

NOT INCLUDED

VACANT LAND

ABANDONED FRANCIS AVENUE

WEST R/W LINE HERNANDO STREET

SCALE: 1" = 20'

LOTS 1, 3, AND 5, BLOCK 8

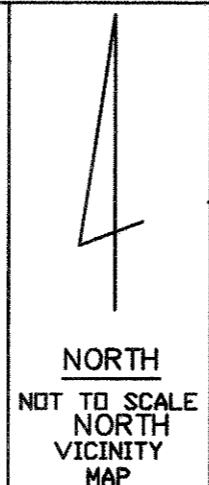
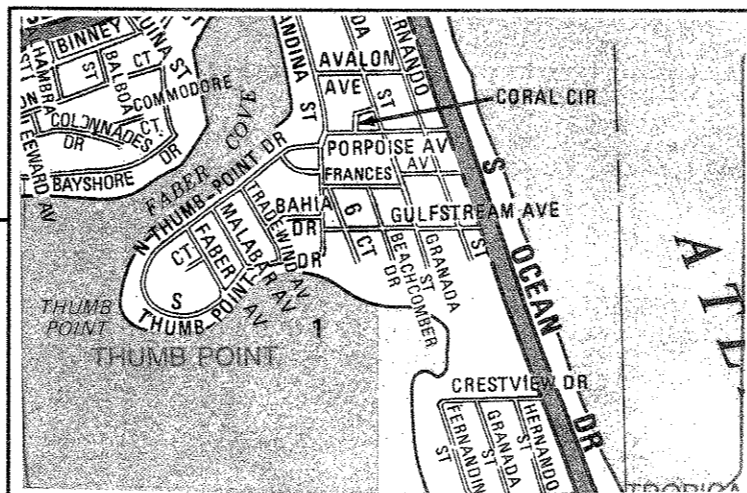
PALM HAVEN SUBDIVISION

According To The Plat Recorded In Plat Book 8, Page 44, Recorded In The Public Record Of Saint Lucie County, Florida Said Land Situate, Lying, And Being In Saint Lucie County, Florida .

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING BASE
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

D.R.B. = official record book	TRAN = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	⊘ = power pole	IR. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/V = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	⊙ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	⊕ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CUNC. = concrete
D/E = drainage easement	⊛ = not field measured	M.H. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	W.P.F. = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



Renner Burgess, Inc.
LAND SURVEYING

801 S.E. 6th Ave., Suite 101
Delray Beach, FL 33483

Phone 561-243-4624
Fax 243-4889

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A. BURGESS, PLS 5089

CERTIFIED TO:	
FLOOD ZONE	AE ELEV. 8'
MAP No	120280 0183J
MAP DATE	2-16-12
DATE	4-11-18
JOB NO	4-18-017
NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL	

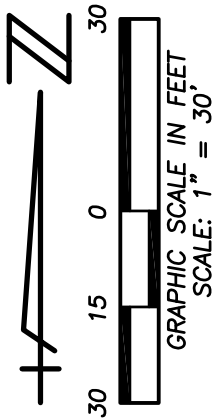
TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	3-28-19				

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 7 OF PALM HAVEN UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 51, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

