

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **3798 SELVITZ ROAD, FORT PIERCE, FL.**

- LEGEND:**
- S.L.C.R. ST. LUCIE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - (C) CALCULATED
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - ID. IDENTIFICATION
 - P.O.B. POINT OF BEGINNING
 - R. RADIUS
 - D. DELTA ANGLE
 - A. ARC LENGTH
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - L.S. LICENSED SURVEYOR
 - A/C AIR CONDITIONING UNIT(S)
 - C.M.P. CORRUGATED METAL PIPE
 - OHW- OVERHEAD WIRES
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - N.S.L.R.W.C.D. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
 - NAVD 88. NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - METAL BOLLARD
 - TRAFFIC LIGHT POLE
 - WOOD POWER POLE
 - CONCRETE POWER POLE
 - ELECTRICAL METER
 - WOOD LIGHT POLE
 - GUY ANCHOR
 - FIRE HYDRANT
 - WOOD POLE
 - SANITARY SEWER MANHOLE
 - SIGN
 - WELL
 - MONITORING WELL
 - SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - BREAK IN SCALE
 - VIEW 1
 - SURFACE ELEVATION



VIEW 1
NOT TO SCALE



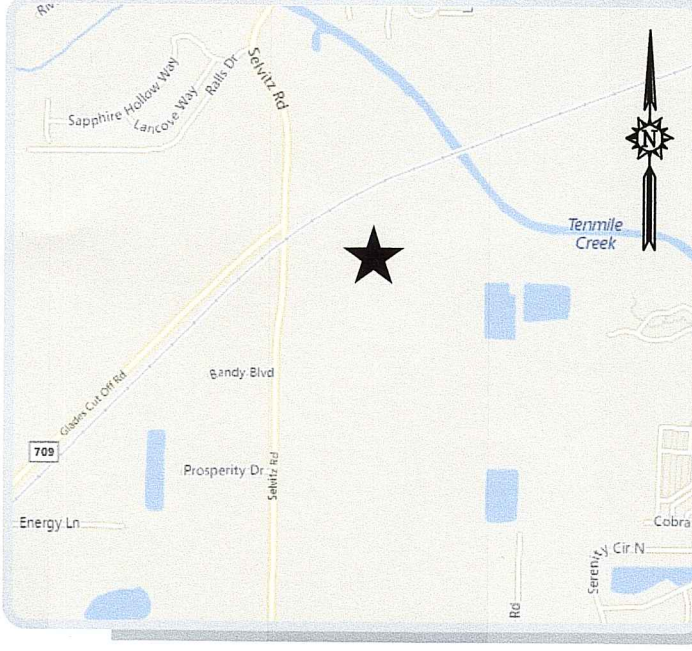
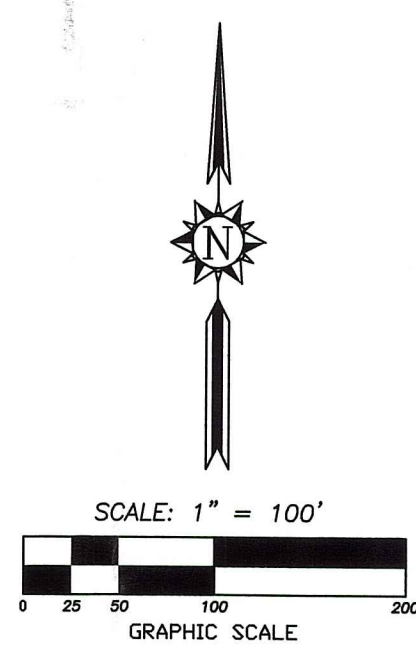
VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE

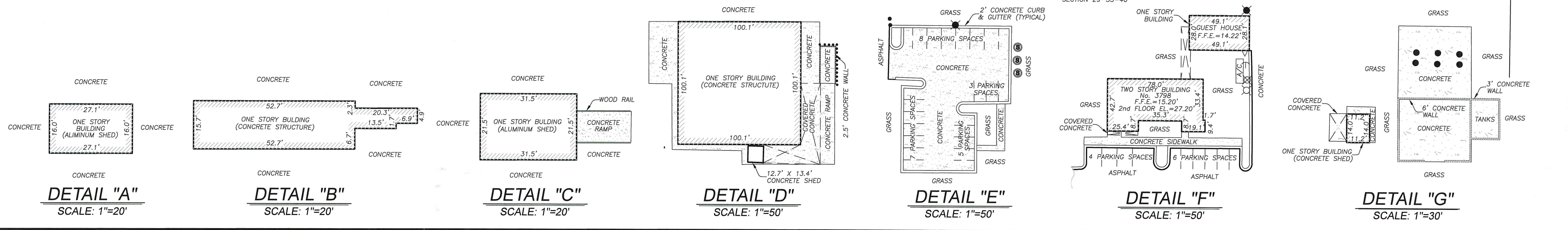
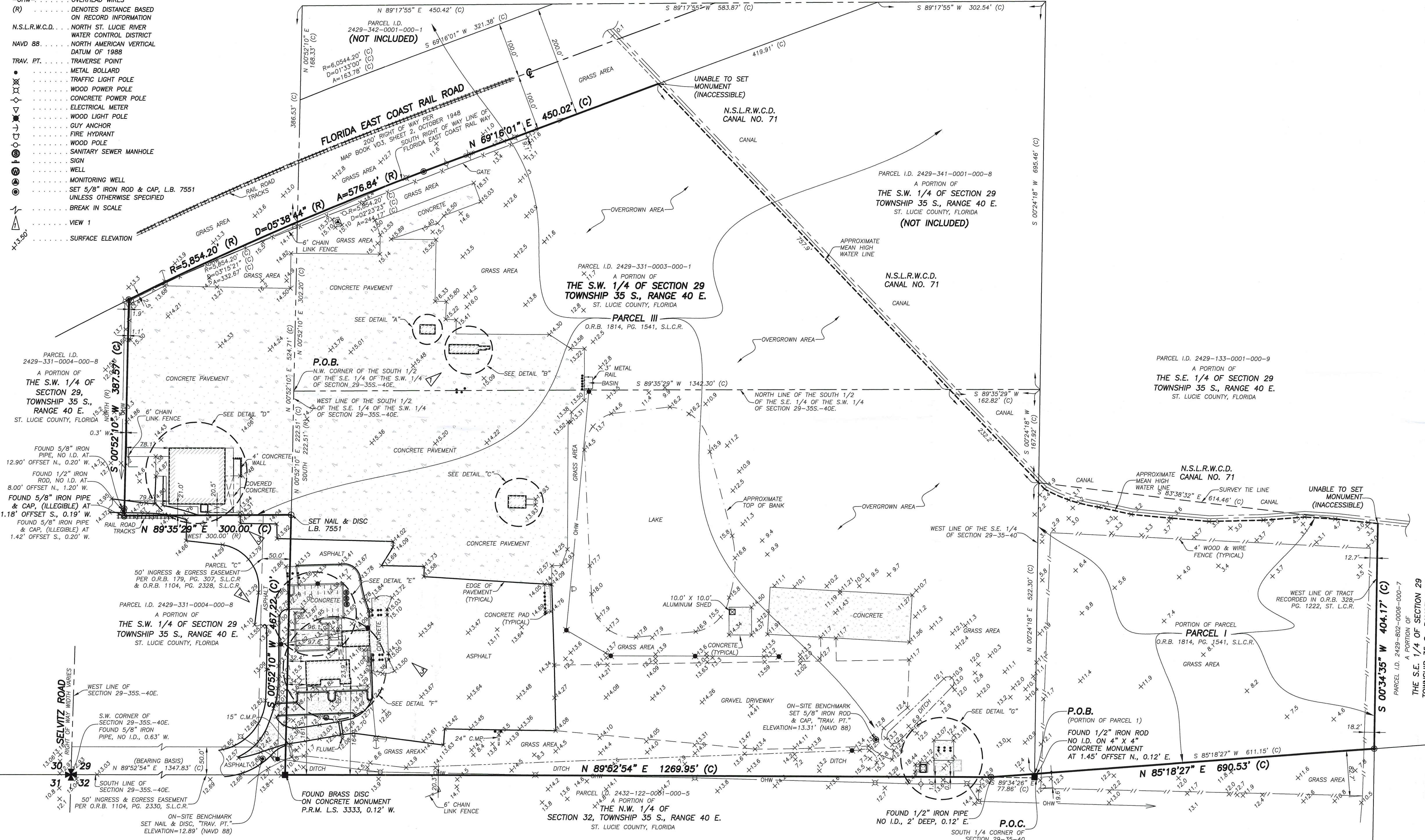


