

LEGAL DESCRIPTION:

ALL OF LOT 35, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

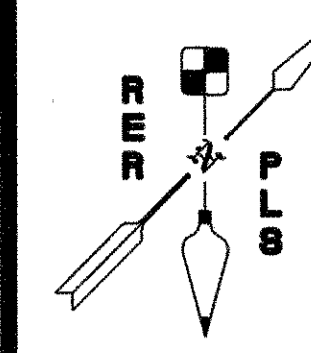
**BOUNDARY AND TOPOGRAPHIC SURVEY
CONSTRUCTION LAYOUT SURVEY**

ABBREVIATIONS:

A/C = AIR CONDITIONER
(C) = CALCULATED
(C.F.T.) = CALCULATED FROM TRAVERSE
(C) = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
E/P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
E.F.B. = ELECTRONIC FIELD BOOK
EL = ELEVATION
FRM = FLOOD INSURANCE RATE MAPS
FND. = FOUND
(M) = MEASURED
N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929.
N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.

ABBREVIATIONS:

N.T.S. = NOT TO SCALE
O/S = OFFSET
P.C.P. = PERMANENT CONTROL POINT
(P) = PLAT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
(R) = RECORD
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
S/W = SIDEWALK
T.O.S. = TOE OF SLOPE
T.O.B. = TOP OF BANK



**ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR**
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BENCHMARK REFERENCE:
FOUND BRASS DISK IN CONCRETE STAMPED USGCSBM NO 3 1930 LOCATED IN FORT PIERCE ABOUT 0.25 MILE EAST ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF U.S. HIGHWAY 1, ABOUT 130 YARDS NORTHWEST OF THE NORTHWEST CORNER OF THE HIGHWAY BRIDGE OVER THE INDIAN RIVER, SET ON THE TOP OF THE SOUTH END OF A CONCRETE BULKHEAD, NEAR THE WEST END OF A SHORT DOCKING SLIP. ELEVATION = 5.627 NORTH AMERICAN VERTICAL DATUM OF 1988.

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 1.0

FLOOD ELEVATION INFORMATION

MAP NUMBER	1211100183 J	DATE OF FIRM	FEB. 16, 2012
COMMUNITY NUMBER	120286	PANEL	0183
BASE FLOOD ELEVATION	6.0	SUFFIX	J
		FIRM ZONE	AE

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		02/08/2017	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		02/08/2017	R.E.R.	R.E.R.
CONSTRUCTION LAYOUT SURVEY			02/07/2019	R.E.R.	R.E.R.

LEGEND:

- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- = SET MAG NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ⊕ = MANHOLE (M.H.)
- ⊞ = CATCH BASIN (C.B.)
- ⊕ = FIRE HYDRANT (F.H.)
- ⊞ = WATER METER (W.M.)
- ⊞ = WOOD POWER POLE (WD. P.P.)
- ⊞ = CONCRETE POWER POLE (CONC. P.P.)
- ⊞ = ANCHOR AND GUY WIRE
- — — = OVERHEAD WIRES
- — — = NOT TO SCALE
- X — = FENCELINE

NOTES:

- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
- 2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
- 3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
- 4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
- 5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 02/07/2019 9:00 AM EST

