



DESCRIPTION:
 OFFICIAL RECORD BOOK 4003, PAGE 2123 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, PARCEL 4: THE EAST 50 FEET OF LOTS 4 AND 5, ALL OF LOTS 5, 7, 10, 11, 12 AND 13 OF BLOCK "F", AND THE ADJACENT 10 FOOT VACATED ALLEY, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH: A TRACT OF LAND 158.8 FEET EAST AND WEST AND 254 FEET NORTH AND SOUTH, LYING EAST OF SAID LOTS 5, 7, 11, 12 AND 13 OF BLOCK "F" OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA.
 LESS AND EXCEPTING PARCEL 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN N 71°47'25" E, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 189.47 FEET TO THE POINT OF BEGINNING; THENCE RUN N 12°28'30" E, A DISTANCE OF 23.75 FEET; THENCE RUN N 07°12'19" W, A DISTANCE OF 83.89 FEET; THENCE RUN N 13°15'55" E, A DISTANCE OF 71.32 FEET; THENCE RUN N 28°22'25" E, A DISTANCE OF 52.66 FEET; THENCE RUN N 16°22'30" E, A DISTANCE OF 21.79 FEET; THENCE RUN N 58°17'09" W, A DISTANCE OF 28.55 FEET; THENCE RUN S 71°35'21" W, A DISTANCE OF 14.88 FEET; THENCE RUN N 18°13'53" W, A DISTANCE OF 14.47 FEET; THENCE RUN N 71°47'25" E, A DISTANCE OF 74.58 FEET; THENCE RUN S 18°15'59" E, A DISTANCE OF 254.00 FEET; THENCE RUN S 71°47'25" W, A DISTANCE OF 157.53 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
 ALSO LESS AND EXCEPTING PARCEL 4a BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF LOT 10, BLOCK F, SAID POINT OF BEGINNING BEING THE POINT OF BEGINNING; THENCE RUN NORTH 13°15'55" WEST, ALONG THE EAST LINE OF LOT 10, BLOCK F, A DISTANCE OF 103.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH LANE OF LOT 12, BLOCK F; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 168.14 FEET TO THE EAST LINE OF PARCEL 4, AS DESCRIBED IN O.R. BOOK 954, PAGE 1062 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°15'55" WEST, A DISTANCE OF 0.85 FEET ALONG SAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 07°12'19" EAST, A DISTANCE OF 83.89 FEET, ALONG THE AFORESAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 12°28'30" WEST, A DISTANCE OF 23.75 FEET, ALONG THE AFORESAID EAST LINE OF PARCEL 4, TO THE NORTH RIGHT OF WAY LINE OF AVENUE A; THENCE RUN SOUTH 71°47'25" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 139.47 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING PARCEL 4a BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK F, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 103.50 FEET TO THE WESTERLY EXTENSION OF THE NORTH LANE OF LOT 12, BLOCK F; THENCE RUN NORTH 71°47'25" EAST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 168.14 FEET TO THE EAST LINE OF PARCEL 4, AS DESCRIBED IN O.R. BOOK 954, PAGE 1062 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°15'55" WEST, A DISTANCE OF 0.85 FEET ALONG SAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 07°12'19" EAST, A DISTANCE OF 83.89 FEET, ALONG THE AFORESAID EAST LINE OF PARCEL 4; THENCE RUN SOUTH 12°28'30" WEST, A DISTANCE OF 23.75 FEET, ALONG THE AFORESAID EAST LINE OF PARCEL 4, TO THE NORTH RIGHT OF WAY LINE OF AVENUE A; THENCE RUN SOUTH 71°47'25" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 139.47 FEET, TO THE POINT OF BEGINNING.

- SURVEYOR'S GENERAL NOTES AND REPORT:
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 - THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS JANUARY 10, 2018. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
 - BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
 - UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
 - THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON, ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
 - THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. A TITLE REPORT OR COMMENTARY WAS FURNISHED THROUGH THE STUART TITLE GUARANTEE COMPANY POLICY SERIAL NUMBER 0-2281 77275, DATE OF POLICY JUNE 2, 2017, AT 2:05 PM. THIS SURVEY IS SUBJECT TO SCHEDULE B PART II EXCEPTIONS OF THE ABOVE MENTIONED TITLE REPORT OR COMMENTARY. EXCEPTIONS FROM STUART TITLE GUARANTEE COMPANY COMMITMENT AS STATED ABOVE AS FOLLOWS: NO EXCEPTIONS LISTED.
 - THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J17 F.A.C.) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.
 - WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.
 - THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X", INSURANCE RATE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 121110179, COMMUNITY NUMBER 120281, PANEL 0179, SUFFIX "V" MAP REVISED DATE FEBRUARY 16, 2012, MAP INDEX DATE FEBRUARY 16, 2012.

