

RIGHT OF WAY MAP

OF

A PORTION OF AVENUE "B"

LYING IN

SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST

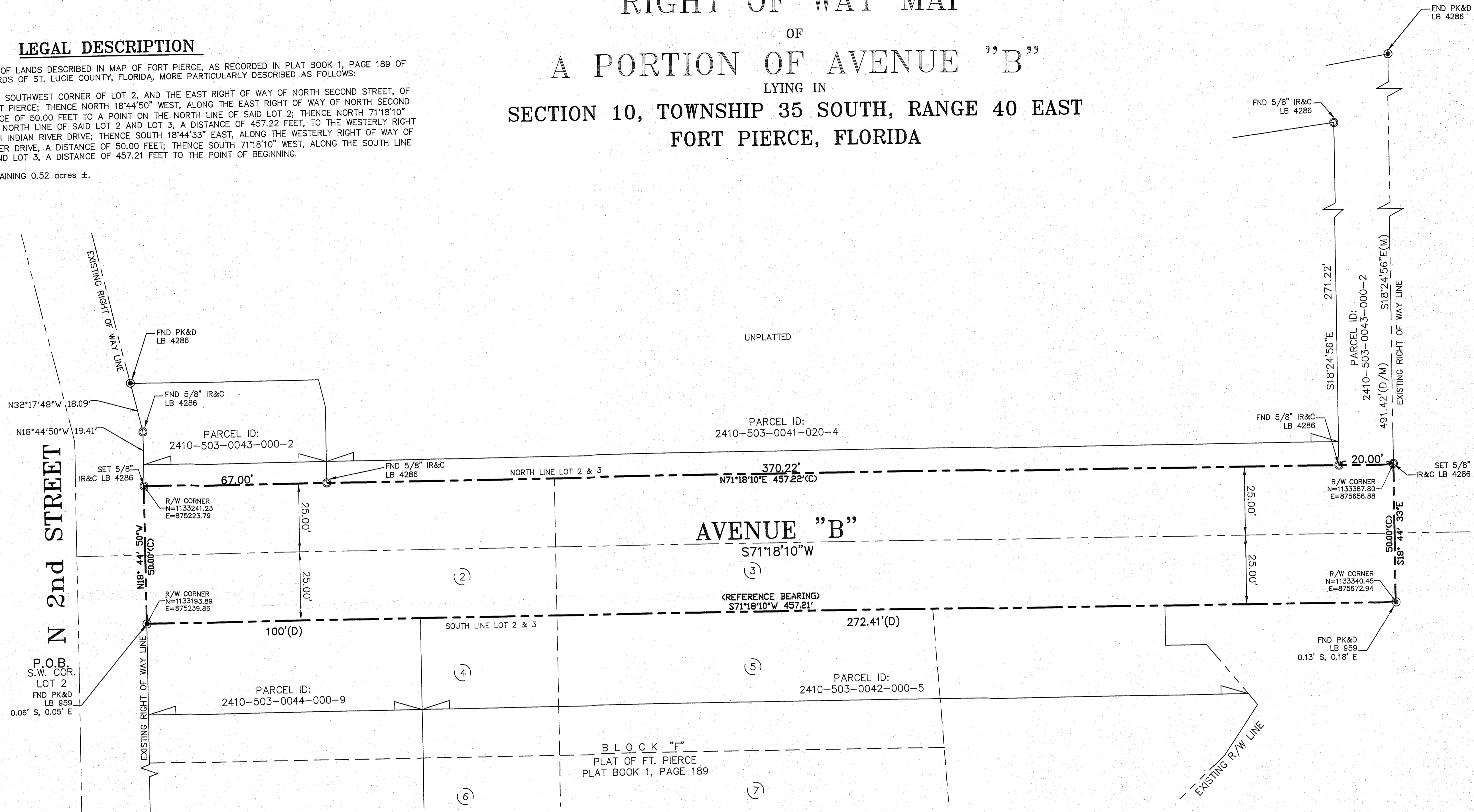
FORT PIERCE, FLORIDA

LEGAL DESCRIPTION

BEING A PORTION OF LANDS DESCRIBED IN MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, AND THE EAST RIGHT OF WAY OF NORTH SECOND STREET, OF SAID MAP OF FORT PIERCE; THENCE NORTH 18°44'50" WEST, ALONG THE EAST RIGHT OF WAY OF NORTH SECOND STREET, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 71°18'10" EAST, ALONG THE NORTH LINE OF SAID LOT 2 AND LOT 3, A DISTANCE OF 457.22 FEET, TO THE WESTERLY RIGHT OF WAY OF NORTH INDIAN RIVER DRIVE; THENCE SOUTH 18°44'33" EAST, ALONG THE WESTERLY RIGHT OF WAY OF NORTH INDIAN RIVER DRIVE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 71°18'10" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND LOT 3, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.52 acres ±.

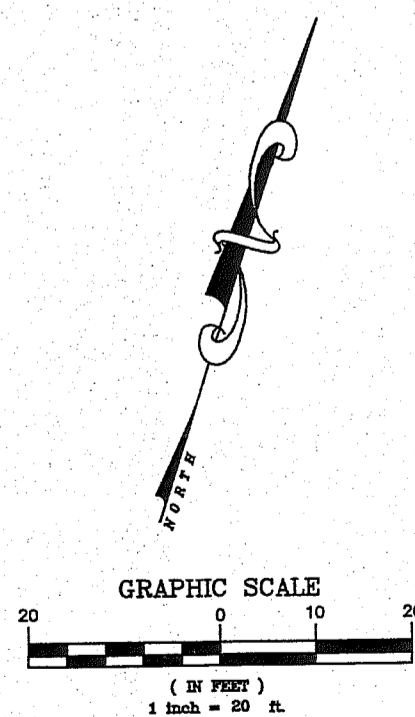


NOTES:

- 1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Description shown hereon provided by Culpepper & Terpening, Inc.
- 3) The last date of field work was June 11, 2018.
- 4) Overall parcel contains 0.52 Acres, more or less.
- 5) 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.
- 6) Bearings shown hereon are relative to the South line of lots 2 and 3, Map of Fort Pierce, as recorded in Plat Book 1, Page 189 of the public records of St. Lucie County, having a reference bearing of S71°18'10"W.
- 7) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 8) Coordinates shown hereon are referenced to Florida State Plane Coordinate System, East Zone-901.
