BOUNDARY SURVEY

LOCATION MAP NOT TO SCALE

1"=30'

LOT 6 BLOCK 13

LOT 7 BLOCK 13

LOT 8 BLOCK 13

LOT 9 BLOCK 13

FOUND 5/8" IRON ROD NO. I.D.

SET 1/2" IRON ROD LB# 7893

S89°59'00"E 95.00'

5' U.E.

5' U.E. 0.2'

25' B.S.L.

S00°01'00"W 128.94'

S00°01'00"W 116.47'

0.3'

24.7'

CONC.

26.6'

5.2'

4.1'

6.6'

44.1'

0.2'

CONC. WALK

CONC.

44.8'

BUILDING #2025

2.1'

44.5'

ASPHALT DRIVE

CONC. WALK

20.3'

24.4'

43.9'

C.L.F.

SET 1/2" IRON ROD LB# 7893

L=24.04'
R=15.00
Δ=91°49'00"

25' B.S.L.

20.3'

21.1'

0.2'

0.0'

0.0'

CONC. DRIVE

15.48'

15.48'

30.0'

S88°10'00"E 79.57'

CONC. WALK

2' GUTTER

FOUND 1" IRON PIPE

S88°10'00"E 170.08'

50.0'

SET 1/2" IRON ROD LB# 7893

SET 1/2" IRON ROD LB# 7893

ASPHALT ROAD

S00°01'00"W 50.98'

10' CONC. SWK.

PARKWAY

S. OCEAN DRIVE

100' R/W (IMPROVED)

2' GUTTER

ASPHALT ROAD

COCONUT DRIVE

80' R/W (IMPROVED)

P.I.

LEGAL DESCRIPTION:

LOT 8, BLOCK 13, SURFSIDE UNIT 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 8, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

TED L. HOLLANDER AND KRISTIN G. HOLLANDER; CHRISTOPHER J. TWOHEY, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SABADELL UNITED BANK, NA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

PROPERTY ADDRESS:

2025 S. OCEAN DRIVE
FORT PIERCE, FLORIDA 34949

SURVEY NUMBER: 230627
FIELD DATE: 06-03-2015

FLOOD ZONE: AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0183
SUFFIX: J

SURVEY NOTES

BUILDING CROSSES INTO THE 25' B.S.L. ON SOUTHERLY SIDE OF LOT

CONCRETE DRIVE CROSSES PROPERTY LINE ON SOUTHERLY AND EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SERVING ALL FLORIDA COUNTIES

TARGET SURVEYING, LLC

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
L.B. 7893

PHONE: (561) 640-4800 FACSIMILE (561) 640-0576
STATEWIDE NUMBERS PHONE (800) 226-4807 FACSIMILE (800) 741-0576

SURVEYORS CERTIFICATE:
I THEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) BEARINGS REFERENCED TO LINE NOTED AS B.R.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

LEGEND:

A/C	AIR CONDITIONER	D.E.	DRAINAGE EASEMENT	XX.XX	EXISTING ELEVATION	F.P.K.	FOUND PARKER-KALON NAIL	F.N.	FOUND NAIL	PG.	PAGE	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
B.R.	BEARING REFERENCE	D/W	DRIVEWAY	(M)	FIELD MEASURED	L.M.E	LANDSCAPE MAINTENANCE EASEMENT	N&D	NAIL & DISC	P.C.P.	PERMANENT CONTROL POINT	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
B.M.	BENCH MARK	Δ	CENTRAL ANGLE/DELTA	F.F.	FINISHED FLOOR	F.C.M.	FOUND CONCRETE MONUMENT	N.R.	NON RADIAL	P.R.M.	PERMANENT REFERENCE MONUMENT	P.R.C.	POINT OF REVERSE CURVE	R.P.	RADIUS POINT
℄	CENTERLINE	C.M.	CONCRETE MONUMENT	F.I.P.	FOUND IRON PIPE	F.I.R.	FOUND IRON ROD	N.T.S.	NOT TO SCALE	(P)	PLAT	P.T.	POINT OF TANGENCY	S.I.R.	SET IRON ROD & CAP
(C)	CALCULATED	D.B.	DEED BOOK	FD.	FOUND	L	LENGTH	O.R.	OFFICIAL RECORDS	P.B.	PLAT BOOK	P.P.	POWER POLE	TEL.	TELEPHONE FACILITIES
CATV	CABLE RISER	D.	DESCRIPTION OR DEED	Ⓦ	WELL	L.A.E.	LIMITED ACCESS EASEMENT	O.H.L.	OVERHEAD LINES	P.O.B.	POINT OF BEGINNING	●	PROPERTY CORNER	T.B.M.	TEMPORARY BENCH MARK
C.B.	CATCH BASIN	ESMT	EASEMENT	W.C.	WITNESS CORNER	M.H.	MANHOLE	O.R.B.	OFFICIAL RECORDS BOOK	P.O.C.	POINT OF COMMENCEMENT	R.O.E.	ROOF OVERHANG EASEMENT	T.O.B.	TOP OF BANK
D.H.	DRILL HOLE	E.O.W.	EDGE OF WATER	A.E.	ANCHOR EASEMENT	▨	COVERED AREA	CONC.	CONCRETE	-I/-I/-I-	WOOD FENCE	-X-X-	METAL FENCE	U.E.	UTILITY EASEMENT
"R"	RADIAL	CH	CHORD												