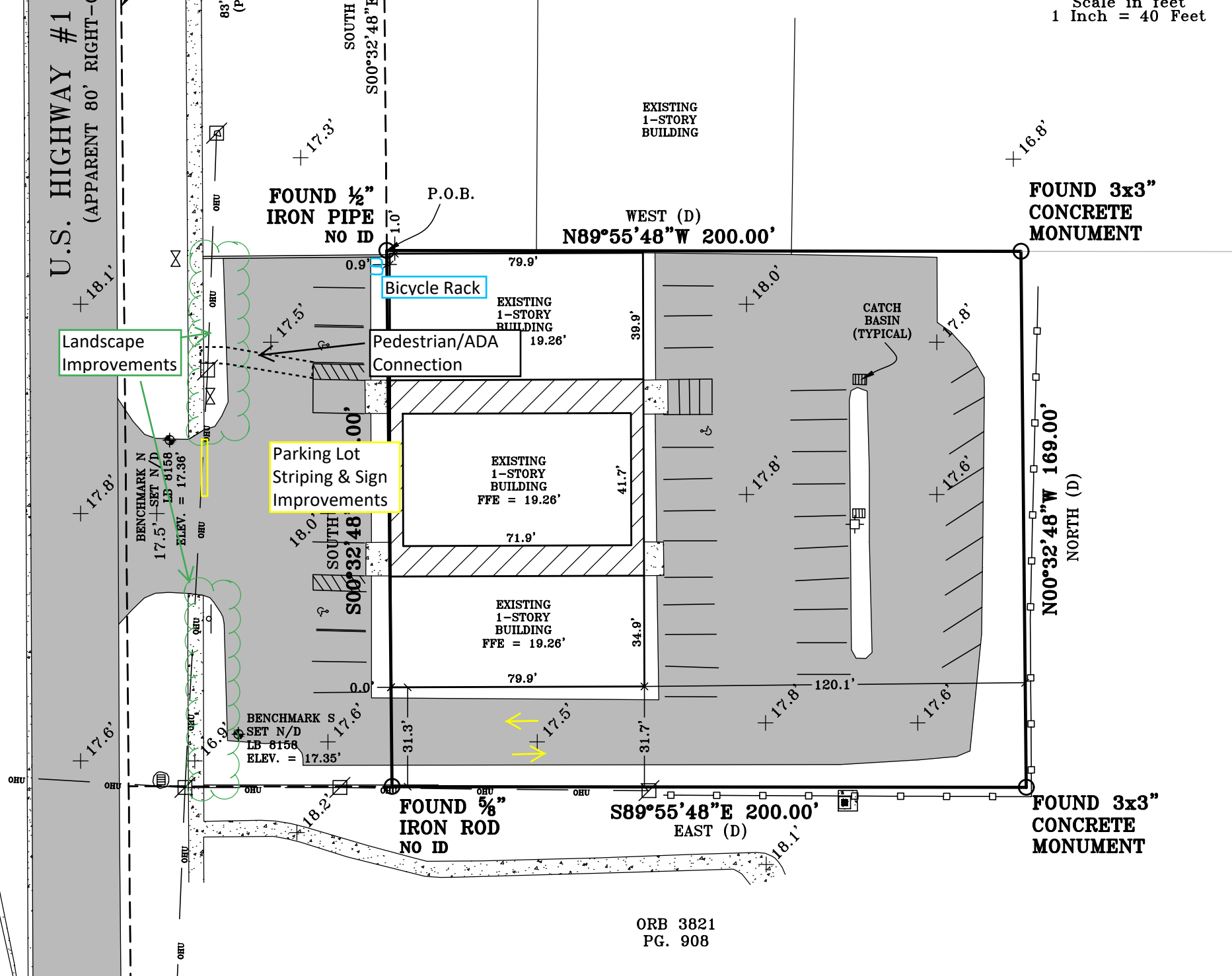

Scale in Feet
1 Inch = 40 Feet
U.S. HIGHWAY #1
(APPARENT 80' RIGHT-O
83'
(P
SOUTH
S00°32'48"E
EXISTING
1-STORY
BUILDING
FOUND ½"
IRON PIPE
NO ID
P.O.B.
WEST (D)
N89°55'48"W 200.00'
FOUND 3x3"
CONCRETE
MONUMENT
Bicycle Rack
Landscape
Improvements
Pedestrian/ADA
Connection
EXISTING
1-STORY
BUILDING
19.26'
39.9'
CATCH
BASIN
(TYPICAL)
Parking Lot
Striping & Sign
Improvements
EXISTING
1-STORY
BUILDING
FFE = 19.26'
41.7'
71.9'
EXISTING
1-STORY
BUILDING
FFE = 19.26'
34.9'
79.9'
120.1'
N00°32'48"W 169.00'
NORTH (D)
BENCHMARK N
SET N/D
LB 8158
ELEV. = 17.36'
BENCHMARK S
SET N/D
LB 8158
ELEV. = 17.35'
31.3'
31.7'
FOUND ⅝"
IRON ROD
NO ID
S89°55'48"E 200.00'
EAST (D)
FOUND 3x3"
CONCRETE
MONUMENT
ORB 3821
PG. 908

