

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREBY SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALLS, WALKS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP—LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP—LINE.

2. NO MATERIALS SHALL BE BURIED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER THE FIRST (4) CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER, UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS SAMPLE SUBMITTALS

1. MULCH ONE (1) CUBIC FOOT
2. TOPSOIL ONE (1) CUBIC FOOT
3. PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

- a) GENERAL PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 19th EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRASSES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II" LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM. GRADES OTHER THAN SUPERCEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

- b) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOTBALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OR EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

- c) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH PRELIMINARY APPROVAL SHALL NOT GUARANTEE THE RIGHT OF INSPECTION AND APPROVAL AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND CONDITIONS THAT MAY HAVE OCCURRED SINCE THE INSPECTION. INSPECTION REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

- d) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND BE WELL-DRAINED. AVAILABLE SITE IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

- e) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND. INSPECTION FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN—MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARDS SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZER SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS.

1. SHRUBS AND TREES — MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS — OSMOCOTE/SIERRA BLEND 14—14—14
3. SOO — 8—8—8

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE AGRIFORM PLANTING TABLETS 21—GRAM FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEIR BARREN.
2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE INCHES (3").
3. MULCH SHALL BE GRADE 'B' SHREDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.
4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRUS MULCH SHALL BE USED.

H. DIGGING AND HANDLING

1. PROTECT ROOT SYSTEMS OR ROOTBALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING. PLANTING TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN

ANTI-TRANSPIRANT PRODUCT (WILT-PROOF OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRASSES AND STANDARDS FOR NURSERY PLANTS PART I AND II" LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. IF THE BALL IS CRACKED OR BROKEN, PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED 'BR' IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE ROOTS SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRASSES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A CLEAR TRUNK SPECIFICATION MAY CONSTITUTE REJECTION, OR ALL PALMS SUBJECTED TO SUCH PRACTICE, LIKEWISE EXCESSIVE PRUNING OR "SHAVING" OF ROOTBALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ON SITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS, AND PREPARED SLUB—BASES.

I. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL—ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THEY ARE SOLID. THE PLANTS SHALL BE SHAPED AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON—CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER.

J. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

M. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN FORM GRAD BY OTHERS, BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOIL AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT—END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP HOODS AND SURROUNDING AREAS OF ALL RUBBER OR OBSTRUCTION MATTER, ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL, SHOULD THE CONTRACTOR FIND SUCH SOIL. THE CONTRACTOR SHALL BE RESPONSIBLE IN ANY WAY AFFECT THAT VIABILITY OF THE PLANTS TO BE INSTALLED. HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIME ROCK AND LIME ROCK SLUB—BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN RECOMMENDED PLANTING SOIL DEPTH. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON SITE SOURCE OR AN IMPORTED SOURCE. IF LIME ROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 3" DEEP EXCAVATION BY CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY—FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING HOLES SHALL BE EXCAVATED TO A SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 282.1. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE USE. THESE MATERIALS, SECTION D, TEST ALL TRENCHES WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. FERTILIZATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF FOOT DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOCK" OR EQUAL, IS NOT ALLOWED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDCAPE MATERIALS WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21—GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL
- TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUND COVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. AND WHEN WET SOIL MIXTURE DOES NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH OR ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSAL ALL DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE WETTED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ABORTIVE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

15. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). — UNLESS OTHER REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

16. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL, NOT AT PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREES, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE—EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

O. LAWN SODDING

1. STENOCHAPRUM SECURITATUM, V. FLORITAM UNLESS OTHERWISE NOTED. 1ST AUGUSTINE SOLO SOD, 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING. COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE EVENLY PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHOULD BE UNIFORM. UTILIZE BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING: THE CONTRACTOR SHALL SOD ALL PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED, AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEAT TURF BLANKET FOR THE SITE.

- a) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOD, SODDED LAWN.

- b) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS.

- c) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, FOUR INCH (4") MULCH STRIP SHALL BE PROVIDED IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER. CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED TO THOROUGHLY MOISTEN THE SOIL. IN THE OPINION OF THE OWNER, TOP—DRESSING IS NECESSARY AFTER ROLLING TO LIFT THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOIL. CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

- d) DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE INSTALLED DURING THE DAY OF ITS ARRIVAL.

