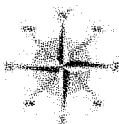




**2600 Okeechobee Road**  
Site Aerial

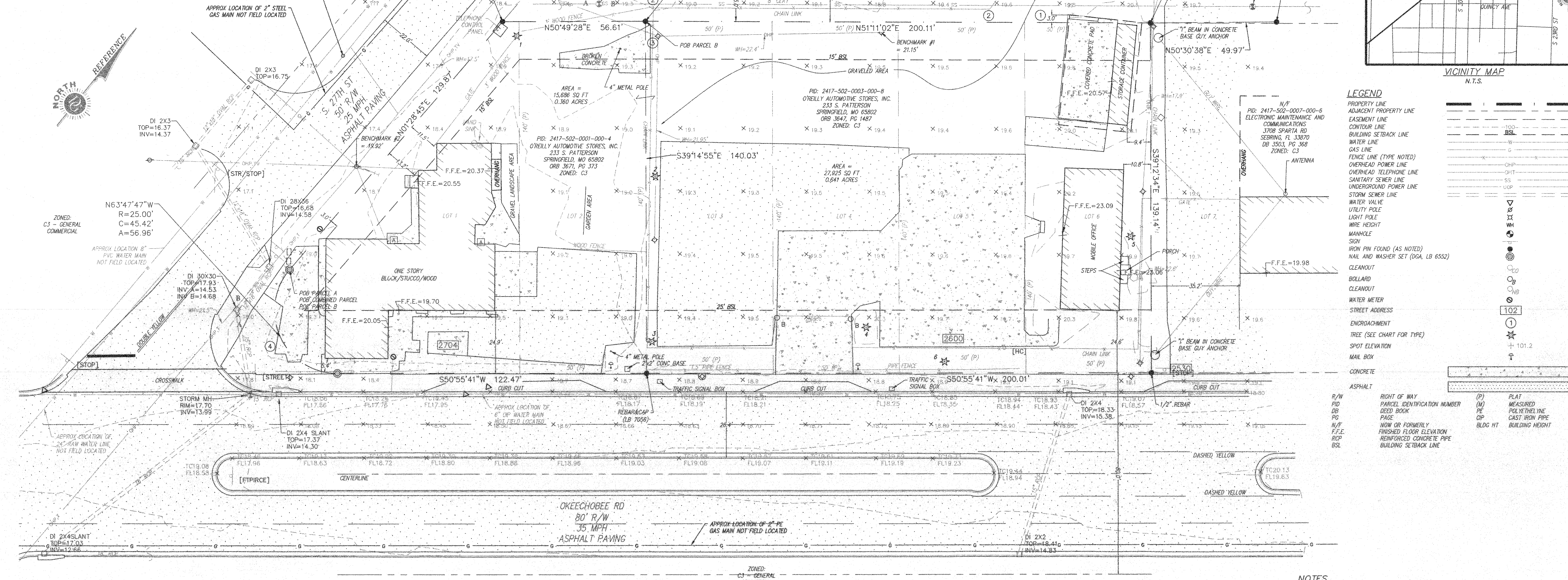


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

**ZONING INFORMATION**  
 ZONING AUTHORITY: FORT PIERCE PLANNING DEPARTMENT  
 100 N. U.S. 1  
 FORT PIERCE, FL 34950  
 TELEPHONE: 772-467-3730  
 CONTACT: REBECCA GROHALL, PLANNING MANAGER  
 ZONING: C-3 - GENERAL COMMERCIAL  
 SETBACKS:  
 FRONT: 25'  
 SIDE (STREET): 15'  
 SIDE (OTHER): 0'  
 REAR (ALLEY): 15'  
 MAX HEIGHT: 65'

**TREE CHART**

1	30" OAK	4	18" PALM
2	9" OAK	5	10" OAK
3	12" OAK	6	22" OAK



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CONTOUR LINE
- BUILDING SETBACK LINE
- WATER LINE
- GAS LINE
- FENCE LINE (TYPE NOTED)
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- UNDERGROUND POWER LINE
- STORM SEWER LINE
- WATER VALVE
- UTILITY POLE
- ANTENNA
- WIRE HEIGHT
- MANHOLE
- SIGN
- IRON PIN FOUND (AS NOTED)
- NAIL AND WASHER SET (DGA, LB 6552)
- CLEANOUT
- BOLLARD
- CLEANOUT
- WATER METER
- STREET ADDRESS
- ENCROACHMENT
- TREE (SEE CHART FOR TYPE)
- SPOT ELEVATION
- MAIL BOX
- CONCRETE
- ASPHALT

