



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

TO: Technical Review Committee

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Technical Review Project- Crossroads Industrial Minor Site Plan  
Amendment - 22-41200001**

Meeting Date: February 17, 2022

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The above referenced project is being submitted for your review and comment. The applicant is requesting a minor administrative amendment to the approved site plan to reduce the square footage from 1,133,000 square feet of warehouse for multi-tenant use to 1,013,650 square feet of warehouse that is being designed as a single building. The request also includes additional trailer parking along the western boundary of the property.

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway (CP-1).

Please send all comments to the following emails: [jhofmeister@cityoffortpierce.com](mailto:jhofmeister@cityoffortpierce.com) and [arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com) or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, February 15, 2022).

Please do not hesitate to contact me should you require any additional information at 772-467-3730 or 772-353-9036.

Thank you.



# **PLANNING & ZONING**

## **Minor Administrative Amendment Justification**

**Crossroads Industrial**

**City of Fort Pierce, FL**

**PREPARED BY:**

**Schmidt Nichols**

**1551 N. Flagler Dr. Suite 102**

**West Palm Beach, FL 33401**

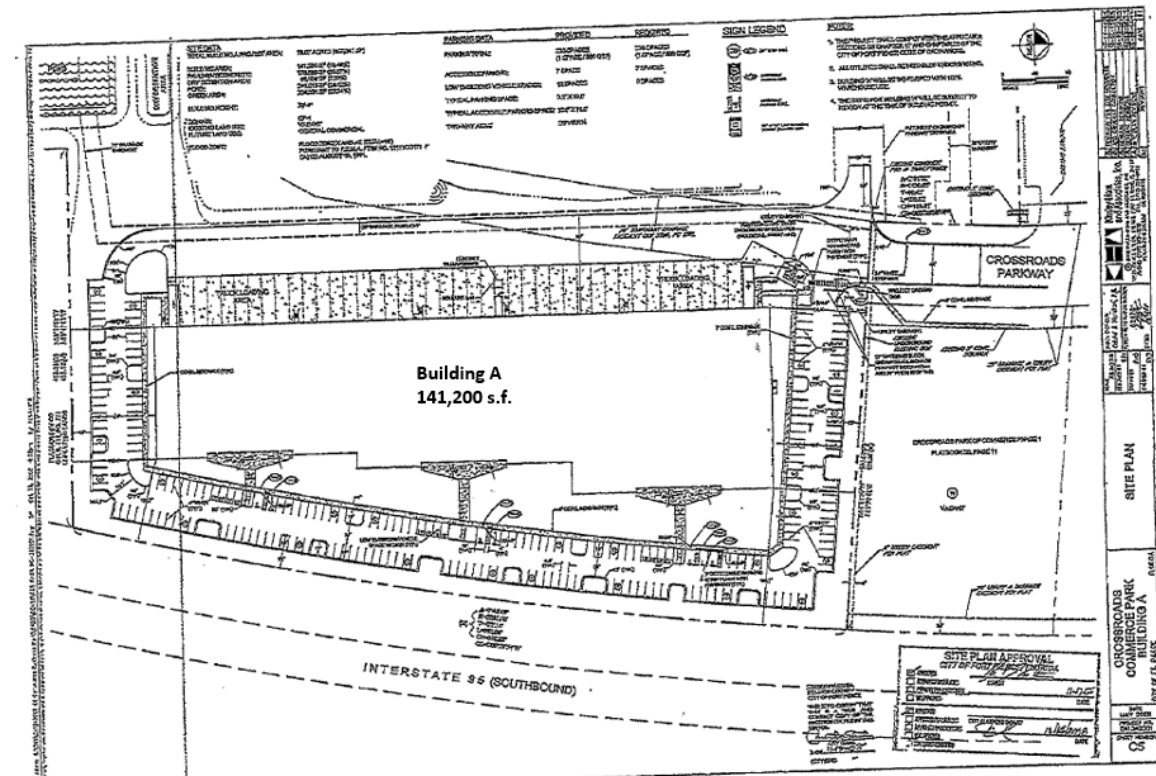
**Original Submittal January 26, 2022**

**REQUEST**

The purpose of this application is to request a minor administrative amendment to reduce the approved square footage from 1,133,000 SF of Warehouse with a phase I and Phase II design to a 1,013,650 s.f. of Warehouse as a single building. The request also includes additional trailer parking along the western boundary of the property.

**PRIOR ENTITLEMENTS**

Prior to the recent approval of the 1,133,000 s.f. warehouse, the subject site was partially approved in November 7, 2008 by the City Commission to construct a 141,200 square-foot industrial warehouse located in the southeast corner of the Crossroads Industrial Park adjacent to I-95, but has since expired. A copy of the previous site plan is shown below.



**LOCATION**

The subject parcel is located south of Okeechobee Road, east of the Florida Turnpike and west of Interstate 95 in the City of Fort Pierce, Florida as shown on the Location Map. We have also confirmed the street address for this vacant parcel has not yet been assigned and according to the St. Lucie County Property Appraiser’s website, this parcel is approximately 129.52 acres.