6. LAWN MAINTENANCE:

- a) WITHIN THE SITE, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL—ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE—SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY OWNER OR AS IN THE ORIGINAL WORK SCOPE AND PROCESS (PVS) LINDSAY REGRADING, IF NECESSARY.

- b) WATER EVERY DAY FOR FOURTEEN (14) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT 7 DAY INTERVALS) UNTIL FULLY ESTABLISHED. UNTIL AUTOMATIC IRRIGATION SYSTEM IS FULLY OPERATIONAL AND PROGRAMMED ACCORDINGLY, COORDINATE WATERING SCHEDULE WITH NATURAL RAINFALL. RAINFALL EVENTS IN DURATION OF TWENTY (20) MINUTES OR MORE THAT PRODUCE MORE THAN A HALF INCH (1/2") OF PRECIPITATION WILL NEGATE THE NEED FOR WATERING ON THE FOLLOWING DAY IF PREVIOUSLY SCHEDULED. WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO A DEPTH OF FOUR INCHES (4").

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE DROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE—STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE, INSTALLATION AND PERMITTING. CONTRACTOR SHALL NOT INSTALL IRRIGATION IN RIGHT—OF—WAY UNLESS REQUIRED BY CITY. PREVENT WATER SPRAY ON BUILDING, WALKS, AND WINDOWS. NET A/FM PIPING TO BE BURIED JUST BENEATH SOIL SURFACE AND COVERED INSTALLED BY AN OWNER APPROVED CONTRACTOR.

2. DESIGNED SYSTEM SHALL CONSIST OF AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 100% OVERLAP, AND CONTAINING A RAS SENSOR INSTALLED BY AN OWNER APPROVED CONTRACTOR. THIS SYSTEM SHALL BE INSTALLED AND OPERATIONAL WITHIN TEN (10) DAYS OF THE INITIAL LANDSCAPE INSTALLATION.

3. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE.

4. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNERS OR OWNER'S DESIGNEE.

5. REPLACEMENT: ANY PLANT NOT IN A HEALTHY, THRIVING GROWING CONDITION SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. SHOULD THE OWNER ELECT, TREES AND PALMS MAY BE GIVEN A PERIOD OF NINETY (90) DAYS BEFORE REMOVAL TO ALLOW THE CONTRACTOR TO RESURRECT THE TREE OR PALM IN QUESTION AND BRING IT TO A THRIVING, HEALTHY CONDITION. ALL REPLACEMENTS SHALL BE PLANTS OF LIKE KIND, CONDITION AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED, AND MULCHED AS SPECIFIED WITHIN THESE SPECIFICATIONS. AT NO ADDITIONAL COST TO THE OWNER, ANY REPAIRS FROM THIS REPLACEMENT MATERIAL SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT MATERIAL SHALL BE GUARANTEED TO A ONE (1) YEAR PERIOD FROM THE DAY OF REPLACEMENT ACCEPTANCE BY THE OWNER. SHOULD REPLACEMENT MATERIAL FAIL WITHIN THE GUARANTEED PERIOD, OWNER MAY OPT FOR A CREDIT OF THE MONETARY AMOUNT FOR THE REPLACEMENT

MATERIALS, AT A RATE OF THE ORIGINAL CONTRACT BID RATE, IN LIEU OF AN ADDITIONAL REPLACEMENT.

4. IN THE EVENT THE OWNER ELECTS NOT TO CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO OBTAIN MAINTENANCE PERIODICALLY (AS REFERRED TO) BY THE OWNER OR THEIR DESIGNEE. AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH OF ITEMS UNDER REPLACEMENT WARRANTY. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. GRADING & DRAINAGE NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE DIG SAFE! NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANIES IN FLORIDA, CALL FLORIDA SUNSHINE AT 811.

2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.

3. FIT ON EVENLY BETWEEN SPOT GRADES: ALL PAVED AREAS MUST FIT TO DRAIN AT A MINIMUM SLOPE OF ONE—EIGHTH (1/8) PER FOOT. ANY DISCREPANCY NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.

4. WHERE NEW PAVING OR EARTHWORK EXISTS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW, WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES, DO NOT FILL ABOVE BASAL FLARE OF EXISTING TREES.

V. UTILITY PLAN NOTES

1. CONTRACTOR SHALL INSTALL SCHEDULE 40 PVC CONDUIT (SLEEVES) FOR ALL IRRIGATION PIPING UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS.