**NOTES**

1. DONALDSON, GARRETT AND ASSOCIATES, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER OF DONALDSON, GARRETT AND ASSOCIATES, INC.
3. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND WERE COMPILED FROM FIELD OBSERVATIONS AND/OR INFORMATION PROVIDED BY THE LOCAL UTILITY AUTHORITIES. THIS INFORMATION MAY BE INACCURATE OR INCOMPLETE. VERIFICATION OF THE UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION. SUNSHINE STATE ONE CALL DESIGN TICKET NO. 28730087.
4. SUBJECT PROPERTY IS LOCATED IN FORT PIERCE, FLORIDA.
5. THE ADDRESS OF THE SUBJECT PROPERTY IS 2600 & 2704 OKEECHOBEE ROAD.
6. ELEVATIONS SHOWN ARE NAVD 88 DATUM, BASED UPON GPS OBSERVATIONS TO CONVERT TO NGVD 29 DATUM ADD 1.48' TO THE ELEVATIONS SHOWN.
7. THE FIELD SURVEY WAS COMPLETED ON 10-2-2013.
8. THE BASIS OF BEARING FOR THIS SURVEY IS THE RIGHT OF WAY LINE OF OKEECHOBEE ROAD AS SHOWN ON RIGHT OF WAY MAPS FOR ROAD 2700, SECTION # 3403-106, AS BEING N 50°55'41" E.
9. PER VALERIE SCHULTE, THE WATER LINE DEPTH IS APPROXIMATELY 3' TO 5' HOWEVER MAY VARY.
10. RIGHT OF WAY INTERSECTION RADIUS SHOWN PER RIGHT OF WAY PLANS FOR OKEECHOBEE ROAD. THIS RADIUS IS NOT DETICED ON THE PLAT OF RECORD AND NO DOCUMENTS CONVEYING LAND FOR THE PURPOSE OF RIGHT OF WAY WAS SUPPLIED.
11. PER MIKE BEALS (772-467-3011) FORT PIERCE PUBLIC WORKS THERE IS NO PLANNED ROAD CONSTRUCTION OR RIGHT OF WAY WIDENING FOR S. 27TH ST AND OKEECHOBEE RD IN THIS AREA AT THIS TIME.
12. EFFORTS TO CONTACT MICHAEL HARVEY (ST. LUCIE COUNTY ENGINEERING 772-462-1717) REGARDING PLANNED ROAD CONSTRUCTION FOR OKEECHOBEE ROAD HAVE NOT BEEN RETURNED AT THIS TIME.

**DONALDSON, GARRETT & ASSOCIATES, INC.**

MACOM CHARLOTTE  
 4875 RIVERSIDE DRIVE, SUITE 300, BOX 7306  
 (478) 474-5350 Fax: (478) 477-2534  
 Http://www.dga-a.com  
 FL CERTIFICATE OF AUTHORIZATION NO. LB 6552

**O'REILLY AUTOMOTIVE STORES, INC.**

2600 & 2704 OKEECHOBEE RD  
 LOTS 1-6, HIGHLAND AVENUE HEIGHTS  
 SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**STREET INFORMATION**  
 OKEECHOBEE RD  
 OPERATING AUTHORITY: ST. LUCIE COUNTY PUBLIC WORKS  
 ROAD AND BRIDGE DEPARTMENT  
 2300 VIRGINIA AVE  
 FT. PIERCE, FL 34982  
 954-777-4107/772-462-2511  
 SPEED LIMIT: 35 M.P.H.

**FLOOD\_ZONE**  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 12112 OMBL EFFECTIVE DATE: FEBRUARY 16, 2012, THE SUBJECT PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DETERMINED BY GRAPHIC PLOTTING ONLY.

**UTILITY CONTACTS**  
**WATER/SANITARY SEWER/GAS/POWER**  
 AUTHORITY: FORT PIERCE UTILITY AUTHORITY  
 ADDRESS: 1701 S. 37TH ST  
 FT. PIERCE, FL 34947  
 CONTACT: VALERIE SCHULTE  
 PHONE #: 772-466-1600 EX 3402

**CABLE**  
 AUTHORITY: COMCAST  
 ADDRESS: 1485 NW BRITT RD  
 STUART, FL 34984  
 CONTACT: TONY SPRINGSTEL  
 PHONE #: 772-692-9010 EX 1569396

**S. 27TH STREET**  
 OPERATING AUTHORITY: FORT PIERCE PUBLIC WORKS DEPARTMENT  
 52 SAVANNAH ROAD  
 FT. PIERCE, FL 34982  
 772-467-3511  
 SPEED LIMIT: 35 M.P.H.

**RECORD LEGAL DESCRIPTION (PARCEL A)**  
 LOT 1 AND 2, HIGHLAND AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 638, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**RECORD LEGAL DESCRIPTION (PARCEL B)**  
 LOT 3, 4, 5 AND 6, HIGHLAND AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 638, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SCHEDULE B SECTION II (PARCEL A)**  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NUMBER: 4548847  
 EFFECTIVE DATE: SEPTEMBER 26, 2013 @ 8:00 A.M.  
 6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HIGHLAND AVENUE HEIGHTS, RECORDED IN PLAT BOOK 4, PAGE 638, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY.

