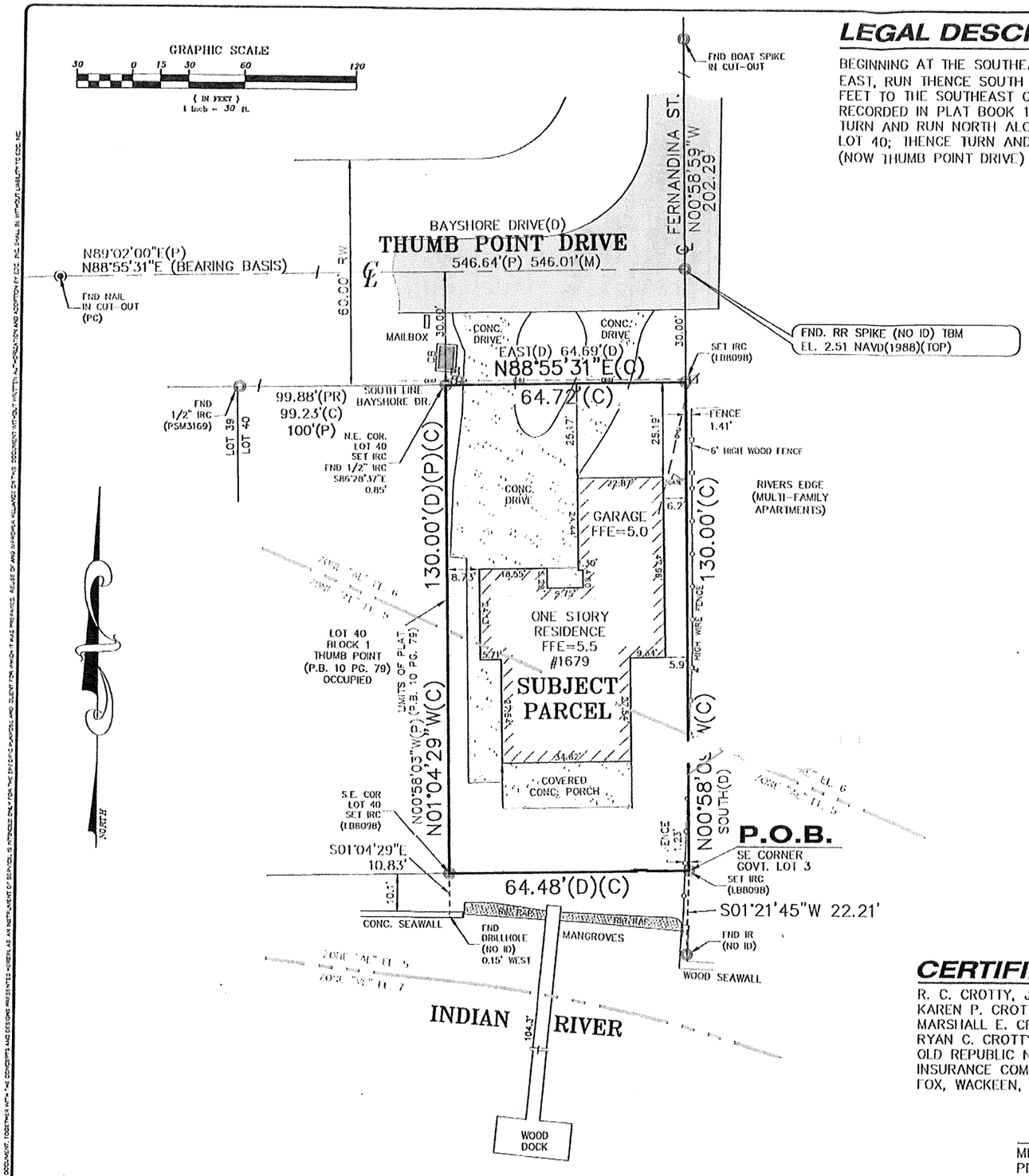

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN THENCE SOUTH 89 DEGREES 2' WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 64.48 FEET TO THE SOUTHEAST CORNER OF LOT 40, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE TURN AND RUN NORTH ALONG THE EAST LINE OF SAID LOT 40, 130 FEET TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE TURN AND RUN EAST 64.69 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF BAYSHORE DRIVE (NOW THUMB POINT DRIVE) TO A POINT; THENCE TURN AND RUN SOUTH TO THE POINT OF BEGINNING.