W. SITE PREPARATION

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.

2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIP LINE OR AS DIRECTED BY THE OWNER (SEE LANDSCAPE DETAIL SHEET). PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. PROTECTIVE FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES.

3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT SHOULD BECOME NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY WITH A SMOOTH CLEAN CUT BY A SHARP SAW, COVERED WITH BURLAP, AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED. TEARS OR JAGGED CUTS TO ROOTS ARE UNACCEPTABLE.

4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEMS AND SATISFACTORY OFF—SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCE BY THE REMOVAL OPERATIONS.

5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF CONSTRUCTION DUE TO HIS CONTRACT OPERATIONS.

6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF—SITE BY CONTRACTOR.

7. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES, REQUIREMENTS OR RECOMMENDATIONS.

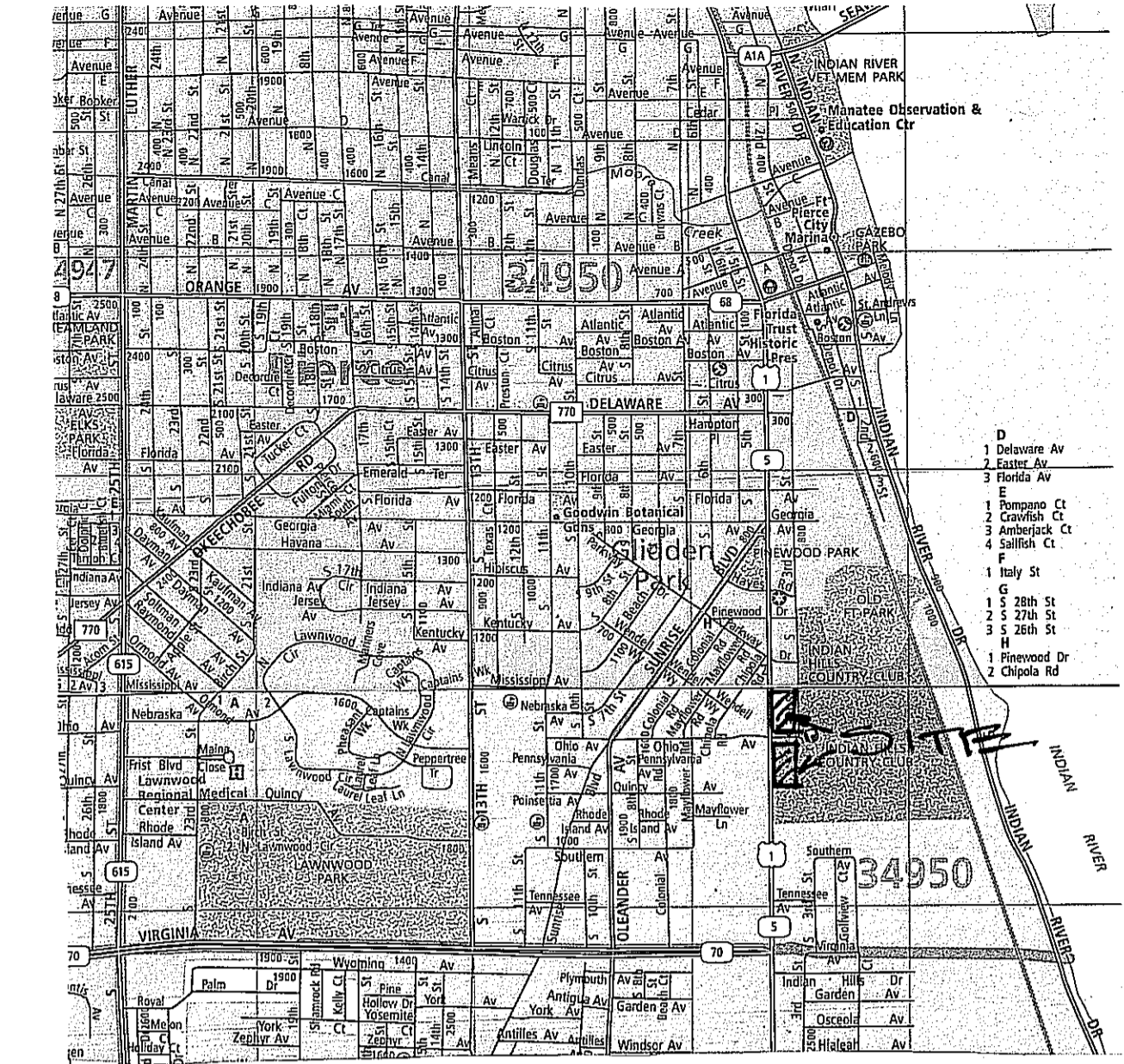
X. ROOT CONTROL BARRIER

1. ROOT CONTROL PRODUCT SHALL BE A BIOLOGICAL BARRIER PRODUCT, PRODUCT SHALL BE 811—BARRIER ROOT CONTROL SYSTEM, AS MANUFACTURED BY BSA FIBERWEB/REEMAY, INC. AND DISTRIBUTED BY HORT ENTERPRISES, INC.

2. PRODUCT SHALL BE SUBMITTED TO PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET PRESSURE REQUIREMENTS. SYSTEM DESIGN TO SHOW ALL VALVES, PIPES

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1:
THE WEST 200 FEET OF THE NORTH 300 FEET OF THAT PART OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING EAST OF U.S. HIGHWAY NO. 1, BEING IN ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF.
AND PARCEL 1B:
THE ONE HUNDRED FIFTY (150) FOOT SQUARE IN THE NORTHWEST CORNER OF THE LANDS OWNED BY HUGO W. PAUSIN AND ANNA D. PAUSIN, HIS WIFE, UNDER DEED DATED MAY 10, 1953, OF RECORDS IN DEED BOOK 182, PAGE 133, ST. LUCIE COUNTY RECORDS, SAID DEMISED LAND HAVING A FRONTAGE OF ONE-HUNDRED FIFTY (150) FEET ON U.S. HIGHWAY #1 AND A UNIFORM DEPTH OF ONE HUNDRED FIFTY (150) FEET, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID LANDS FOR THE PLACE AND POINT OF BEGINNING; RUN THENCE SOUTH ALONG THE EAST LINE OF U.S. HIGHWAY #1 (SOUTH FOURTH STREET) A DISTANCE OF 150.0 FEET; RUN THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LANDS A DISTANCE OF 150.0 FEET; RUN THENCE NORTH AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1 (SOUTH FOURTH STREET), A DISTANCE OF 150 FEET TO THE NORTH LINE OF SAID LANDS; RUN THENCE WEST ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 150.0 FEET TO THE PLACE AND POINT OF BEGINNING.
SAID LANDS LYING AND BEING IN THE NE1/4 OF THE SW1/4 LYING EAST OF DIXIE HIGHWAY, SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST.
AND
FROM THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE EAST RIGHT OF WAY LINE FOR U.S. HIGHWAY #1; RUN SOUTH ALONG SAID RIGHT OF WAY LINE 300.0 FEET; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 150.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 45.0 FEET; THENCE RUN SOUTH PARALLEL WITH U.S. HIGHWAY #1, 65 FEET; THENCE RUN WEST 45 FEET; THENCE RUN NORTH 65.0 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THE FOLLOWING:
FROM THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY, RUN SOUTH ALONG SAID RIGHT OF WAY LINE FOR 446.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 4.6 FEET; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 150.0 FEET; THENCE RUN NORTH PARALLEL WITH U.S. HIGHWAY NO. 1, 28.00 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 18.0 FEET AND A CENTRAL ANGLE OF 90 DEGREES 17 MINUTES) A DISTANCE OF 12.36 FEET; THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF AFORESAID SOUTHWEST 1/4, 132.91 FEET TO THE POINT OF BEGINNING.

(LEGAL DESCRIPTION TAKEN FROM PRIOR SURVEY IN FILE, VERY DIFFICULT TO READ AND COPY, THIS FIRM NEEDS A LEGIBLE LEGAL DESCRIPTION)