**SCHEDULE B SECTION II (PARCEL B)**  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NUMBER: 4548892  
 EFFECTIVE DATE: SEPTEMBER 26, 2013 @ 8:00 A.M.  
 6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HIGHLAND AVENUE HEIGHTS, RECORDED IN PLAT BOOK 4, PAGE 638, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY.

**ENCROACHMENTS**

1. STORAGE CONTAINER AND OVERSHANG ENCROACH INTO THE ALLEY ON THE REAR OF PARCELS "A" AND "B".
2. FENCE LINES ENCROACH INTO THE ALLEY ON THE REAR OF PARCELS "A" AND "B".
3. CONCRETE PAD AND POWER LINE ENCROACH ONTO PARCEL "B" FROM PARCEL "A" IN THE NORTHWEST CORNER OF PARCEL "B".
4. PAVING ENCROACHES INTO THE RIGHT OF WAY IN THE SOUTHWEST CORNER OF PARCEL "A".

**ENCROACHMENTS**

1. STORAGE CONTAINER AND OVERSHANG ENCROACH INTO THE ALLEY ON THE REAR OF PARCELS "A" AND "B".
2. FENCE LINES ENCROACH INTO THE ALLEY ON THE REAR OF PARCELS "A" AND "B".
3. CONCRETE PAD AND POWER LINE ENCROACH ONTO PARCEL "B" FROM PARCEL "A" IN THE NORTHWEST CORNER OF PARCEL "B".
4. PAVING ENCROACHES INTO THE RIGHT OF WAY IN THE SOUTHWEST CORNER OF PARCEL "A".

**SURVEY LEGAL DESCRIPTION (PARCEL A)**

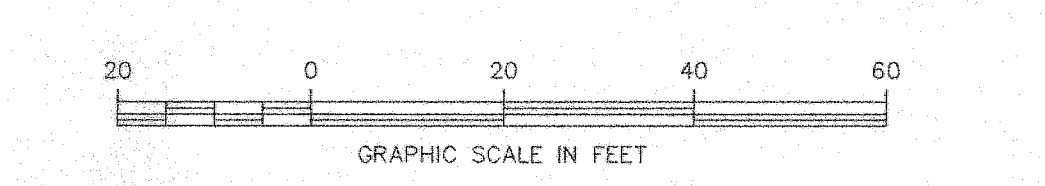
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR/CAP, LB 7056); THENCE LEAVING SAID ALLEY S39°14'55"E 140.03' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING; SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'; SAID TRACT OF LAND CONTAINS 15,686 SQUARE FEET OR 0.360 ACRES MORE OR LESS.

**SURVEY LEGAL DESCRIPTION (COMBINED)**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR/CAP, LB 7056); THENCE N51°02'E 200.11' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056); THENCE S39°12'34"E 139.14' TO AN IRON PIN FOUND (1/2" REBAR) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 200.01' TO AN IRON PIN FOUND (REBAR & CAP, LB 7056); THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING; SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'; SAID TRACT OF LAND CONTAINS 43,611 SQUARE FEET OR 1.001 ACRES MORE OR LESS.

**BENCHMARK INFORMATION**

1. NAIL IN LIGHT POLE LOCATED NEAR THE NORTHEAST PROPERTY LINE. ELEVATION = 21.15'
2. NAIL IN UTILITY POLE LOCATED WITHIN THE RIGHT OF WAY OF S. 27TH STREET. ELEVATION = 19.92'



**REVISIONS**

DATE	CLIENT COMMENTS	CLIENT COMMENTS (LEGAL)	ADDRESS SITE PLAN REVIEW COMMENTS
10-26-2013			
11-15-2013			
1-20-2015			

SCALE:  
 HORIZONTAL: 1" = 20'  
 VERTICAL: N/A

DATE: 10-21-2013  
 DRAWING #: 3259-13-D  
 PROJ. #: 4539-333-D1  
 DSGN:  
 DRWN: BCR  
 CHKD: JWN  
 APVD:  
 PLS No: 5788

**SURVEYOR CERTIFICATION**

TO O'REILLY AUTOMOTIVE STORES, INC., A MISSOURI CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7a, 7c, 8-9, 11a, 13-14 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-2-2013.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 47C, PART 17, 40, CODE, PURSUANT TO SECTION 47C.02, FL. STATUTES.

JAMES W. NEUBERRY 51181 2/15  
 P.S.M. # 5788, STATE OF FLORIDA

**SV1**

**SHEET 1 OF 1**

677A FP2 1-20-15.DWG/1 PLOT DATE: 02/04/2015 BY: jay