

**NOTES:**

- 1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Descriptions shown hereon provided by the client and/or their agent.
- 3) Underground foundations and improvements were not located as part of this survey.
- 4) Overall parcel contains 13.18 Acres, more or less.
- 5) The last date of field work was August 16, 2016.
- 6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
- 7) The concrete walk along U.S. Highway 1 meanders on and off of property line.
- 8) Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120256, in St. Lucie County, State of Florida which is the current Flood Insurance Rate Map for the Community in which said premises is situated.
- 9) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
- 10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
- 11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.
- 12) This map is intended to be displayed at a horizontal scale of 1"=50' unless otherwise noted.

**DESCRIPTION**

**PARCEL 1**  
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

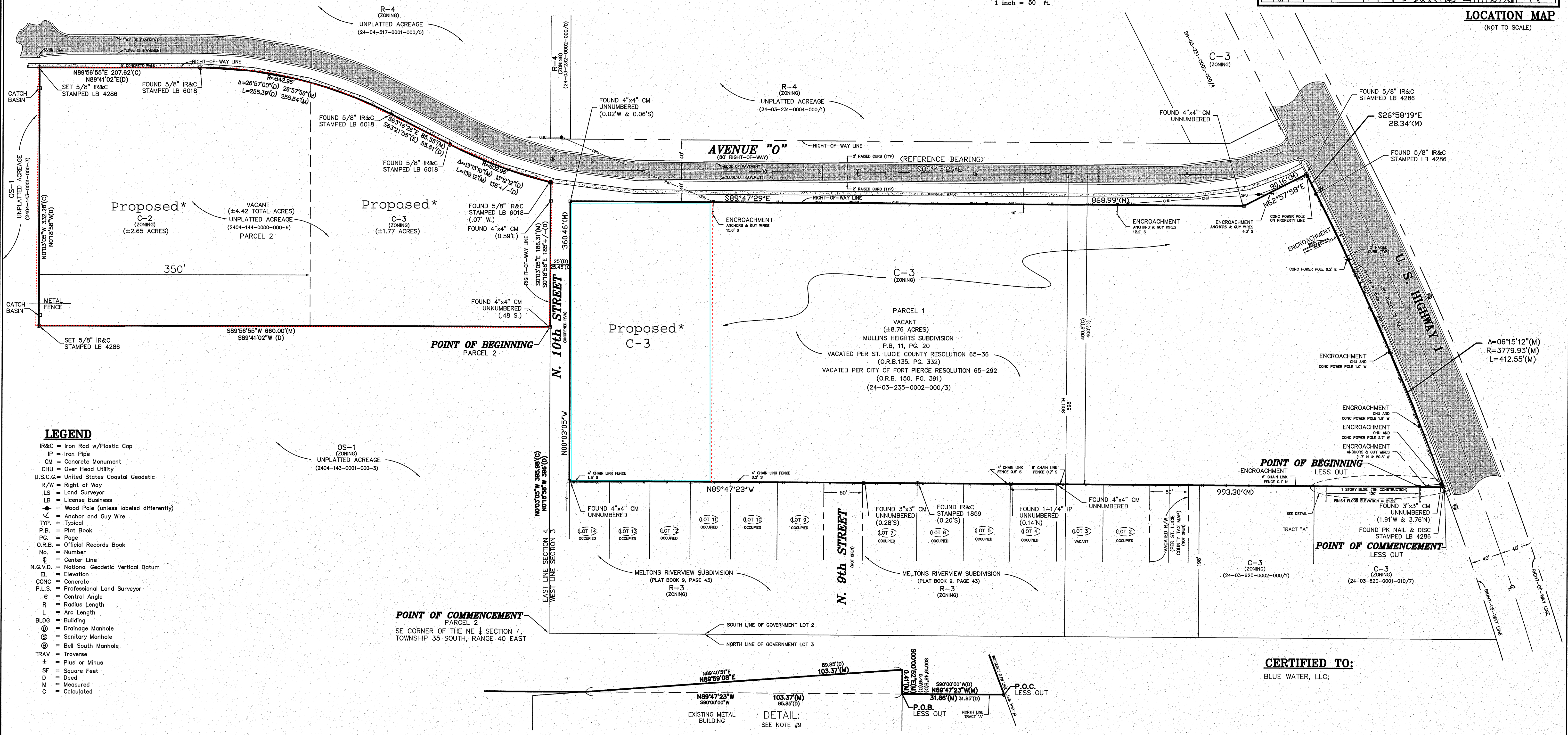
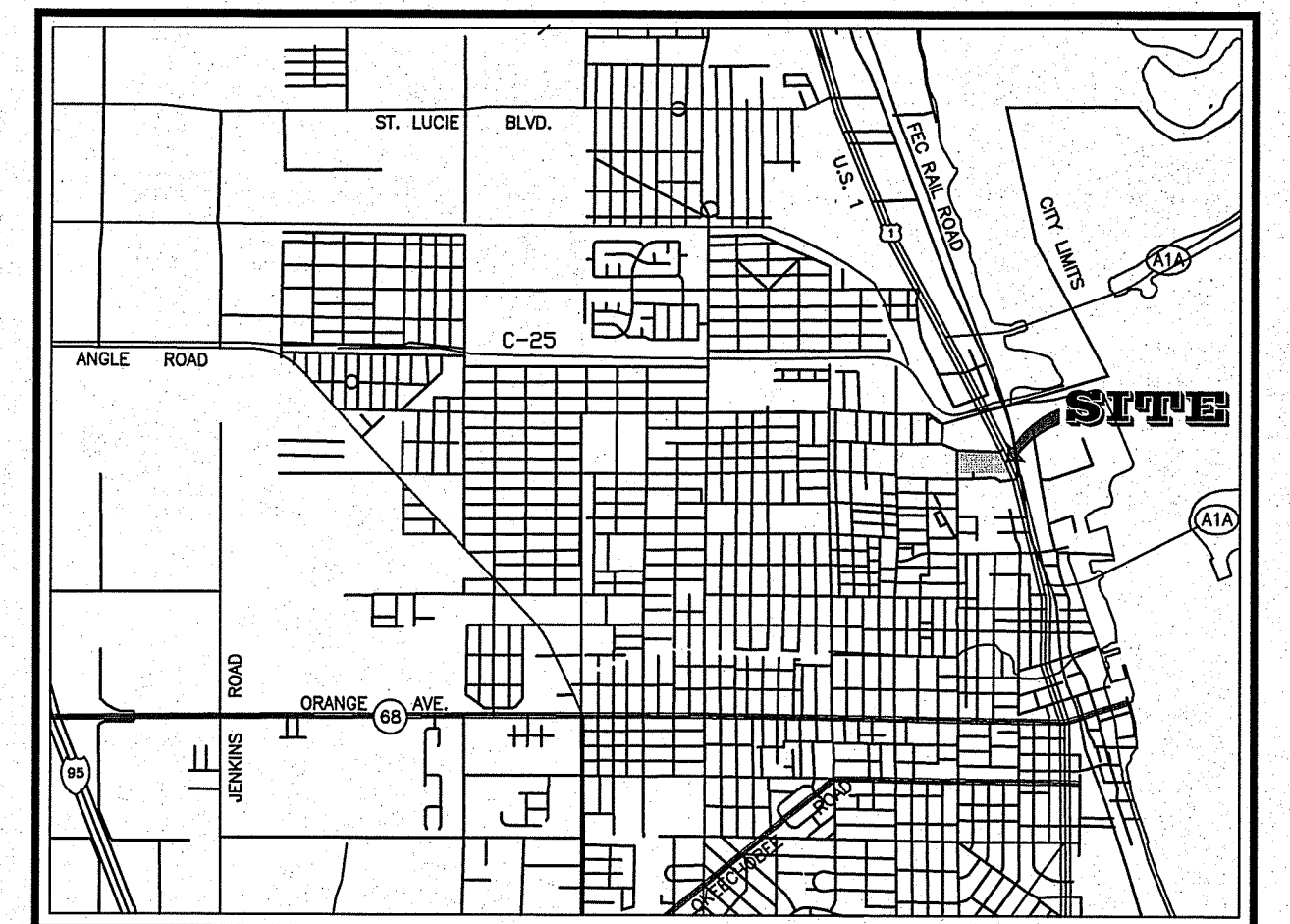
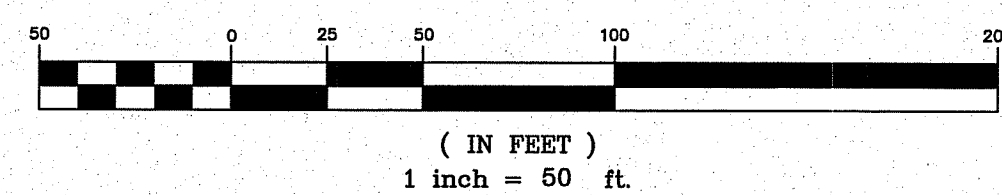
**DESCRIPTION**

