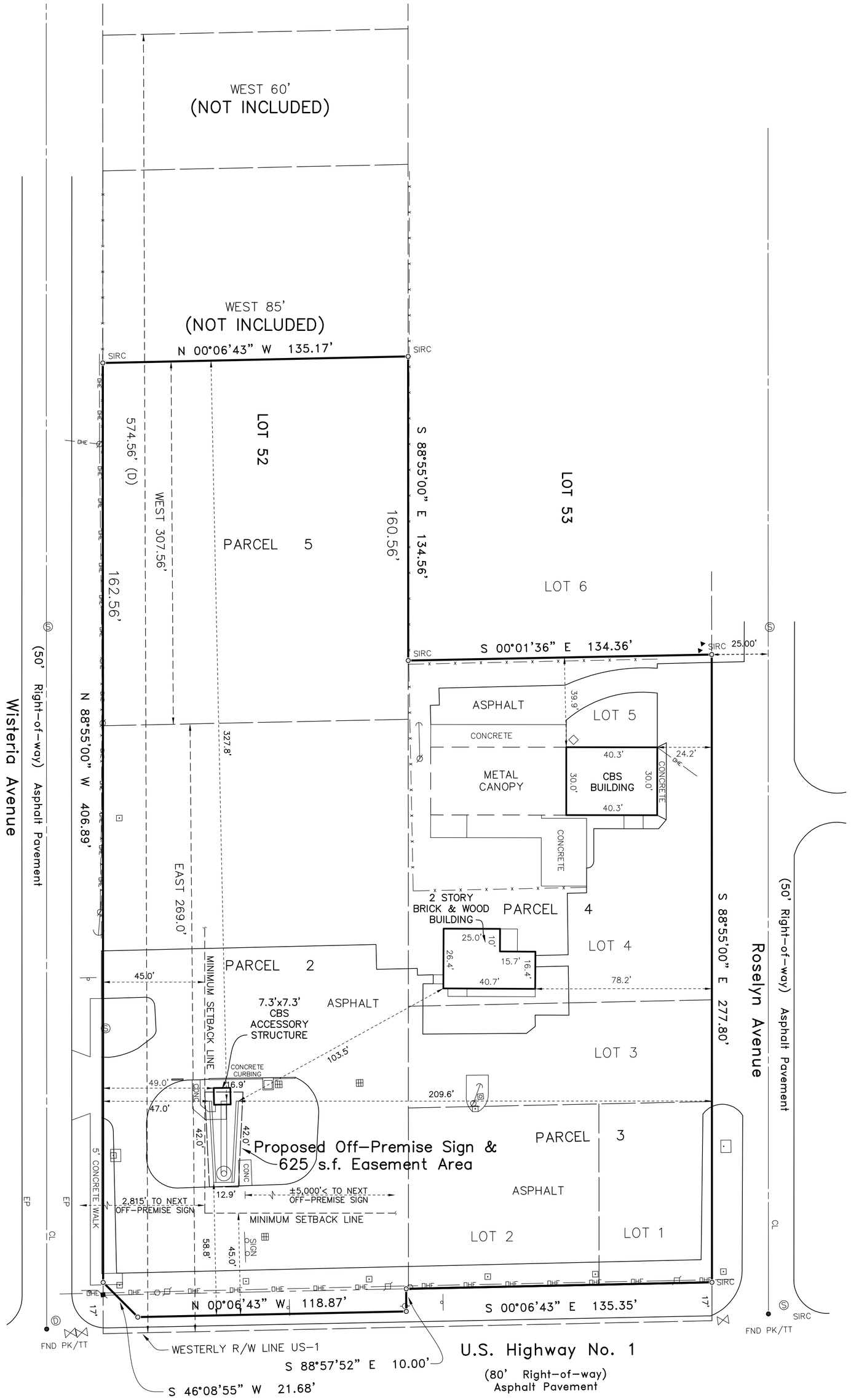


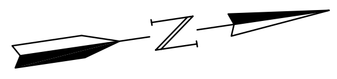

**Location Map**
**(Not To Scale)**

## LEGEND

- = FIRE HYDRANT
- = WOODEN POWER POLE
- = CONCRETE POWER POLE
- = TELEPHONE RISER
- = WATER METER
- = POLE ANCHOR
- FND = FOUND
- = DRAINAGE MANHOLE
- = SANITARY SEWER MANHOLE
- EP = EDGE OF PAVEMENT
- CLF = CHAIN LINK FENCE
- = 4" METAL POLE ON CONCRETE BASE
- = WATER METER
- = SIGN
- CONC = CONCRETE
- = SANITARY CLEANOUT
- = CATCH BASIN
- FIRC = FOUND IRON ROD & CAP (UNNUMBERED)
- FIR = FOUND 5/8" IRON ROD (UNNUMBERED)
- = CABLE TELEVISION RISER
- OHE = OVERHEAD UTILITY LINES
- IR = IRON ROD
- SIRC = SET IRON ROD & CAP
- R/W = RIGHT-OF-WAY
- (P) = PLAT DIMENSION
- (M) = MEASURED DIMENSION
- UE = UTILITY EASEMENT
- = BACK FLOW PREVENTION
- = SANITARY CLEANOUT
- = WATER VALVE
- = SANITARY VALVE
- ± = PLUS OR MINUS

**LOT AREA:** 94,565 Sq. Ft.; 2.17 Acres±

**STREET ADDRESS:** 2705 & 2711 S. U.S. Highway No. 1, 510 Wisteria Avenue and 405 Roselyn Avenue Fort Pierce, Florida 34982.

**SURVEYORS' NOTES:**

1. Bearings shown hereon are based on the centerline of Wisteria Avenue and bears N88°55'00"W.
2. Written dimensions take precedence over scaled dimensions and distances are not to be scaled for construction and/or design purposes.
3. All distances and bearings are as field measured and are coincident with "PLAT" and description data unless otherwise noted.
4. This drawing is not valid without the raised embossed seal of a Florida Professional Surveyor & Mapper.
5. This survey is based upon a description furnished by the client, there has been no search of the public records done by this office.
6. Property lies in Flood Zone "X" as scaled from the National Flood Insurance Program Rate Map, Community Panel Number 1211C0187 J, with an effective date of February 16, 2012.
7. City water & sewer are available in this area.