PARCEL 2:
LOTS 1, 2 3 AND 4, LESS AND EXCEPT THE EAST 100 FEET THEREOF OF EACH, AND ALL OF LOTS 27, 27A, 28, 28A, 29, 29A, 30 AND 30A, BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH ALL OF THAT PORTION OF THE ALLEY APPURTENANT TO SAID LOTS, WHICH ALLEY HAS BEEN VACATED AND CLOSED BY THE CITY OF FORT PIERCE. LESS AND EXCEPT THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2853, PAGE 832, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOTS 5, 6, 7, 8, 9, 10, 24A, 25, 25A, 26 AND 26A, BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF VACATED ALLEY CONTIGUOUS TO ABOVE DESCRIBED PARCEL, AS DESCRIBED IN ORDINANCE NO. C-118 RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 2037, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
A PORTION OF LOTS 21, 21-A, 22, 22-A, 23, 23-A AND 24, BLOCK 30 OF PLAT OF PINWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID LOT 24, FOR 131.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 4th STREET AS SHOWN ON STATE OF FLORIDA STATE ROAD RIGHT OF WAY MAP, OF STATE ROAD NO. 5, SECTION 9401-111, ST. LUCIE COUNTY, FLORIDA; SAID POINT ALSO LYING 7.00 FEET EAST OF THE WEST LINE OF LOT 24; THENCE NORTH 00°19'24" EAST ALONG SAID RIGHT OF WAY LINE AND ALSO ALONG A LINE LYING 7.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 24, 23-A, 23, 22-A, 22, 21-A, AND 21, FOR 203.00 FEET TO THE NORTH LINE OF SAID LOT 21; THENCE SOUTH 89°21'12" EAST ALONG THE NORTH LINE OF SAID LOT 21, FOR 130.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 00°01'24" EAST ALONG THE EAST LINES OF SAID LOTS 21 THRU 24, FOR 203.01 FEET TO THE POINT OF BEGINNING.
LESS THE EXCEPT ANY PORTION OF THE PROPERTY USED FOR PUBLIC RIGHT OF WAY.

SURVEYOR'S NOTES:

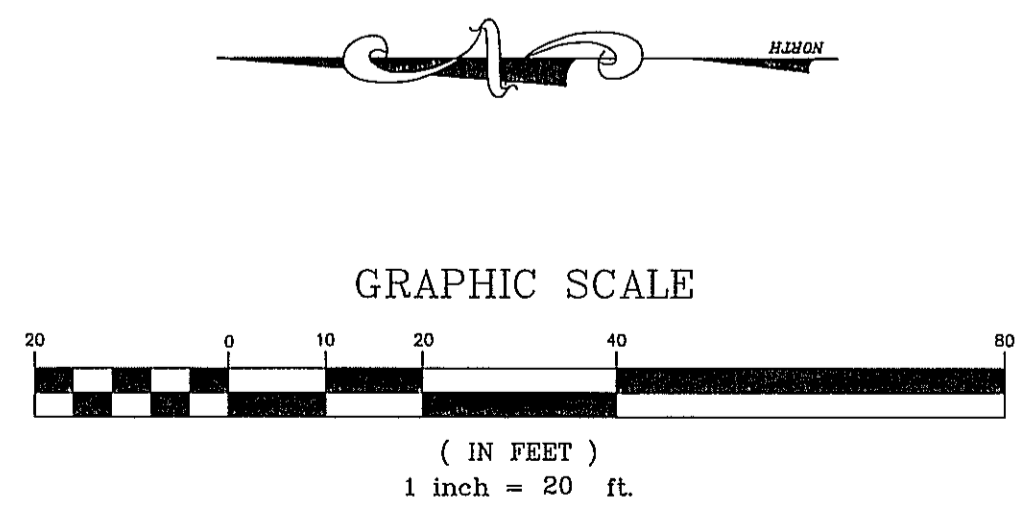
1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH ATTORNEYS' TITLE FUND SERVICES, LLC.
- PARCEL 1: FUND FILE NUMBER: 239892, PREPARED DATE: NOVEMBER 5, 2015
RESTRICTIONS / EASEMENTS:
1.) DEED BOOK 81, PG 163; DEED BOOK 206, PG 143 - AFFECTS PROPERTY, BLANKET EASEMENT
2.) ORB 2639, PG 44 - DOES NOT AFFECT SUBJECT PROPERTY
3.) ORB 2921, PG 926, ORB 3155, PG 1225; ORB 3643, PG 2979 - DOES NOT AFFECT SUBJECT PROPERTY
- PARCEL 2: FUND FILE NUMBER: 239899, PREPARED DATE: OCTOBER 21, 2015.
1.) PLAT BOOK 5, PAGE 24 - AFFECTS PLOTTABLE, NO PLOTTABLE EXCEPTIONS
2.) ORB 878, PG 2778 - AFFECTS PROPERTY, BLANKET EASEMENT
3.) ORB ORB 878, PG 2765 - AFFECTS PROPERTY, UNPLOTTABLE
- PARCEL 3: FUND FILE NUMBER: 239917, PREPARED DATE: OCTOBER 21, 2015.
1.) PLAT BOOK 5, PAGE 24 - AFFECTS PLOTTABLE, NO PLOTTABLE EXCEPTIONS
2.) ORB 113, PG 205 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
- PARCEL 4: FUND FILE NUMBER: 239919, PREPARED DATE: OCTOBER 21, 2015.
1.) PLAT BOOK 5, PAGE 24 - AFFECTS PLOTTABLE, NO PLOTTABLE EXCEPTIONS
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.00°24'09"E. ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.48'
6. SITE AREA:
PARCEL 1: 79722.81 SQUARE FEET OR 1.83 ACRES MORE OR LESS.
PARCEL 2: 39248.46 SQUARE FEET OR 0.90 ACRES ±
PARCEL 3: 74490.02 SQUARE FEET OR 1.71 ACRES ±
PARCEL 4: 26710.06 SQUARE FEET OR 0.61 ACRES ±
7. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO.120286-0187-J, DATED: FEBRUARY 16, 2012.
8. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. OWNERSHIP OF FENCE AS SHOWN, IF ANY, ARE NOT DETERMINED BY THIS SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
12. THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