Together with:

**PARCEL 2**  
From the SE corner of the NE 1/4 of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

**GRAPHIC SCALE**



**LEGEND**

- IR&C = Iron Rod w/Plastic Cap
- IP = Iron Pipe
- CM = Concrete Monument
- OHU = Over Head Utility
- U.S.C.G. = United States Coastal Geodetic
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- W = Wood Pole (unless labeled differently)
- A = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- PG. = Page
- O.R.B. = Official Records Book
- No. = Number
- C = Center Line
- N.G.V.D. = National Geodetic Vertical Datum
- EL = Elevation
- CONC = Concrete
- P.L.S. = Professional Land Surveyor
- e = Central Angle
- R = Radius Length
- L = Arc Length
- BLDG = Building
- DM = Drainage Manhole
- SM = Sanitary Manhole
- BS = Bell South Manhole
- TRAV = Traverse
- ± = Plus or Minus
- SF = Square Feet
- D = Dead
- M = Measured
- C = Calculated

**CERTIFIED TO:**  
BLUE WATER, LLC;

3/9/2017 DATE

ROBERT H. JOHNSON  
P.S.M. - FLORIDA CERTIFICATE NO. 6540

COMPUTER FILE REF.	FIELD BK./PG.
03-215.dwg	9820/9-14
16-088.dwg	0136/12-14
	1604/25

**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS

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STATE OF FLORIDA CERTIFICATION No. LB 426

**- REVISIONS -**

BY	DATE	DESCRIPTION
BCS	8/8/00	REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY
ER	9/18/01	ADDED ADDITIONAL TOPO
GLL	10/01/03	UP-DATE SURVEY REVISED CERTIFICATIONS
RNJ	8/16/16	UP-DATE SURVEY ADD PARCEL 2
RNJ	8/25/16	ADDED ZONING INFORMATION
RNJ	8/30/16	REVISED GRAPHICS AND ANNOTATION

BY	DATE	DESCRIPTION
ER	6/9/98	FIELD
RCL	6/11/98	CALCS.
BCS	6/12/98	DRAWN
RCL	6/12/98	CHECKED
		APPROVED

**BOUNDARY SURVEY**  
PREPARED FOR  
**BLUE WATER, LLC**

DATE: 8/16/16  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: N/A

JOB No. **16-088**  
SHEET **1** OF **1**