VERTICAL DATUM AND CONTROL NOTES:
 THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
 ORIGINATING BENCH MARK:
 DESIGNATION: H 231
 PID: AF3246
 STATE/COUNTY: FL / ST LUCIE
 USGS QUAD: FORT PIERCE (1983)
 NAD 83 (2011) POSITION: 27 04.95327 (N) 080 19 25.28512 (W)
 NAD 83 (2011) ELLIP HEIGHT: -25.456 (METERS)
 NAD 83 ORTHO HEIGHT: 2.086 (METERS) 6.84 (FEET)
 CEOD HEIGHT: -27.547 (METERS)
 DESCRIPTION: BENCH MARK DISK STAMPED "H 231 1985 SET IN THE NORTHWEST CORNER OF BRIDGE ABUTMENT OVER MOORES CREEK AND INDIAN RIVER DRIVE. LOCATION IN FORT PIERCE, AT THE INTERSECTION OF AVENUE C AND NORTH INDIAN RIVER DRIVE, SET IN TOP OF AND 1.6 FEET EAST OF THE WEST END OF THE NORTH CONCRETE ABUTMENT OF THE INDIAN RIVER DRIVE.
 TEMPORARY BENCHMARK(S):
 TBM #11 SET 1/2"x18" REBAR/CAP STAMPED "CARTER ASSOC. LB 205" N 1133289.07 E 875546.24 EL. 5.68'
 TBM #12 FOUND "P-K" NAIL/DISK STAMPED "C&T LB 4286" N 1133046.29 E 875596.05 EL. 7.42'
 TBM #13 SET 1/2"x18" REBAR/CAP STAMPED "CARTER ASSOC. LB 205" N 1132992.24 E 874547.91 EL. 9.38'
 TBM #14 SET 1/2"x18" REBAR/CAP STAMPED "CARTER ASSOC. LB 205" N 1133105.69 E 875386.82 EL. 12.71'
 TBM #15 SET 1/2"x18" REBAR/CAP STAMPED "CARTER ASSOC. LB 205" N 1133249.99 E 875334.02 EL. 9.96'
 TBM #16 SET 1/2"x18" REBAR/CAP STAMPED "CARTER ASSOC. LB 205" N 1133253.83 E 875593.53 EL. 5.66'

- SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:
- G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)
 - G.P.S. RECEIVER TYPE: DUAL FREQUENCY LEICA GS 14 / CS 15 GPS/GLONASS GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), SBAS, CODE AND PHASE (L1 AND L2)
 - THE ORIGINAL GPS RTK MEASUREMENTS BEGAN JANUARY 5, 2018 AND WERE COMPLETED ON JANUARY 10, 2018. TWO LEICA G.P.S. RECEIVERS EQUIPPED WITH RT-SK (REAL TIME MEASUREMENT CAPABILITIES) WERE USED TO GATHER GPS DATA. TYPICALLY A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES ESTABLISHED MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO / MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.
 - G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA INFINITY, VERSION 2.1.0
 - THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
 HORIZONTAL: 8MM + 1PPM (RMS)
 VERTICAL: 15MM + 1PPM (RMS)
 - HORIZONTAL POSITIONS OF SITE CONTROL WERE ESTABLISHED UTILIZING THE FDOT FFRN "MAX" NETWORK CORRECTION. LOCAL SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) POSITIONS.

NO.	REVISION	BY	DATE

KRAAZ AND KRAAZ FINANCE, LLC
 201 SOUTH 2nd STREET
 SUITE 206
 FORT PIERCE, FLORIDA 34950
 TEL: 772-464-5885 FAX:

CAI Serving Florida Since 1911
CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1708 21st STREET, VERO BEACH, FL 32960
 TEL: (772) 562-4191 FAX: (772) 562-7180

DATE : JANUARY 2018
 PROJ. # : 17-86E
 DRAWN BY: DJM
 APPD BY: DEL
 PLOT BY: George Alexander Simons
 FILE NAME: 17-86E-Survey.dwg
 REF. # : -
 F.B. & PG. : 859WB/42+

SIGNATURE DATE
 DAVID E. LUETHJE, P.S.M.
 FLORIDA LICENSE No. 5728
 CARTER ASSOCIATES, INC.
 COA 205 / LB 205

BOUNDARY AND TOPOGRAPHIC SURVEY
 100 AVENUE A
 FORT PIERCE, FLORIDA 34950
 LYING IN PART OF SEC. 10, TWP. 35 SOUTH, RGE. 40 EAST
 ST. LUCIE COUNTY, FLORIDA

SHEET
S-1
 Dwg. #: 20802-C