SHEET 1 OF 3 (SCALE: 1" = 20')
NOT VALID WITHOUT SHEETS 1-3



LEGEND

- CLEAN OUT
- STEEL POST
- STEEL COLUMN
- POWER POLE
- ⊗ METAL LID
- ⊙ MANHOLE
- ⊕ LIGHT POST
- INV INVERT
- EL ELEVATION
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.B.S. CONCRETE BLOCK STRUCTURE
- R RADIUS
- L LENGTH
- Δ DELTA
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- SPOT ELEVATIONS

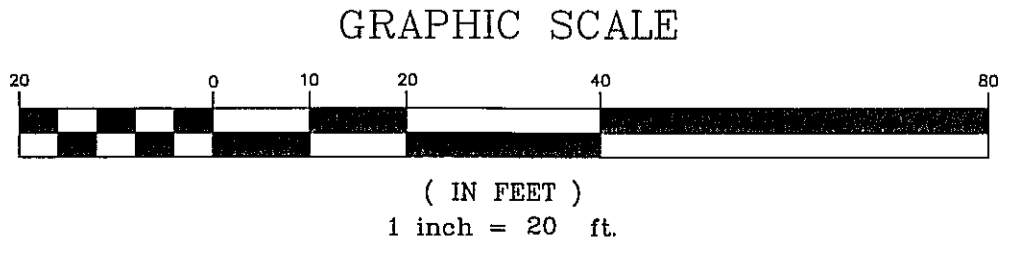
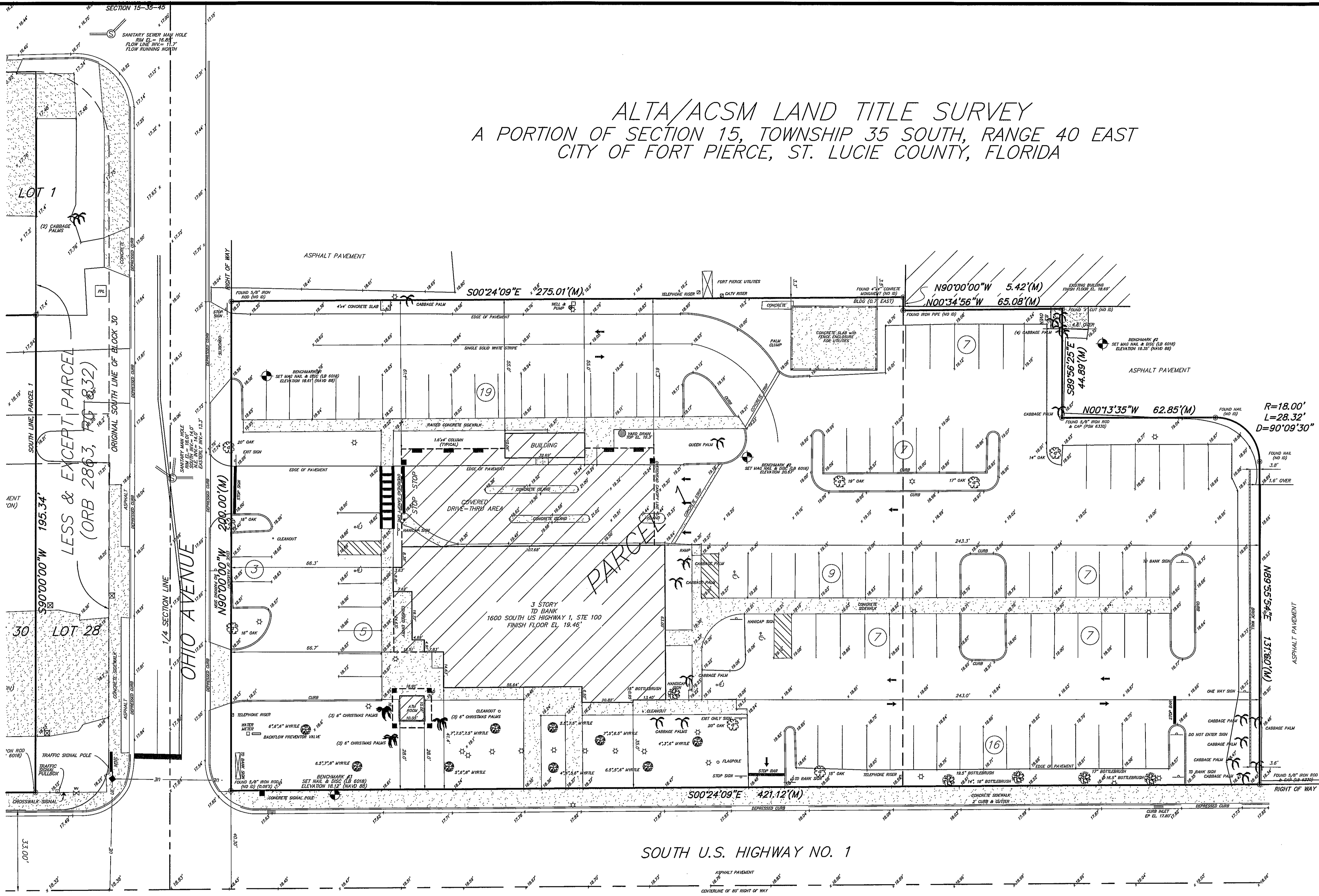
BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 3		
DRAWN BY: DPK		
SCALE: 1" = 20'		
FIELD WORK COMPLETED: 9/20/13		
FIELD BOOK: SKETCH		
JOB NO. 12378		
REVISIONS		
DATE:	DESCRIPTION:	BY:

THOMAS ENGINEERING GROUP
1600 SOUTH U.S. HIGHWAY NO. 1
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

ALTA/ACSM LAND TITLE SURVEY
 A PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