LEGAL DESCRIPTION: **LOCATION MAP**
NOT TO SCALE

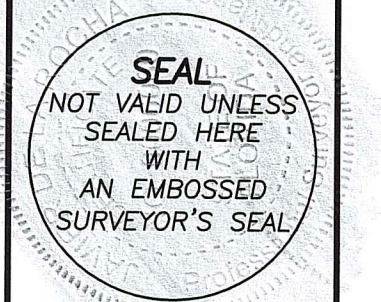
PARCEL III:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST;
LESS AND EXCEPTING THEREFROM THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD RIGHT-OF-WAY.
SAID RIGHT OF WAY BEING 200.00 FEET IN WIDTH AND LYING 100.00 FEET EACH SIDE OF THE CENTER LINE AS DELINEATED ON FLORIDA EAST COAST RAILWAY RIGHT OF WAY MAP V30, SHEET 2, DATED OCTOBER 1948.
AND ALSO:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29;
RUN SOUTH 222.51 FEET ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE RUN WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 300.00 FEET;
THENCE RUN NORTH ON A LINE PARALLEL WITH THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY;
THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE RUN SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM PARCEL I.D.: 2429-342-0001-000-1 AND PARCEL I.D.: 2429-341-0001-000-8.
TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS:
EASEMENTS FOR INGRESS AND EGRESS PURPOSES OVER THE SOUTH 50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE EAST 50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
AND ALSO
A PORTION OF PARCEL 1 BEING A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 29;
THENCE NORTH 00°24'18" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 1.45 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 00°24'18" EAST, ALONG SAID WEST LINE, A DISTANCE OF 522.30 FEET TO THE SOUTH SHORE OF TEV NILE CREEK;
THENCE RUN SOUTHEASTERLY, MEANDERING THE SAID SOUTH SHORE TO A POINT ON THE WEST LINE OF A TRACT TO ADAMS RANCH, INC., AS RECORDED IN O.R. BOOK 328, AT PAGE 1222, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;
THENCE SOUTH 00°34'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 404.17 FEET;
THENCE SOUTH 85°18'27" WEST, A DISTANCE OF 611.15 FEET TO THE POINT OF BEGINNING.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°52'54"E, ALONG THE SOUTH LINE OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE, ELEVATION 10' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP, NUMBER 12111C 0188 J, COMMUNITY NUMBER 120286, CITY OF FORT PIERCE, ST. LUCIE COUNTY, MAP REVISION DATED FEBRUARY 16, 2012.
 - THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 40.12 ACRES (1,747,420 SQUARE FEET), MORE OR LESS. THE AREA SHOWN HEREON WAS CALCULATED TO THE APPROXIMATE MEAN HIGH WATER LINE.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - IRRIGATION EQUIPMENT AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL, IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - EXACTA COMMERCIAL SURVEYORS, INC. DID NOT SEARCH THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 - THE LOCATION OF THE APPROXIMATE MEAN HIGH WATER LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 71 WAS DETERMINED BY FIELD LOCATION USING A TOPOCON HIPER GPS UNIT AND IS ACCURATE TO +/- 5 FEET.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON A ST. LUCIE COUNTY BENCHMARK "TROGER" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A CONCRETE DISK SET IN CONCRETE, 42 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF A PAVEMENT OF SELVITZ ROAD AND 10 FEET PLUS OR MINUS NORTHEAST OF A WOOD UTILITY POLE, 3 FEET PLUS OR MINUS WEST OF THE CORNER POST OF A 6 FOOT CHAIN-LINKED FENCE. MARK IS LOCATED AT THE INTERSECTION OF GLADES CUTOFF AND SELVITZ ROADS. ELEVATION=13.68'

CERTIFIED TO:
BHT PROPERTIES GROUP.
CERTIFICATE:
THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
email:javier@exactacomm.com



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3460 FAIRPLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414



SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF THE S.W. 1/4 OF SECTION 29, TOWNSHIP 35 S., RANGE 40 E., ST. LUCIE COUNTY, FLORIDA
3798 SELVITZ ROAD, FORT PIERCE, FL. 34981

BHT PROPERTIES
CLIENT: GROUP
DATE: 02/08/18
DRAWN BY: JDLR
CHECK BY:
LAST FIELD DATE: 02/08/18

REVISIONS

01	BOUNDARY SURVEY	08/17/17
02	ADD TOPOGRAPHIC ELEVATIONS	02/08/18

JOB NO. ECS1127 TASK2
SHEET NO. 01 OF 01