LEGAL DESCRIPTION

STARTING FROM A POINT 123 FEET EAST OF THE CENTERLINE OF U.S. HIGHWAY #1 ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF SAVANNAH ROAD (ALSO REFERRED TO AS WATER PLANT ROAD); THENCE GO SOUTH 200 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF THAT CERTAIN RIGHT-OF-WAY OWNED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY LYING 83 FEET EAST OF THE EAST RIGHT-OF-WAY FOR U.S. HIGHWAY #1 FOR A POINT OF BEGINNING; THENCE GO SOUTH 169 FEET, MORE OR LESS (TO THE EXISTING PARCEL PRESENTLY BEING OPERATED AS A GAS STATION), TO ESTABLISH THE SOUTHWEST CORNER OF THE PROPERTY; THENCE FROM THE SOUTHWEST CORNER GO EAST ON A LINE WHICH IS PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNAH ROAD (AND WHICH IS ALSO ALONG THE NORTH BOUNDARY LINE OF SAID GAS STATION PROPERTY) FOR A DISTANCE OF 200 FEET TO ESTABLISH THE SOUTHEAST CORNER OF THE PROPERTY; THENCE FROM THE SOUTHEAST GO NORTH ON A LINE PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 FOR A DISTANCE OF THE AFORESAID 169 FEET, MORE OR LESS, TO ESTABLISH THE NORTHEAST CORNER; THENCE GO WEST PARALLEL WITH SAVANNAH ROAD 200 FEET TO THE POINT OF BEGINNING. THIS PROPERTY IS LOCATED IN THE CITY OF FORT PIERCE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

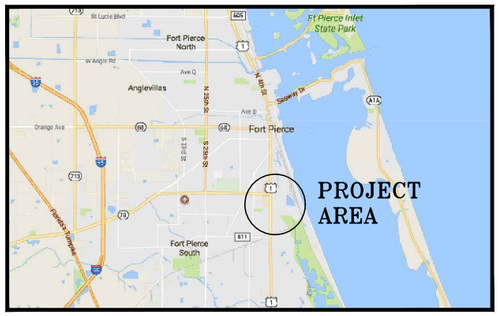
ABBREVIATIONS

CM	CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
N/D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
ORB	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PG	PAGE
PU&D	PUBLIC UTILITY & DRAINAGE

SYMBOLOGY

- ℄ CENTERLINE
- COVERED WALKWAY
- ELECTRIC BOX
- VALVE
- WATER METER
- CONCRETE
- CONCRETE POWER POLE
- DIRT ROAD
- 6' PVC FENCE
- BENCHMARK
- WELL
- GUY ANCHOR
- SIGN

VICINITY MAP



NOTES

1. THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ANY REVISIONS MADE TO THIS DOCUMENT OR ASSOCIATED REPORTS WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED WILL VOID THE SEAL WHICH HAS BEEN PLACED HEREON.
3. NO ABSTRACT WAS MADE BY THE SURVEYOR TO VERIFY ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER BURDENS ON THE SUBJECT PROPERTY OTHER THAN THOSE FURNISHED BY CLIENT OR THEIR REPRESENTATIVE. DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION RECORDED IN OFFICIAL RECORDS BOOK 828, PAGE 2277, ST LUCIE COUNTY, FLORIDA.
4. SUBJECT PROPERTY CONTAINS 0.78 ACRES, MORE OR LESS (33,798.04 SQUARE FEET).
5. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 22, 2017.
6. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7. THE WEST LINE OF THE SUBJECT PARCEL IS ASSUMED TO BEAR S00°32'48"E; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
8. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS & IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER THE SCALED POSITIONS.
10. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12111C0187 J, DATED FEBRUARY 16, 2012.
11. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND RELATIVE TO NGS CONTROL POINT AF7507, ELEVATION = 16.53'.

