

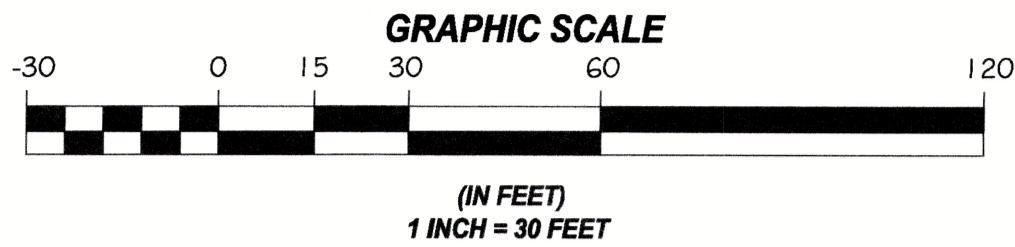
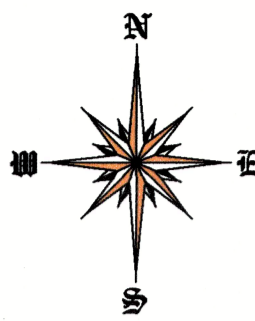
# JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

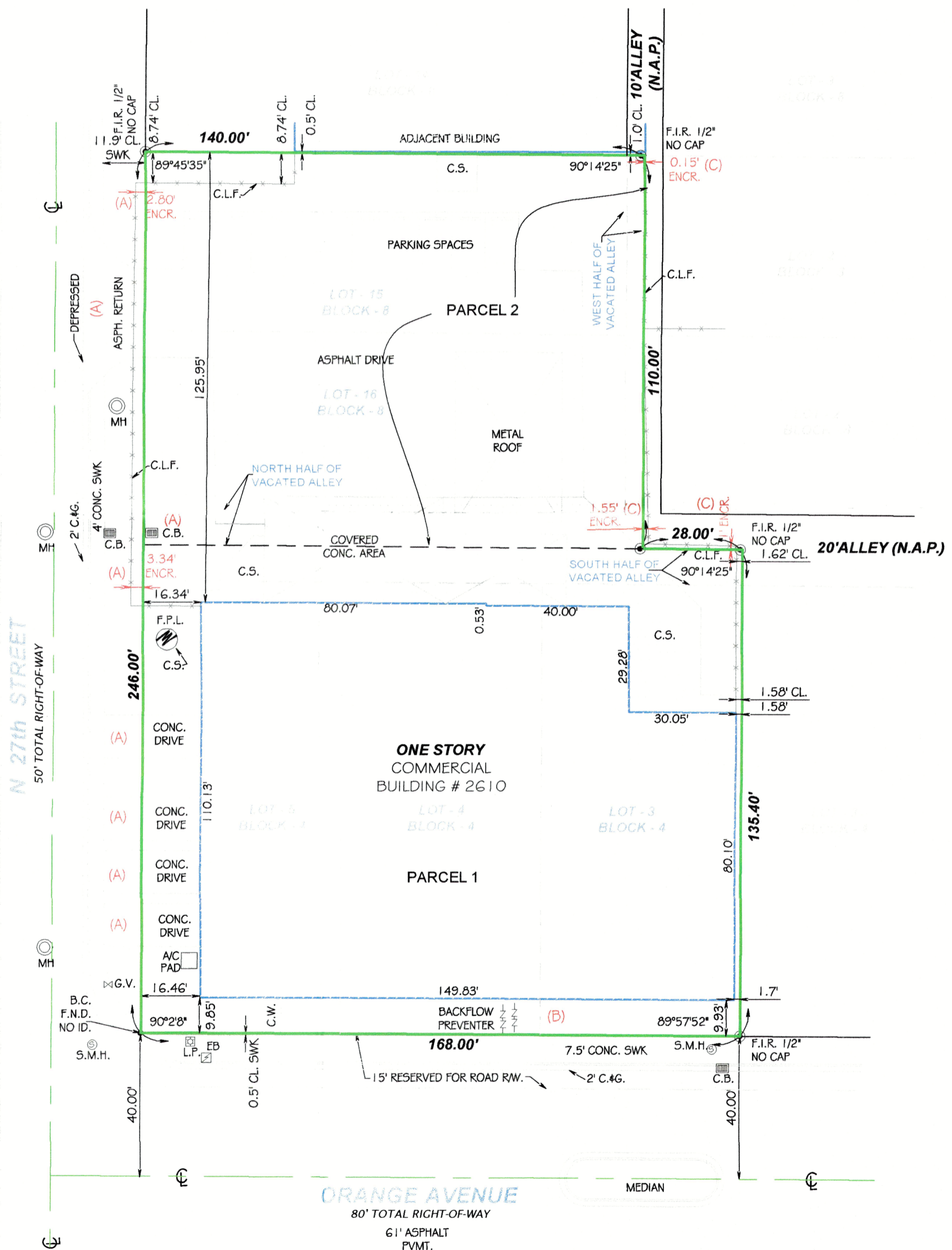