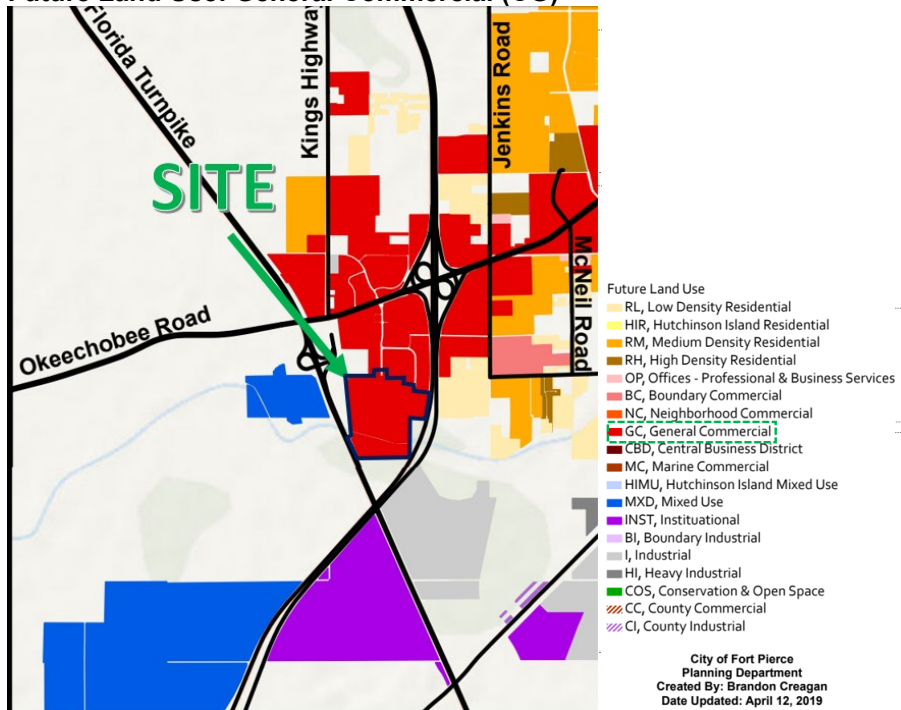
**PROPOSED DEVELOPMENT**

The proposed development is a 1,013,650 sf warehouse and 3% of total building area dedicated to accessory office use, that will be operational 24 hours per day, seven days per week. Typical employee counts on site will be 3 per 1,000 sf of office and 1 per 10,000 sf of warehouse use. The use is being marketed toward ecommerce warehouse storage and distribution specific usage. This minor amendment consists of a reduction in the building s.f, committing to a 1-building plan, and adding trailer parking along the west property line.

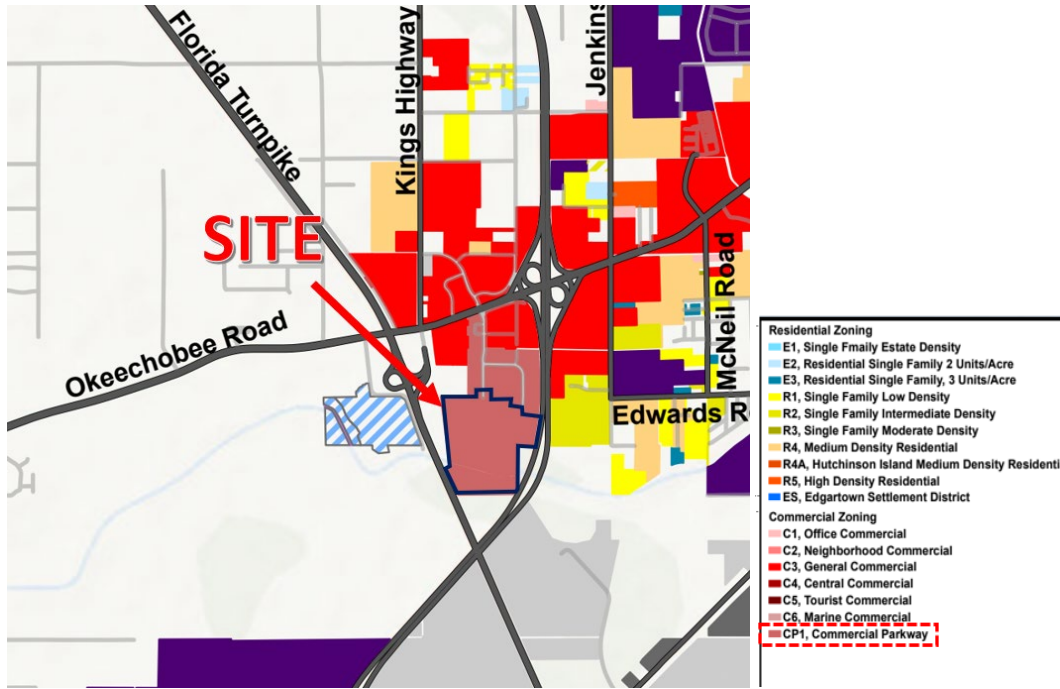
**FUTURE LAND USE AND ZONING**

Using the City of Fort Pierce planning maps website, we have confirmed the Future Land Use designation for this parcel is General Commercial (CG) and the current Zoning designation is Commercial Parkway (CP-1). We also have confirmed this CP-1 Zoning designation allows for office commercial and industrial operations which are typically characterized by a business park setting.