LEGEND

(P)	PLAT DATA	℄	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	⅊	PROPERTY LINE
(D)	DEED	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.O.B.	POINT OF BEGINNING	EL	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	CONC	CONCRETE
L.B.	LICENSED BUSINESS	CATV	CABLE TELEVISION
PRM	PERMANENT REFERENCE MONUMENT	SQ.	SQUARE
IR&C	5/8" IRON ROD & CAP	FT.	FEET
C.M.	CONCRETE MONUMENT	TOE	TOE OF BANK
O.R.B.	OFFICIAL RECORDS BOOK	TOB	TOP OF BANK
PB	PLAT BOOK	OHU	OVERHEAD UTILITIES
PG	PAGE	HDPE	HIGH DENSITY POLYETHYLENE
Δ	CENTRAL ANGLE	LS	LIFT STATION
R	RADIUS	WW	WET WELL
L	ARC LENGTH		LOT LINE
CB	CHORD BEARING		BUILDING WALL LINE
CD	CHORD DISTANCE		WOOD POWER POLE
UGE	UNDERGROUND ELECTRIC		FIRE HYDRANT
UG AT&T	UNDERGROUND AT&T		VALVE
R/W.	RIGHT OF WAY		DRAINAGE MANHOLE
RR	RAIL ROAD		SANITARY MANHOLE
CBS	CONCRETE BLOCK STRUCTURE		HAND HOLE
WM	WATER MAIN		SANITARY CLEAN OUT
A/C	AIR CONDITIONING		WOOD POWER POLE
BLDG	BUILDING		CONCRETE POWER POLE
H/C	HANDY CAPPED		GUY WIRE AND ANCHOR
F.F.E.	FINISHED FLOOR ELEVATION		WELL
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM		CABLE TV JUNCTION BOX
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM		SIGN
CR	COUNTY ROAD		INDICATOR LIGHT
NSRWCD	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT		TELEPHONE JUNCTION BOX
(PR)	PRORATED DATA		

NOTES

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) ADDITIONS OF DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING SURVEYOR.
3) THE LAST DATE OF FIELD WORK WAS MARCH 30, 2016.
4) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
5) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
6) TO MAKE THE MAP LEGIBLE THE SYMBOLS SHOWN HEREON AND AS DESCRIBED IN THE LEGEND ARE NOT ALWAYS TO SCALE, BUT INDICATE THE SURVEYED LOCATION.
7) DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD DESIGNATIONS "AE" EL 5, "AE" EL 6 AND "VE" EL. 7 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0183J, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2012 IN ST. LUCIE COUNTY, FLORIDA.
8) SUBJECT PROPERTY CONTAINS 0.193 ACRES, MORE OR LESS (8,396 SQUARE FEET).
9) THE CENTERLINE OF THUMB POINT DRIVE IS ASSUMED TO BEAR N89°02'00"E PER RECORD PLAT AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO. UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN ARE PER RECORD PLAT (P), DEED (D) AND CALCULATED (C).
10) ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) AND ARE IN FEET AND ARE BASED ON BENCHMARK T-36 FLDNR HAVING A PUBLISHED ELEVATION OF 5.14 FEET. TO CONVERT FROM NAVD'88 TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD'29), ADD 1.499 FEET.

CERTIFIED TO:

R. C. CROTTY, JR.;
KAREN P. CROTTY;
MARSHALL E. CROTTY;
RYAN C. CROTTY;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
FOX, WACKEEN, DUNGEY, et. al.

5-24-16

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

DATE

GSI/EDC PROJECT # 16-203

ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454
BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS CERTIFICATE OF AUTHORIZATION NUMBER 9935

PART OF GOVERNMENT LOT 3, SECTION 1-35-40
ST. LUCIE COUNTY, FLORIDA
BOUNDARY SURVEY
ST. LUCIE COUNTY, FLORIDA

MICHAEL T. OWEN, P.S.M.
#5556
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

JOB #16-203