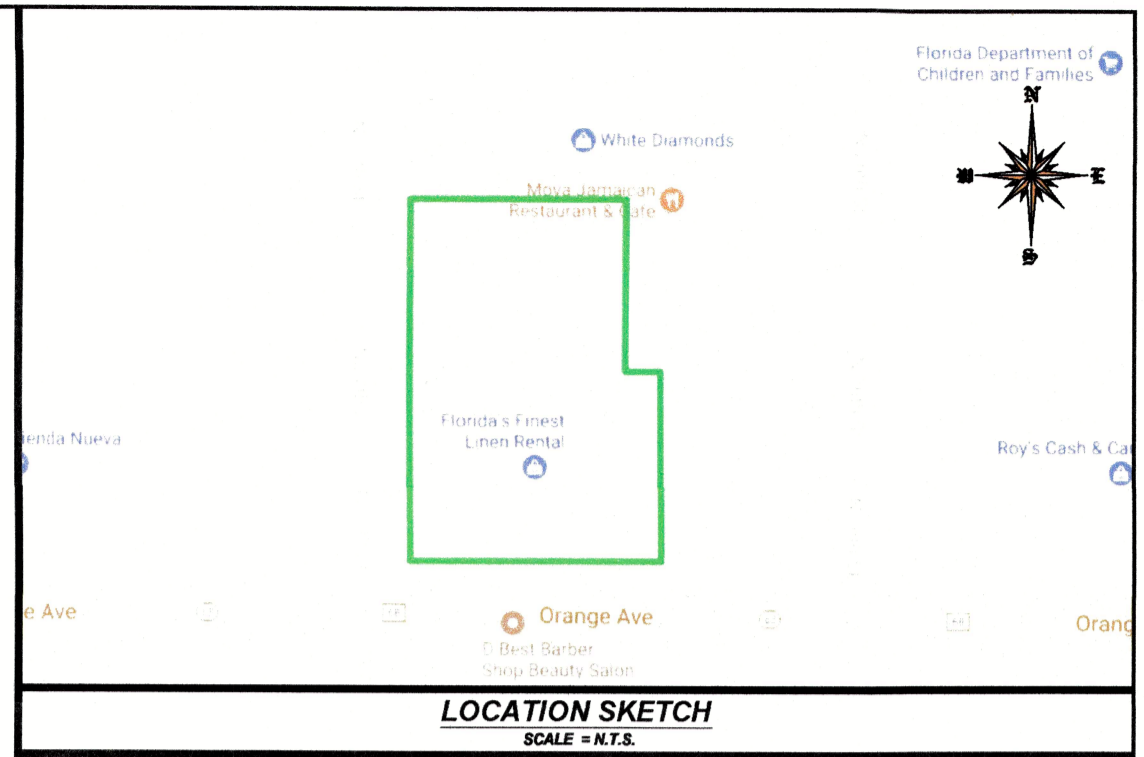
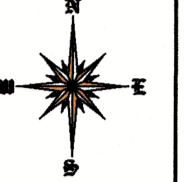
WWW.IBARRALANDSURVEYORS.COM  
777 N.W. 22ND AVENUE  
SUITE 3005  
MIAMI, FLORIDA 33128  
PH: (305) 262-0400  
FAX: (305) 262-0300