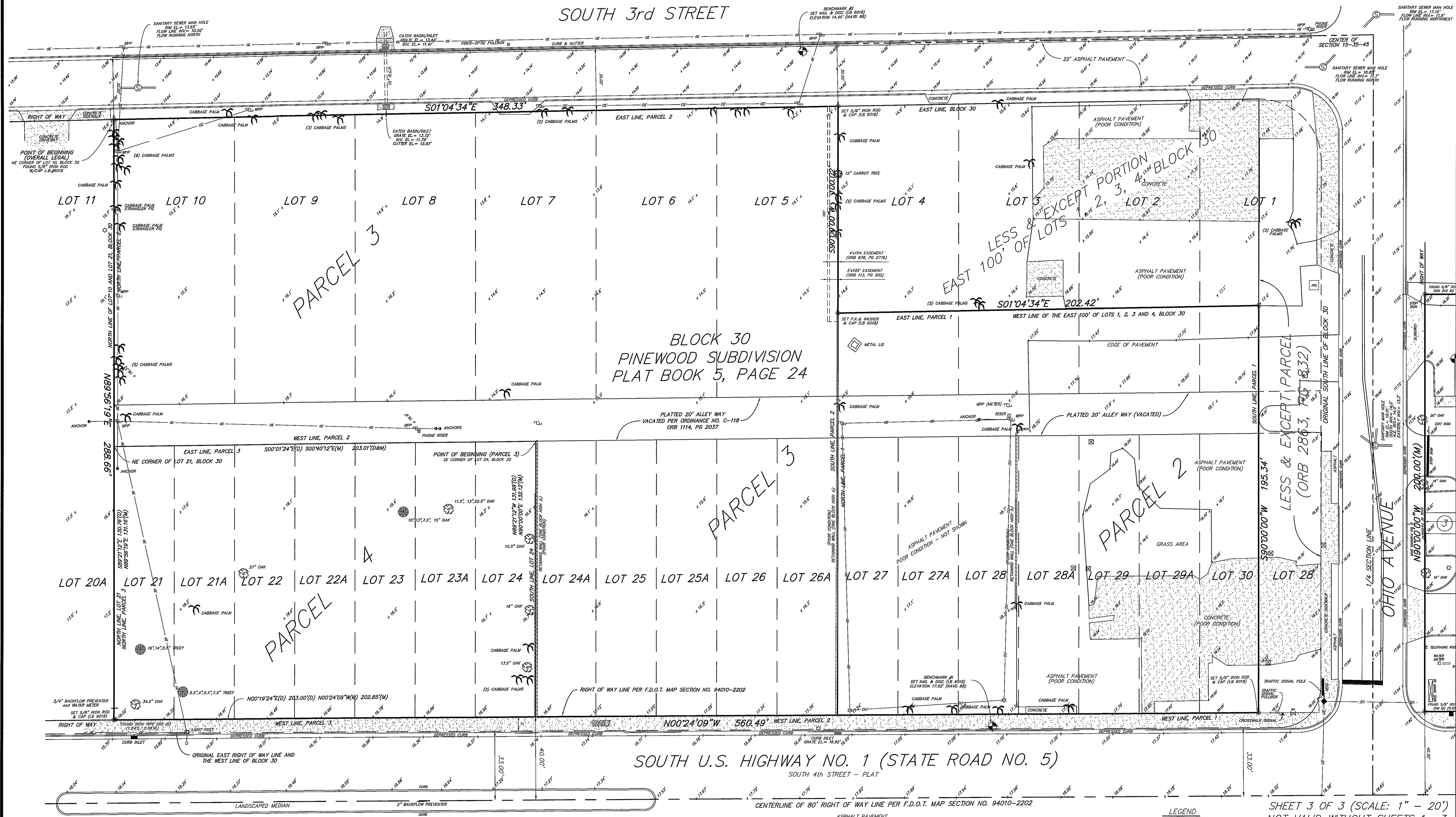
- LEGEND**
- CLEAN OUT
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 - L LENGTH
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 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SPOT ELEVATIONS

SHEET 2 OF 3 (SCALE: 1" = 20')
 NOT VALID WITHOUT SHEETS 1 - 3

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SOUTH 3rd STREET

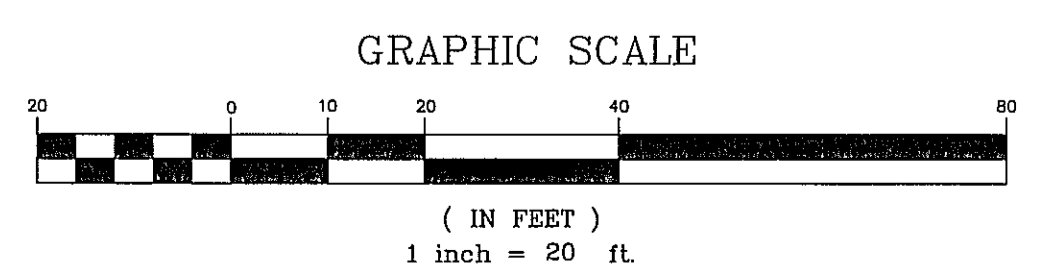


BLOCK 30
PINWOOD SUBDIVISION
PLAT BOOK 5, PAGE 24

SOUTH U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5)
SOUTH 4th STREET - PLAT

SHEET 3 OF 3 (SCALE: 1" = 20')
NOT VALID WITHOUT SHEETS 1 - 3

ALTA/ACSM LAND TITLE SURVEY
A PORTION OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



- LEGEND
- CLEAN CUT
 - STEEL POST
 - STEEL COLUMN
 - POWER POLE
 - ⊗ METAL LID
 - ⊙ MANHOLE
 - ⊕ LIGHT POST
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