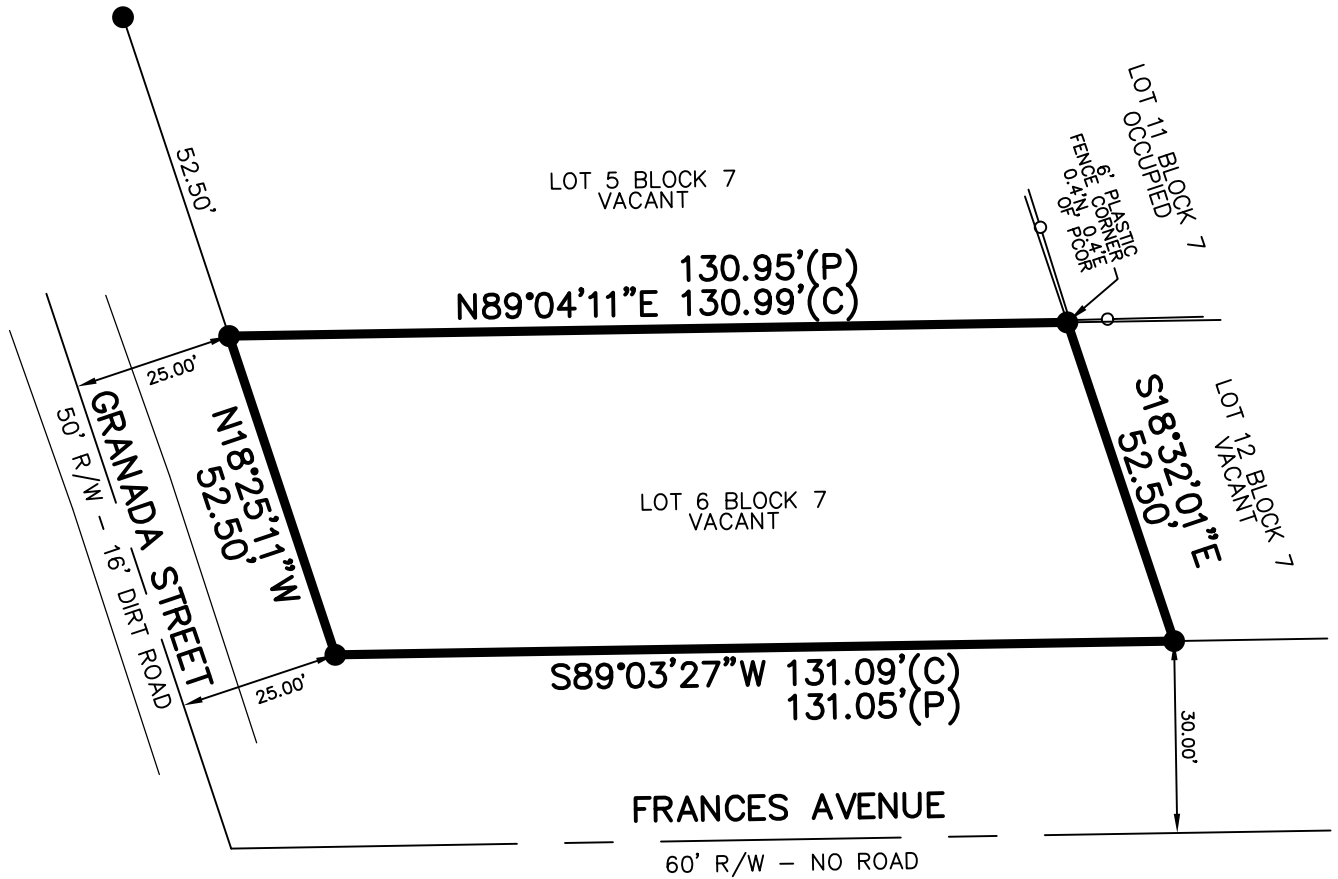
ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (P) = PLATTED
- CBS = CONCRETE BLOCK STRUCTURE
- CMP = CORRUGATED METAL PIPE
- CLF = CHAIN LINK FENCE
- CNS = COULD NOT SET
- CONC = CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND 5/8" IRON REBAR
- IRC = 5/8" IRON REBAR WITH PLASTIC CAP
- IR = 5/8" IRON REBAR
- PCOR = PROPERTY CORNER
- PL = PROPERTY LINE
- PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"



SURVEYOR'S REPORT:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEV= 8.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 J, EFFECTIVE DATE FEBRUARY 16, 2012.
4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 6 AS BEING N18°25'11"W ACCORDING TO THE PLAT DESCRIBED HEREON.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED.
7. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENCED SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.