## MAP OF BOUNDARY SURVEY



Florida Department of Children and Families



**PROPERTY ADDRESS:**  
2610 ORANGE AVENUE, FORT PIERCE,  
FLORIDA, 34947  
(AND PARKING LOT ON NW 26th STREET)

**LEGAL DESCRIPTION:**  
PARCEL 1  
LOTS 3, 4 AND 5, AND THE SOUTH HALF OF VACATED ALLEY ADJACENT ON THE NORTH, BLOCK 4 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF FOR ROAD RIGHT OF WAY.  
PARCEL 2  
LOTS 15 AND 16, AND THE WEST HALF OF VACATED ALLEY ADJACENT ON THE EAST, AND THE NORTH HALF OF VACATED ALLEY ADJACENT ON THE SOUTH, BLOCK 8 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**CERTIFICATION:**  
PINCHUK WAREHOUSE PROPERTIES LLC, A WYOMING LIMITED LIABILITY COMPANY  
THE JACOBS LAW GROUP  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
WELLS FARGO BANK,  
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**  
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.  
• THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.  
• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.  
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.  
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE, THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.  
• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.  
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.  
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.  
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
• FENCE OWNERSHIP NOT DETERMINED.  
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

### ABBREVIATIONS AND MEANINGS

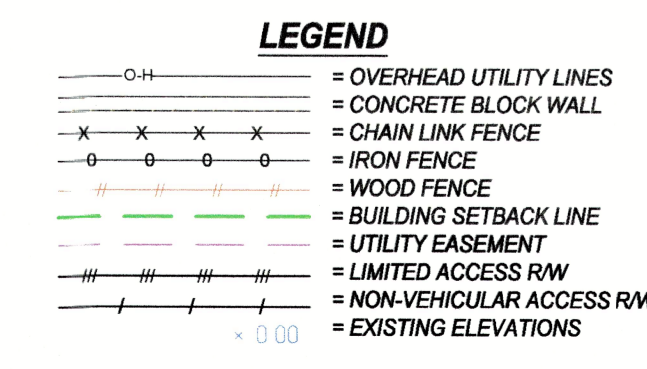
- A = ARC
- AC = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- AL = ALUMINUM ROOF
- AS = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = INDOOR CORNER
- B.C.S. = BROWARD COUNTY RECORDS
- B.L.D. = BUILDING
- B.M. = BENCH MARK
- B.O.B. = BASIS OF BEARINGS
- B.S.L. = BUILDING SETBACK LINE
- C = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CH. = CHORD
- CH.B. = CHORD BEARING
- C. = CLEAR
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENTS
- CONC. = CONCRETE
- C.P. = CONC. PORCH
- C.S. = CONCRETE SLAB
- C.U.P. = CONC. UTILITY POLE
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
- DRIVE = DRIVEWAY
- D. = DEGREES
- E = EAST
- EB = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.F.E. = FINISHED FLOOR ELEVATION
- F.A.D. = FOUND NAIL & DISC
- FR = FRAME
- FT = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE
- F.N. = FOUND NAIL
- H. = HIGH (HEIGHT)
- I.C.V. = IRRIGATION CONTROL VALVE
- I.F. = IRON FENCE
- I.N.A.G. = INGRESS AND EGRESS EASEMENT
- L.B. = Certificate of Authorization I.D.#7806
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- M = MINUTES
- M = MEASURED DISTANCE
- MB = MAIL BOX
- M.D.C.R. = MIAMI DADE COUNTY RECORDS
- M.E. = MAINTENANCE EASEMENTS
- MON. = MONUMENT LINE
- MH = MANHOLE
- ML = MONUMENT LINE
- N.A.P. = NOT A PART OF
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- N = NORTH
- N.T.S. = NOT TO SCALE
- N.O. = NUMBER
- OS = OFFSET
- O.L. = OVERHEAD
- O.U.L. = OVERHEAD UTILITY LINES
- O.C.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.M.T. = PAVEMENT
- PL = PLASTER
- P.L. = PROPERTY LINE
- P.C. = POINT OF CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- P.O.C. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVE
- P.B. = PLAT BOOK
- PG. = PAGE
- P.W. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R. = RECORDED DISTANCE
- RR = RAIL ROAD
- RES. = RESIDENCE
- PROF. CO. = PROPERTY CORNER
- R.W. = RIGHT-OF-WAY
- R.P. = RADIOS POINT
- R. = RADIUS
- SEC. = SECTION
- SIY = STAKE
- SW = SIDEWALK
- S.I.P. = SET IRON PIPE I.D.#7806
- S.P. = SCHEDULED PORCH
- S = SOUTH
- " = SECONDS
- T = TANGENT
- T.B. = TELEPHONE BOOTH
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S. = TRAFFIC SIGNAL BOX
- T.S.P. = TOWNSHIP
- UTL. = UTILITY
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.R. = WOOD ROOF
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.R. = WOOD ROOF
- W.S. = WOOD SHED
- W = WEST
- ± = CENTER LINE
- ∠ = CENTRAL ANGLE
- ∠ = ANGLE

**FLOOD ZONE INFORMATION:**  
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "A"  
BASE FLOOD ELEVATION: 21 FEET  
COMMUNITY: 120286  
PANEL: 1211100178  
SUFFIX: J  
DATE OF FIRM: 02/18/2012  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**  
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.  
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.  
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.  
BY: *John Ibarra* 08/01/2017  
JOHN IBARRA (DATE OF FIELD WORK)  
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

**ENCROACHMENT NOTES:**  
A. WEST SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN, CHAIN LINK FENCE AND CONCRETE DRIVES ARE ENCROACHING INTO THE RIGHT OF WAY OF N 27th STREET, AND CATCH BASIN FALLS INTO THE SUBJECT PROPERTY.  
B. SOUTH SIDE OF THE SUBJECT PROPERTY, BACKFLOW PREVENTERS FALL INTO THE SUBJECT PROPERTY.  
C. EAST SIDE OF THE SUBJECT PROPERTY, CHAIN LINK FENCES ARE ENCROACHING INTO THE NEIGHBOR'S PROPERTY.



DRAWN BY:	A.A.
FIELD DATE:	08/01/2017
SURVEY NO.:	17-003329-1
SHEET:	1 OF 1