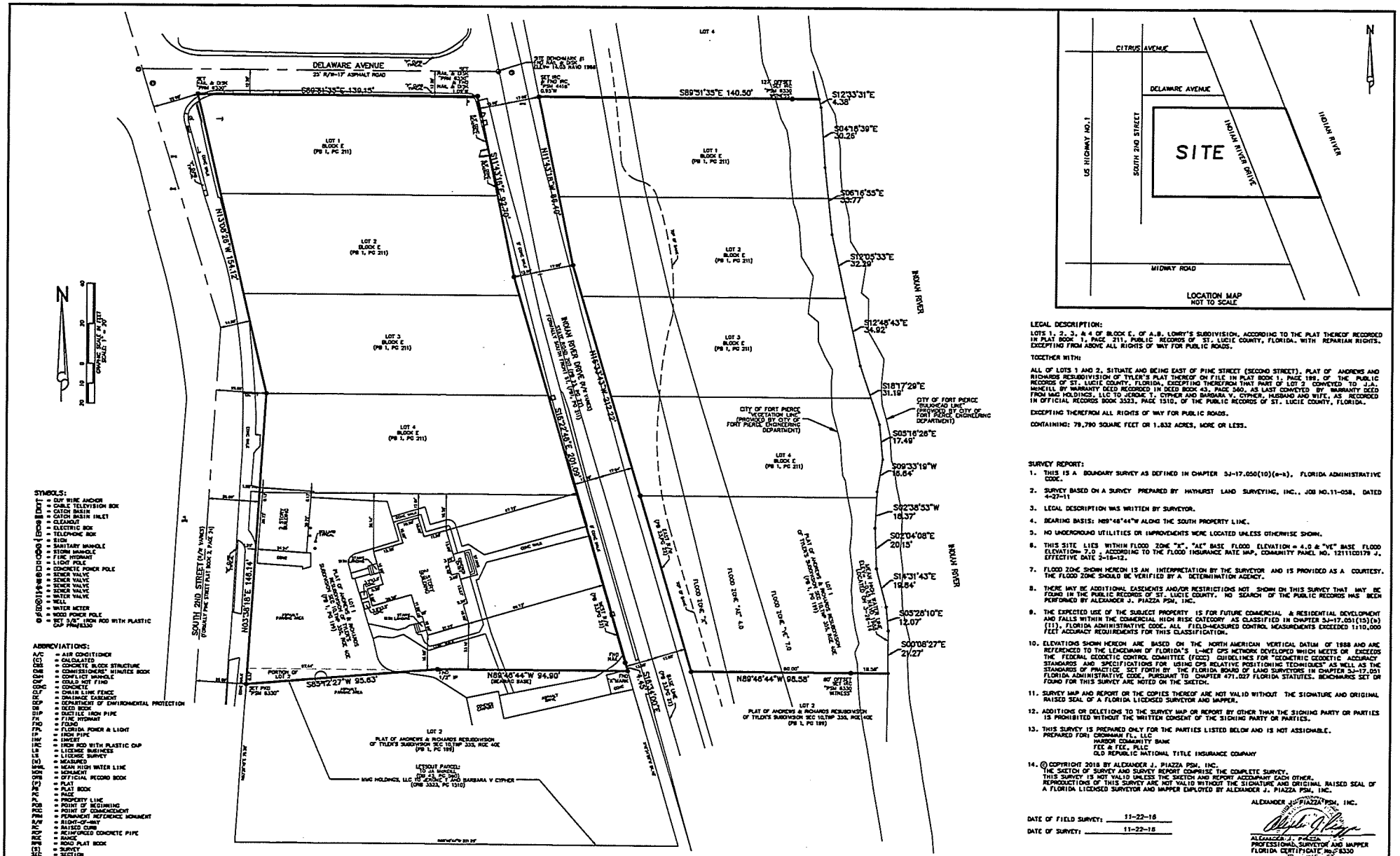

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = SEWER VALVE
- = SEWER VALVE
- = SEWER VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PRM#6330

ABBREVIATIONS:

- A/C = AIR CONDITIONER
- (C) = CALCULATED
- CBS = CONCRETE BLOCK STRUCTURE
- COMM'S MIN BK = COMMISSIONERS' MINUTE BOOK
- CM = CONFLICT MONUMENT
- CNF = COULD NOT FIND
- CONC = CONCRETE
- CLF = CHAIN LINK FENCE
- DE = DRAINAGE EASEMENT
- DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
- DB = DEED BOOK
- DIP = DUCTILE IRON PIPE
- FH = FIRE HYDRANT
- (F) = FOUND
- FP&L = FLORIDA POWER & LIGHT
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD WITH PLASTIC CAP
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- (M) = MEASURED
- MHWL = MEAN HIGH WATER LINE
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PLAT = PLAT
- PB = PLAT BOOK
- PG = PAGE
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- RC = RAISED CURB
- RCP = REINFORCED CONCRETE PIPE
- RNG = RANGE
- RPB = ROAD PLAT BOOK
- SURV = SURVEY
- SEC = SECTION
- SLP = STOP LIGHT POLE
- SMH = SANITARY MANHOLE
- SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
- STMH = STORM MANHOLE
- TB = TRAFFIC BOX
- TLP = TRAFFIC LIGHT POLE
- TV = TELEVISION
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- WP = WOOD POLE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 4 OF BLOCK E, OF A.B. LORRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. WITH REPARIAN RIGHTS. EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH:

ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 560, AS LAST CONVEYED BY WARRANTY DEED FROM MMC HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3523, PAGE 1310, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING: 79,790 SQUARE FEET OR 1.832 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11
3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
4. BEARING BASIS: N89°48'44"W ALONG THE SOUTH PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION= 7.0 ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-18-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL & RESIDENTIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(13)(b)(1), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LEICA/NAVD 88 FLORIDA'S L-NET CPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING CPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: CROWNMAN FL, LLC
    HARBOR COMMUNITY BANK
    FEC & FEC, PLLC
    OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
14. © COPYRIGHT 2018 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 11-22-16

DATE OF SURVEY: 11-22-16

ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY

500, 507, 509 & 515 SOUTH INDIAN RIVER DRIVE

AS PREPARED FOR

CROWNMAN FL, LLC

CAD	K:\REALTIME\IRDRIVE\DWG\16-2730.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	PG.	JOB	16-2730
DFT	CJM			DATE	11-22-16
CKD	AJP	SHEET 1 OF 1		DWG	D-742

K:\REALTIME\IRDRIVE\DWG\16-2730.dwg, 12/22/2016 12:36:24 PM