THIS BOUNDARY & TOPOGRAPHIC SURVEY AND MAP REPRESENTS AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS MAP AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP AND SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS CODIFIED IN CHAPTER 472, FLORIDA STATUTES, AND IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

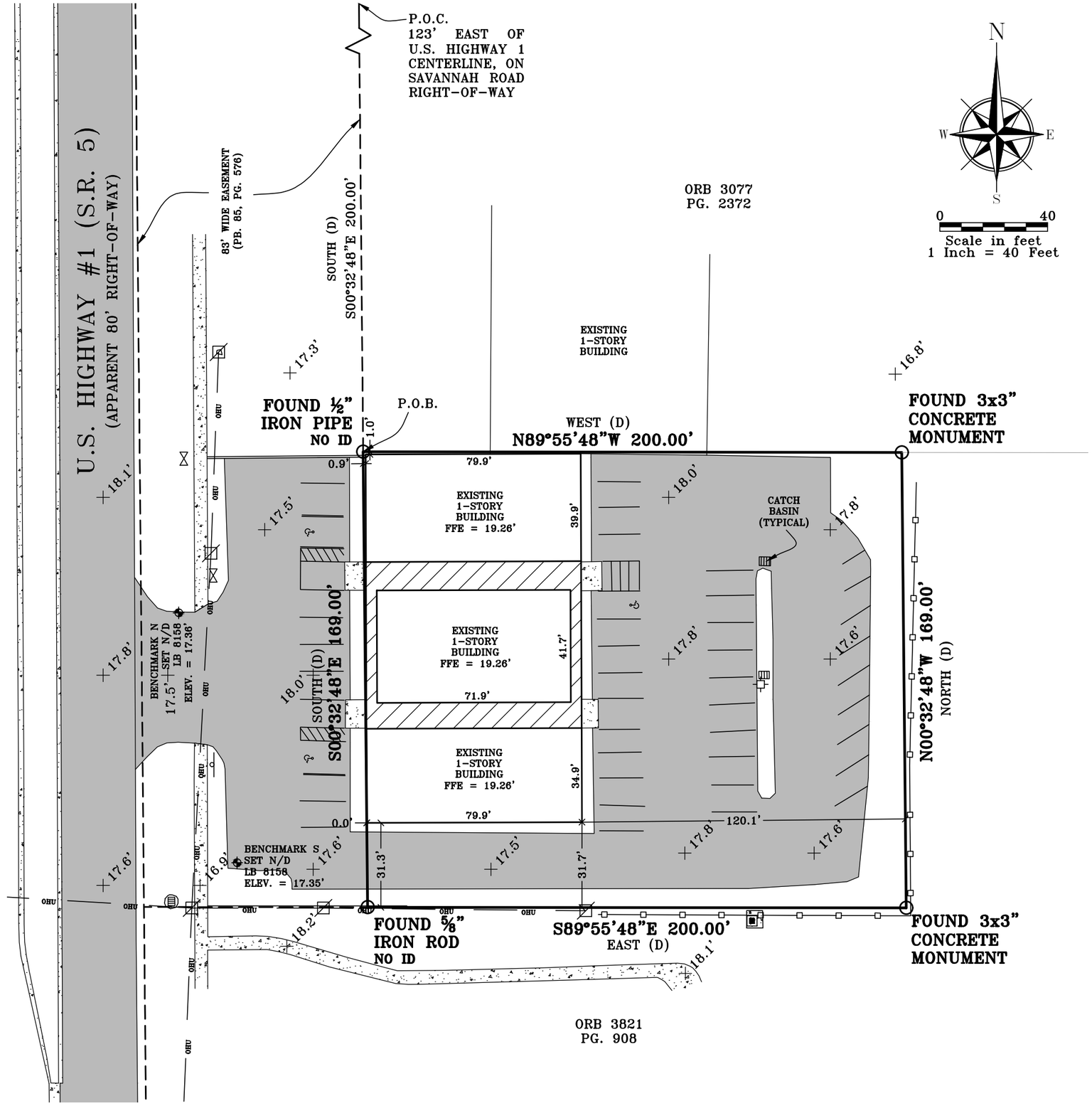
PRELIMINARY

CERTIFIED TO:

MIKE MIRANDO

P. CHAD MAXWELL, FLORIDA REGISTRATION #7070
PROFESSIONAL SURVEYOR AND MAPPER

SIGNATURE DATE



SHEET 1 OF 1

DATE	9/26/2017	SCALE	1" = 40'	CREATED BY	PCM
FILENAME	17061 2732 S US HWY 1.DWG			CHECKED BY	PCM
REVISIONS	...	...			

SECTION 22, TOWNSHIP 35S, RANGE 40E
FORT PIERCE, FLORIDA,
ST. LUCIE COUNTY

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