GRANADA STREET

LAST FIELD DATE: 3-28-19

SCALE: 1"=30'

DATE: 3-28-19

DRAWN: CJM

JOB NO.:

19-4512

DATE:

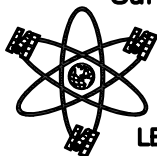
REVISIONS:

FB/PG:

- - - - -

ALEXANDER J. PIAZZA PSM, INC.

Surveying • Mapping • Consulting



LB#7280

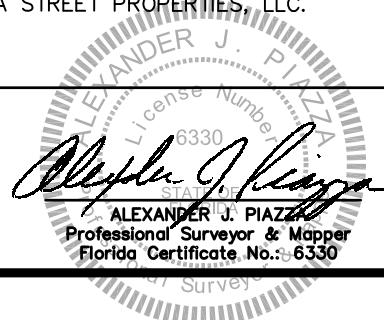
619 SW Biltmore Street
Port St. Lucie, Florida 34983

Phone: (772) 340-7770

Fax: (772) 340-2250

CERTIFIED TO:

OCHOA & RUBIO, PA
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
GRANADA STREET PROPERTIES, LLC.



16' DIRT ROAD

GRANADA STREET

SET 1/2" I.R. + CAP L.P. 6504

FOUND 7/8" I.R. + CAP L.P. 6018

WEST LINE OF BLOCK 8

62.70' (P) 65.02' (M)

100.95' 52"

73° 07' 34"

NORTH LINE OF LOT 1 BLOCK 8
131.15' (P&M)

LOT 1 BLOCK 8

ABANDONED FRANCIS AVENUE
VACANT LAND

LOT 6 BLOCK 7

SOUTH LINE OF BLOCK 7
131.15' (P) 131.16' (M)

151° 66' 49" 15"

FOUND 7/8" I.R. + CAP L.P. 6018

EAST LINE OF LOT 1 BLOCK 8
131.15' (P) 131.56'

62.70' (P) 65.18' (M)

FOUND 5/8" I.R. UNNUMBERED
FOUND 1/2" I.R. (UNNUMBERED)

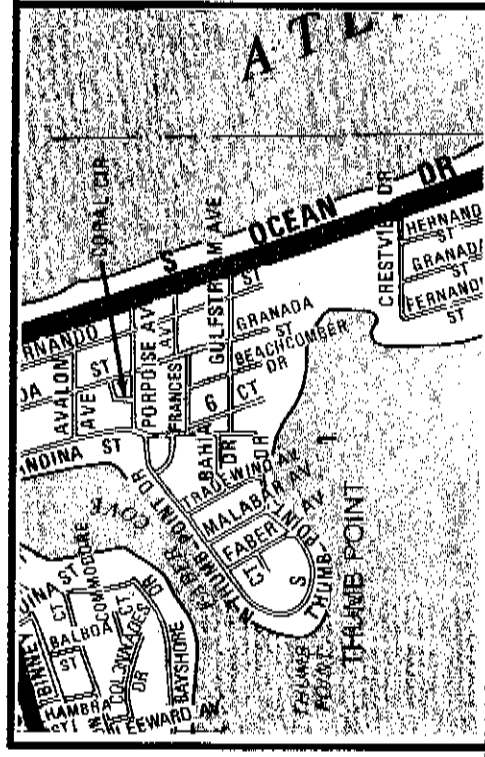
WEST R/W LINE HERNANDO STREET

A PORTION OF A PLATTED RIGHT-OF-WAY AS PLATTED IN PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 44 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7

SCALE: 1" = 20'

NOTES:

- 1) BEARINGS SHOWN HEREIN ARE RELATIVE TO PLAT AND ARE ASSUMED.
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- 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
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NORTH
NOT TO SCALE
NORTH
VICINITY
MAP

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Henry Burgess
HENRY A. BURGESS PLB 6688

FLOOD ZONE: AE ELEV. 8
MAP NO: 1202800183J
MAP DATE: 2-16-12
DATE: 4-11-18
JOB NO: 4-18-017
REVISED:

NOT VALID
UNLESS SEALED
WITH EMBOSSED
SURVEYOR'S SEAL