LEGAL DESCRIPTION (OR BOOK 386 PG 2679)

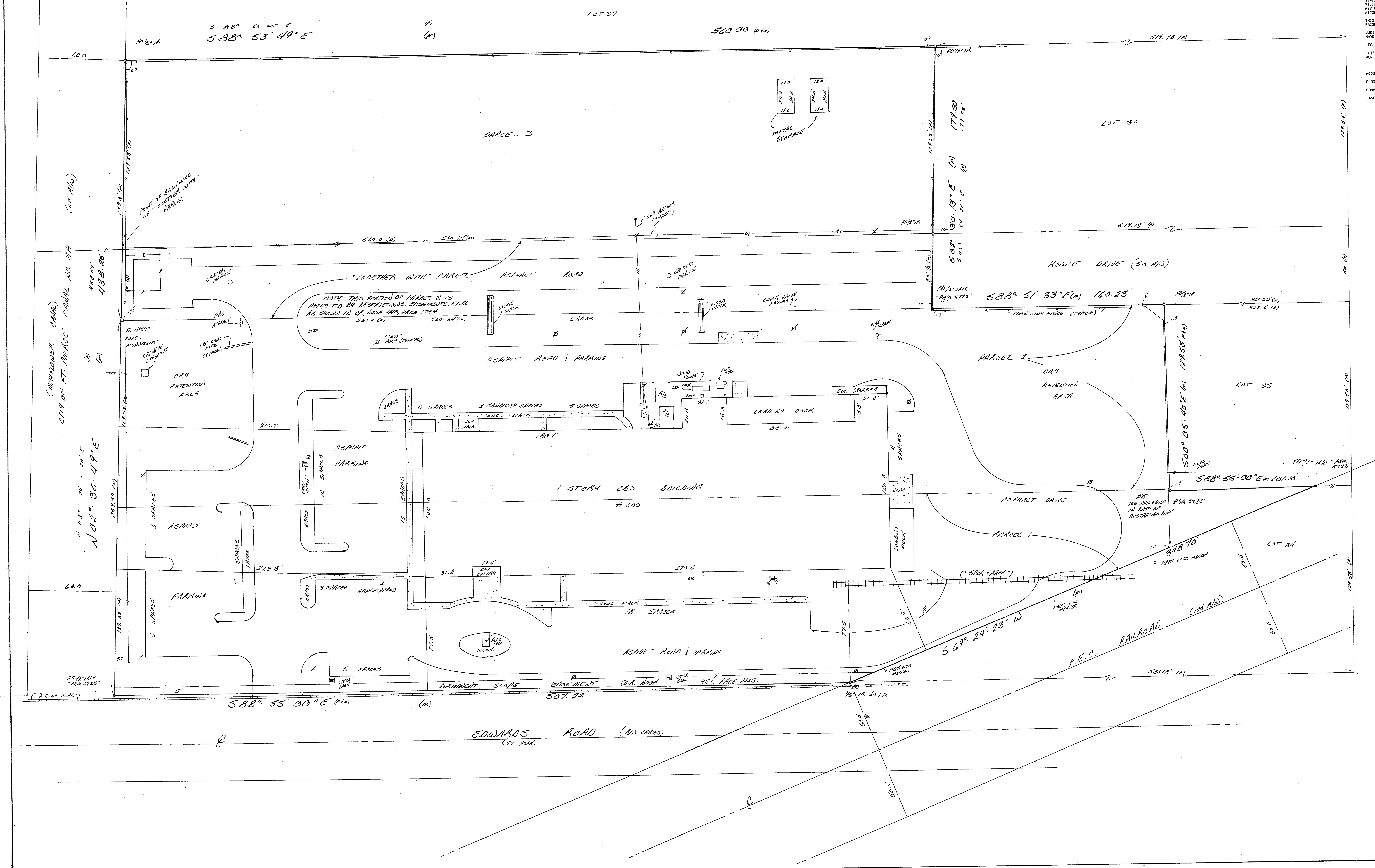
PARCEL 1: THE NORTHWESTERLY PORTION OF LOT 34, MARAVILLA GARDENS, UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING NORTHWESTERLY OF A LINE 50 FEET NORTHWESTERLY OF AND PARALLEL TO THE CENTER LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S 100 FOOT RIGHT OF WAY IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST. (PARCEL HAS ACCESS TO EDWARDS ROAD - A PUBLICLY DEDICATED RIGHT OF WAY)

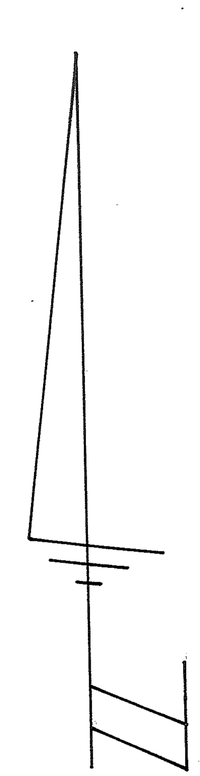
PARCEL 2: LOT 35, MARAVILLA GARDENS, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE EAST 362.10 FEET THEREOF. (OR BOOK 386, PG 2298)

