



LEGAL DESCRIPTION:

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FT. PIERCE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4, BLOCK D, ANDREWS & RICHARDS ADDITION TO FT. PIERCE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4, BOUNDED ON THE EAST BY THE INDIAN RIVER, BOUNDED ON THE WEST BY SOUTH INDIAN RIVER DRIVE.

EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING: 93,981 SQUARE FEET OR 2.158 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON ANDREWS & RICHARDS ADDITION TO FT. PIERCE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; A.B. LOWRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ANDREWS & RICHARDS RESUBDIVISION OF TYLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11; STATE ROAD 707 RIGHT-OF-WAY MAPS AS RECORDED IN PLAT BOOK 23, PAGE 22 & PLAT BOOK 39, PAGE 28, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
4. BEARING BASIS: N89°51'35"W ALONG THE NORTH LINE OF DELAWARE AVENUE, A 25' RIGHT-OF-WAY.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION = 7.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. 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. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE REZONING OF PROPERTY AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: MIKE ABINANTI
14. © COPYRIGHT 2015 BY ALEXANDER J. PIAZZA PSM, 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 SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 2-24-15
DATE OF SURVEY: 2-25-15

Alexander J. Piazza
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

- ABBREVIATIONS:**
- CMB = COMMISSIONERS' MINUTES BOOK
 - DB = DEED BOOK
 - MAINT = MAINTENANCE
 - MHWL = MEAN HIGH WATER LINE
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PB = PLAT BOOK
 - PG = PAGE
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - RGE = RANGE
 - RPB = ROAD PLAT BOOK
 - (S) = SURVEY
 - SEC = SECTION
 - TWP = TOWNSHIP
- SYMBOLS:**
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

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BOUNDARY SURVEY
401, 411, 426, SOUTH INDIAN RIVER DRIVE
AS PREPARED FOR
MIKE ABINANTI

CAD K:\REALTIME\DRIVE\DWG\15-1927.DWG			
REF K:\			
FLD	CJM / AJP	FB.	PG.
OFF	CJM		JOB 15-1927
CKD	AJP	SHEET 1 OF 1	DATE 2-25-15
			DWG D-625