- 9) The survey was prepared for the purpose of creating a public right of way "Avenue B"
- 10) The features shown hereon were acquired using GPS methods and were verified through a redundancy of measurements for accuracy.

LEGEND

- | | | | |
|------|------------------------------------|-------|----------------------------------|
| ⊕ | DENOTES CENTERLINE | ORB | DENOTES OFFICIAL RECORDS BOOK |
| (M) | DENOTES FIELD MEASUREMENTS | No. | DENOTES NUMBER |
| (D) | DENOTES DEED DATA | PK&D | DENOTES P.K. NAIL AND DISK |
| FND | DENOTES FOUND | No ID | DENOTES NO IDENTIFICATION NUMBER |
| LB | DENOTES LICENSED BUSINESS | POB | DENOTES POINT OF BEGINNING |
| PLS | DENOTES PROFESSIONAL LAND SURVEYOR | (5) | DENOTES PLATTED LOT NUMBER |
| IP | DENOTES IRON PIPE | | |
| IR | DENOTES IRON ROD | | |
| CONC | DENOTES CONCRETE | | |
| IR&C | DENOTES 5/8" IRON ROD & CAP | | |



Thomas P. Kiernan
 THOMAS P. KIERNAN
 Professional Surveyor & Mapper
 Florida Certificate No. 6199
 DATE: 1/2/19

COMPUTER FILE REF.	FIELD BK./PG.
13-071map3.dwg	13-02/3-15

CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2080 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
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 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
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 STATE OF FLORIDA CERTIFICATION No. LB 636

- REVISIONS -		BY	DATE

FIELD	GA	DATE
CALCS.		6-11-18
DRAWN	RNJ	6-18-18
DETAILED		
CHECKED		
APPROVED		

RIGHT OF WAY MAP

PREPARED FOR
CITY OF FT. PIERCE, FLORIDA

DATE: 6-11-2018
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: N/A
 JOB No. 18-112
 SHEET 1 OF 1