8. There may be additionl restrictions on this property not shown herein that may be found in the public records of St. Lucie, Florida.
9. The legal descriptions contained in those documents recorded in OR Book 1222, page 2699 and OR Book 1481, page 724 lie wholly within the lessed out portion of Parcel 5.

**LEGAL DESCRIPTION** (PARCEL 2):
The East 269 feet of Lot 52, **MARAVILLA GARDENS, UNIT ONE**, according to the Plat thereof, as recording in Plat Book 6, page 55, of the Public Records of St. Lucie County, Florida, less the East 7 feet thereof.

and (PARCEL 3)

Lots 1, 2, and 3, Block 1, **THOMAS SUBDIVSION**, according to the Plat thereof, as recorded in Plat Book 9, page 70, of the Public Records of St. Lucie County.

and (PARCEL 4)

Lots 4 and 5, Block 1, of **THOMAS SUBDIVSION**, according to the Plat thereof, as recorded in Plat Book 9, page 70, of the Public Records of St. Lucie County.

and (PARCEL 5)

The West 305.56 feet of the East 574.56 feet of Lot 52 of **UNIT ONE MARAVILLA GARDENS**, according to the Plat thereof, as recorded in Plat Book 6, page 55, of the Public Records of St. Lucie County, Florida, Less and except the West 145 feet thereof.

Note: Parcels 2,3,4, and 5 are contiguous to each other along their common boundary lines.

**CERTIFIED TO:**
E L O Real Estate II, LLC

Revised: Update survey (Parcels 2, 3, 4 & 5) and create Site Plan for sign permit, WB, 09-25-18.
Revised: Edit proposed sign location, WB, 10-09-18.

**Date of Last field work:** 09/25/2018

OCTOBER 10, 2018
Date of Signature

WILLIAM B. BENNETT
Professional Surveyor & Mapper
Florida Certificate No. 6353
LB No. 7608


Bennett Surveying, Inc.
107 Augusta Court
Jupiter, Florida 33458
tel: 772.336.4933
email: bennettsurveying@yahoo.com


| | | | |
|---|---|---|---|
| Boundary Survey & Site Plan | | | |
| Prepared on the order of: E L O Real Estate II, LLC | | | |
| Field: | LM/JD | Job No.: | 06-0417-4 |
| Drawn: | WBB | Date: | 06/19/2006 |
| Scale: | 1"=30' | Sheet: | 1 of 1 |