PARCEL THREE: THE WEST 560 FEET OF LOT 36, AS MEASURED ALONG THE SOUTH LINE OF MARAVILLA GARDENS, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (OR BOOK 399, PG 2432)

TOGETHER WITH: COMMENCING AT THE SOUTHWEST CORNER OF LOT 36, MARAVILLA GARDENS, UNIT 1, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 6 AT PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. FOR A POINT OF BEGINNING, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 36 560 FEET TO A POINT, THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 36 AS EXTENDED 50 FEET TO A POINT ON THE NORTH LINE OF LOT 35 OF SAID MARAVILLA GARDENS, UNIT 1, THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 35 560 FEET TO THE NORTHWEST CORNER OF SAID LOT 35, THENCE RUN NORTHERLY 50 FEET TO THE POINT OF BEGINNING. (OR BOOK 445, PG 1754)

NOTE: ALL PARCELS SHOWN HEREON ARE CONTIGUOUS.





SURVEYOR NOTES:

MICHEAL R. LAWSON SETS A STANDARD MARKER OF A 1/2" IRON ROD AND A CAP MARKED PSM 5723 AT ALL CORNERS, UNLESS OTHERWISE NOTED HEREON.

SAID CORNER IS SHOWN AS = ● AND FIELD SURVEYED ON 10-20-15

BASIS OF BEARINGS/ANGLES BEING THE NORTH R/W LINE OF EDWARDS ROAD ~~PER RECORD PLAT~~. ASSUMED AS SHOWN

ABREVIATIONS:

FD.	= FOUND	E/P	= EDGE OF PAVEMENT
(R)	= RADIAL	-///-	= OVERHEAD UTILITY
(C)	= CALCULATED	V.M. □	= WATER METER
(M)	= MEASURED	Ø	= POWER POLE
(D)	= DEED OR DESCRIPTION	U.P. ⊠	= UTILITY PEDESTAL
(UN-R)	= UNREADABLE	⊗	= WELL
I.R.C.	= IRON ROD & CAP		= SATELLITE DISH
I.P.C.	= IRON PIPE & CAP	℄	= CENTERLINE
P.C.	= POINT OF CURVATURE	Δ	= DELTA
P.T.	= POINT OF TANGENCY	L	= LENGTH
P.R.C.	= POINT OF REVERSE	R	= RADIUS
P.C.C.	= POINT OF COMPOUND CURVATURE	N&D/T	= NAIL & DISC/TAB
P.C.P.	= PERMANENT CONTROL POINT	R/W	= RIGHT-OF-WAY
D./U.E.	= DRAINAGE &/OR UTILITY EASEMENT	⊠	= ELECTRICAL TRANSFORMER

MICHAEL R. LAWSON DOES NOT GUARANTEE OR ASSUME ANY LIABILITY FOR ANY EASEMENT, RIGHT-OF-WAY, SETBACKS, RESERVATION, RESTRICTION, OR SIMILAR MATTERS NOT SHOWN OR REFERRED TO ON THE PLAT, OR PHYSICALLY VISIBLE ON SITE. THIS SURVEY WAS PREPARED WITH . BENIFIT OF ABSTRACT TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY. (FUND FILE NO. 24-00-763)

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

JURISDICTIONAL AREAS, WETLANDS, AND UNDERGROUND UTILITIES, IF ANY HAVE NOT BEEN LOCATED, OTHER THAN SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

THIS SURVEY IS FOR THE USE OF THE PARTIES SPECIFICALLY CERTIFIED TO HEREON, AND NO OTHERS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD INSURANCE RATE MAPS, THIS PROPERTY LIES IN FLOOD ZONE X.

COMMUNITY PANEL # 12028C 0187C DATED 11-4-92

BASE ELEVATION N/A

BOUNDARY SURVEY

CERTIFIED TO:
HARBOR COMMUNITY BANK
WCB COLLECTIONS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY BELIEF THAT THIS SURVEY IS TRUE AND ACCURATE, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