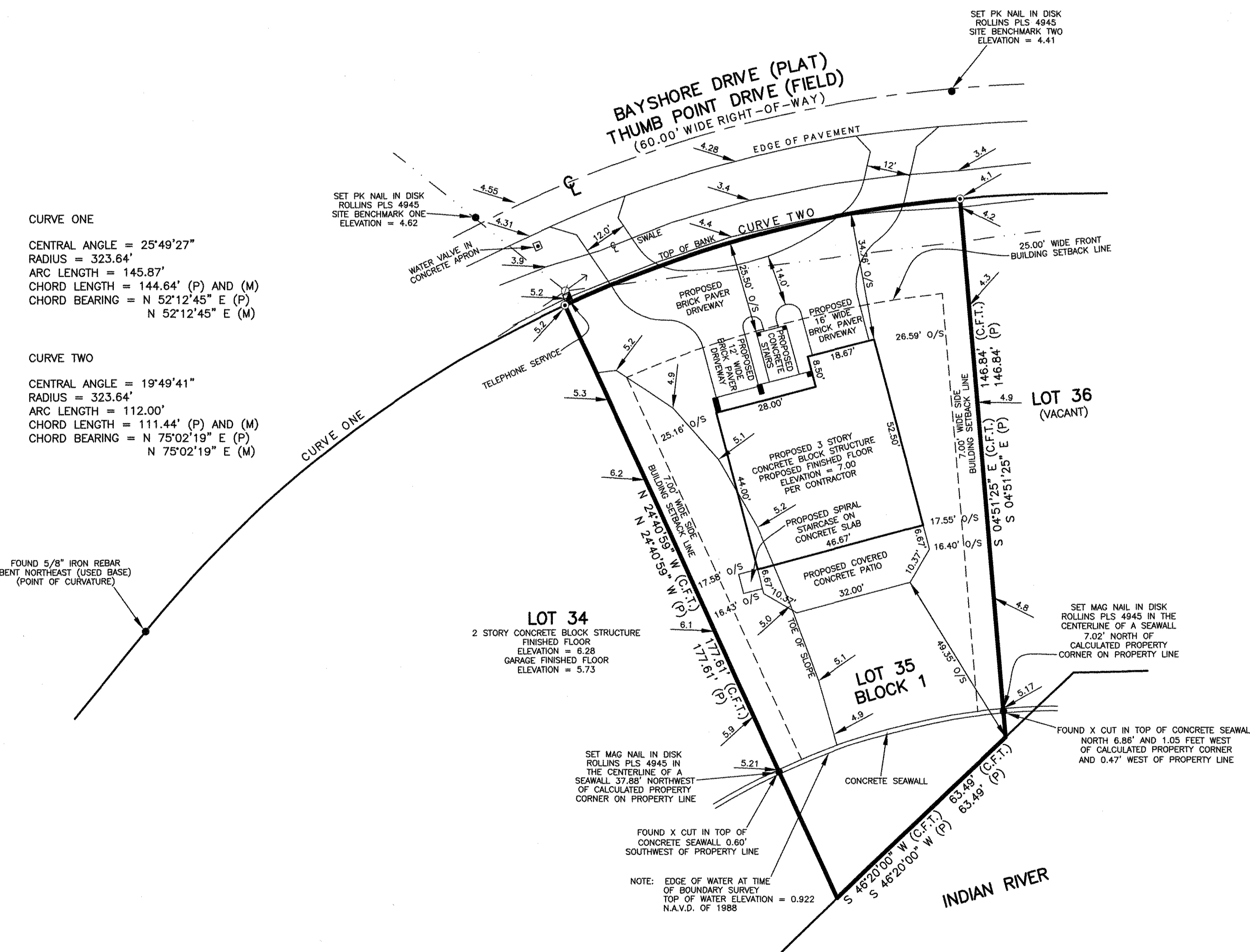
LOT SQUARE FOOTAGE: 0.316± ACRE

SCALE: 1" = 20'

DATE OF LAST FIELD WORK: 02/08/2017

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Rollins 2/18/2019
ROLAND E. ROLLINS DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4945
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
JOB NUMBER: RR170203REVCLS



CURVE ONE
CENTRAL ANGLE = 25°49'27"
RADIUS = 323.64'
ARC LENGTH = 145.87'
CHORD LENGTH = 144.64' (P) AND (M)
CHORD BEARING = N 52°12'45" E (P)
N 52°12'45" E (M)

CURVE TWO
CENTRAL ANGLE = 19°49'41"
RADIUS = 323.64'
ARC LENGTH = 112.00'
CHORD LENGTH = 111.44' (P) AND (M)
CHORD BEARING = N 75°02'19" E (P)
N 75°02'19" E (M)

FOUND 5/8" IRON REBAR BENT NORTHEAST (USED BASE) (POINT OF CURVATURE)

LOT 34
2 STORY CONCRETE BLOCK STRUCTURE
FINISHED FLOOR ELEVATION = 6.28
GARAGE FINISHED FLOOR ELEVATION = 5.73

SET MAG NAIL IN DISK ROLLINS PLS 4945 IN THE CENTERLINE OF A SEAWALL 37.88' NORTHWEST OF CALCULATED PROPERTY CORNER ON PROPERTY LINE

FOUND X CUT IN TOP OF CONCRETE SEAWALL 0.60' SOUTHWEST OF PROPERTY LINE

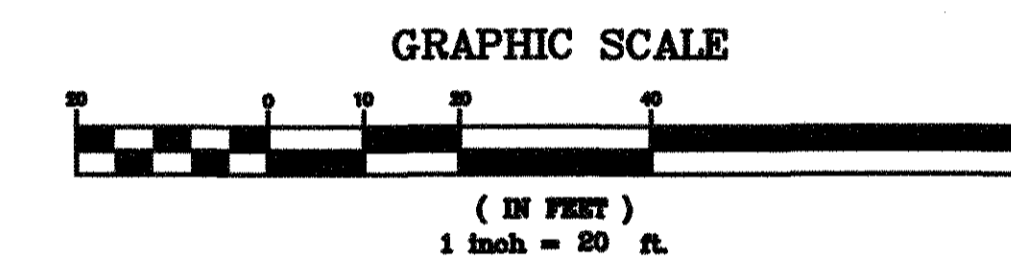
NOTE: EDGE OF WATER AT TIME OF BOUNDARY SURVEY TOP OF WATER ELEVATION = 0.922 N.A.V.D. OF 1988

INDIAN RIVER

LOT 36 (VACANT)

SET MAG NAIL IN DISK ROLLINS PLS 4945 IN THE CENTERLINE OF A SEAWALL 7.02' NORTH OF CALCULATED PROPERTY CORNER ON PROPERTY LINE

FOUND X CUT IN TOP OF CONCRETE SEAWALL NORTH 6.86' AND 1.05 FEET WEST OF CALCULATED PROPERTY CORNER AND 0.47' WEST OF PROPERTY LINE



NOTE: THE BEARINGS ARE BASED ON THE CHORD OF THE NORTHWEST LINE OF LOT 35, BLOCK 1, THUMB POINT PER THE PLAT OF THUMB POINT (SEE LEGAL DESCRIPTION) AND THE SOUTHEAST RIGHT-OF-WAY LINE OF THUMB POINT DRIVE WHICH BEARS NORTH 75°02'19" EAST

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT CERTIFY TO:

- 1) Old Republic National Title Ins. Co., 400 2nd Avenue South, Minneapolis, Minnesota 55401
- 2) Robert S. Kleinman, P.A., 1701 W Hillsboro Blvd., Suite 207, Deerfield Beach, FL 33442
- 3) Roger B. Delpapa, 30 Forest Hills Lane, Boca Raton, FL 33421
- 4) Hayskor, Walker, Schwerer, Dundas & McCain, P.A., 130 S. Indian River Dr., Suite 304, Fort Pierce, FL 34950
- 5) A-1 Financial Services, Inc., 440 South Federal Highway, Deerfield Beach, FL 33441