown Road, Suite 200,
 Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
 PREPARED FOR:
MIDWAY ST. LUCIE, LLC

CD:	K\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN		
REF:			
F.L.D.:	J.P.	PG.	JOB 13-040-101
OFF:	CASASUS	638 78-80	DATE APRIL 16, 2013
CKD:	D.C.L.	SHEET 1 OF 2	DWG. 013-040

MATCH LINE - SEE SHEET 1



NOT PLATTED



- ABBREVIATIONS:
- CSJ = CALCULATED
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.M.B. = COMMISSIONER'S MOUNTED BOOK
 - CMH = CONCRETE MANHOLE
 - CMC = CONCRETE
 - D.B. = DEED BOOK
 - F.A. = FIRE HYDRANT
 - FND. = FOUND
 - F.P.U. = FLUORIDE POWER & LIGHT
 - LP = LIGHT POLE
 - INV. = INVERT
 - IR = IRON ROD
 - LB = LOCKING BUSINESS
 - LP = LIGHT POLE
 - LS = LOCKING SURVEY
 - MS = MEASURED
 - MI = MANHOLE
 - M.W. = MEAN HIGH WATER
 - NON. = NON-BENT
 - N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - O.P. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - R.P. = REINFORCED CONCRETE PIPE
 - R.P.B. = ROAD PLAT BOOK
 - SD = SURVEY
 - SL = STOP LIGHT SIGNAL
 - SM = SANITARY MANHOLE
 - ST.M. = SOUTHERN BELL TELEPHONE MANHOLE
 - STM = STORM MANHOLE
 - T.B. = TELEPHONE BOX
 - T.L.P. = TRAFFIC LIGHT POLE
 - TE = TELEPHONE
 - UE = UTILITY EASEMENT
 - W.P. = WOOD POLE
 - W.U.P. = WOOD UTILITY POLE
 - W.V. = WATER VALVE

DATE:	REVISIONS:	BY:	LIDBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454		

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SELVITZ ROAD PARCEL
 PREPARED FOR:
MIDWAY ST. LUCIE, LLC

CAD: K:\NST\ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
FLD.	J.P.	PG.	JOB 13-040-101
OFF.	CASASUS	638 75-80	DATE APRIL 16, 2013
CKD.	D.C.L.	SHEET 2 OF 2	DWG. D13-040