MICHAEL R. LAWSON PSM 5723 DATE 10-20-15

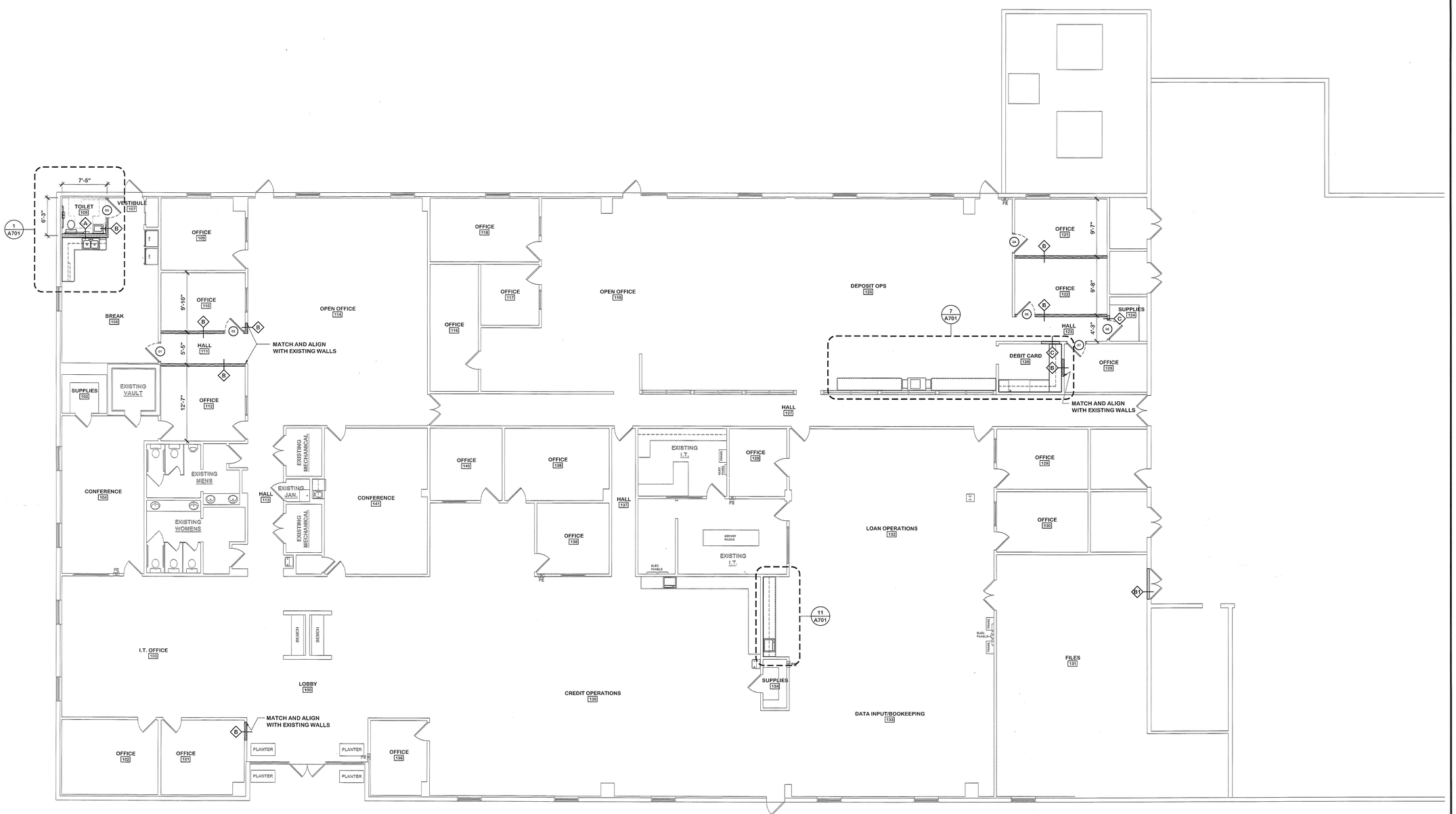
LEGAL DESCRIPTION

LOT , BLOCK , OF
SEE MAP AT LEFT
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , AT PAGE , OF THE PUBLIC RECORDS OF COUNTY, FLA.

REVISIONS

ABACUS LAND SURVEYORS, INC.
389 S.E. GASPARILLA AVE.
PORT ST. LUCIE, FLORIDA 34983
(772) 336-9931 LB 7025

SCALE 1" = 30' JOB NO. 00-683A
F.B. 12 PAGE 27-33 & FILE



GENERAL NOTES

1. PLAN IS PROVIDED FOR WALL DIMENSIONS & NOTES.
2. INTERIOR WALLS TO EXTEND TO 3" ABOVE FINISH CEILING.
3. DIMENSIONS SHOWN ARE FROM FACE OF CONCRETE BLOCK & CENTERLINE OF PARTITIONS.
4. FOR CABINET WORK, DIMENSIONS, ELEVATIONS - SEE CABINET DRAWINGS.
5. PROVIDE ADDITIONAL SOUND CONTROL IN ALL OFFICES, RESTROOMS AND CONFERENCE ROOMS. WALLS TO EXTEND 3" ABOVE CEILING W/R-11 FIBERGLASS INSULATION LAID ON ACOUSTICAL CEILING AT INSIDE PERIMETER OF THESE ROOMS 3'-0" WIDE (SEE ROOM FINISH SCHEDULE).

N

FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS

No.	Date	Description
-	-	

FCI
FLORIDA CONCEPTS, INC.
P.O. Box 5026 Clearwater, Florida
Phone: (727) 447-6776

GRAHAM DESIGN ASSOCIATES, P.A.
ARCHITECTS - PLANNERS
LICENSE NO. AA C000752
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GDA Project No.: 15-34

Drawing Title: FLOOR PLAN

INTERIOR RENOVATION FOR:

HARBOR COMMUNITY BANK
Building the way it used to be.

600 EDWARDS ROAD FT. PIERCE, FLORIDA

Seal

OCT 19 2015

THOMAS J. GRAHAM
LICENSE NO. AR 0008112

FCI Project No.: 1346

Drawing No: A101

Drawn by: MAH Checked by: -

PERMIT SET - DATE: 9-22-15