**Future Land Use: General Commercial (CG)**



**Zoning: Commercial Parkway (CP1):**



**Basic Use Standards in CP-1 Zoning City Code Section 125-207**

**Lot Size:**

- a. The minimum lot area shall be twenty thousand (20,000) square feet.
- b. The minimum lot width shall be one hundred (100) feet.
- c. The minimum lot depth shall be one hundred (100) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

**Minimum Yards:**

- a. The minimum depth of the front yard shall be twenty-five (25) feet.
- b. The minimum depth of the rear yard shall be twenty (20) feet.
- c. The minimum depth of the side yard shall be ten (10) feet, except corner lots the minimum side yard depth on a street side will be twenty (20) feet.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

**Lot Coverage:**

Buildings not allowed to cover more than sixty (60) percent of the lot area. The parcel is approximately 129.52 acres. Maximum building coverage cannot exceed 3,385,483 sf as allowed per the CP-1 Zoning designation.

This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.

**Building Height:**

No building shall exceed a height of sixty-five (65) feet above grade.  
This parcel meets the above minimum requirements as shown on the site plan Property Development Regulations table and the site data on the proposed site plan.



**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location Between I-95 and Florida's Turnpike south of Crossroads Parkway

Parcel ID #(s) 2325-122-0002-000-3

Project description Industrial Warehouse Development (1,013,650 s.f.)

**Application Type**

- Site Plan       Conditional Use w/New Construction       Conceptual Development Plan  
 Minor Amendment       Major Amendment

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 1,013,650      Site Acreage: 129.52

*Residential:* Proposed Units: N/A      Proposed Sq. Ft.: N/A      Site Acreage: N/A

SL Crossroads Business Center LLC

Property Owner(s)

195 Morristown Rd.

Street Address

Basking Ridge NJ 07920

City State Zip

973-765-0100 x4083

Phone Number

holdensabato@silvermangroup.net

Email Address

Josh Nichols, Schmidt Nichols

Applicant/Representative, Title, Company

1551 N. Flagler Drive, Suite 102

Street Address

West Palm Beach FL 33401

City State Zip

561-684-6141

Phone Number

jnichols@snlandplan.com

Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



**Site Plan submittal requirements:**

*Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.*

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

### Property Identification

Site Address: 5001 CROSSROADS PKWY  
 Sec/Town/Range: 25/35S/39E  
 Parcel ID: 2325-122-0002-000-3  
 Jurisdiction: Fort Pierce

Use Type: 6700  
 Account #: 14302  
 Map ID: 23/25S  
 Zoning: Comm Parkw

### Ownership

SL CROSSROADS BUSINESS CENTER LLC  
 195 Morristown RD  
 Basking Ridge, NJ 07920

### Legal Description

25 35 39 FROM NW COR OF SEC RUN S 88 DEG 24 MIN 15 SEC E 1326.36 FT TO NE COR OF NW 1/4 OF NW 1/4, TH S 00 DEG 17 MIN 00 SEC W 1180 FT FOR POB, TH S 89 DEG 43 MIN E 360 FT, TH S 00 DEG 17 MIN W 179.14 FT TO PC OF CURVE CONC WLY, R OF 300 FT, CA OF 06 DEG 10 MIN 11 SEC, TH SLY ALG ARC 32.30 FT, TH S 83 DEG 32 MIN 49 SEC E 100 FT, TH S 89 DEG 43 MIN E 502.32 FT, TH S 00 DEG 17 MIN W 170 FT, TH S 89 DEG 43 MIN E 506.20 FT TO PT ON NON-TANG CURVE CONC WLY, R OF 5135.58 FT, CA OF 02 DEG 01 MIN 42 SEC, TH SLY ALG ARC 181.80 FT, TH S 84 DEG 51 MIN 20 SEC E 500 FT TO WLY R/W I-95, TH SLY ALG NON-TANG CURVE CONC WLY, CB S 07 DEG 59 MIN 05 SEC W, CA 09 DEG 40 MIN 34 SEC, R OF 5635.58 FT 951.74 FT TO 1/4 SEC LI, TH N 89 DEG 14 MIN 57 SEC W ON SD 1/4 SEC LI 463.23 FT TO INT 1/4 SEC COR, TH S 00 DEG 13 MIN 25 SEC W ON N/S 1/4 SEC LI 1202.20 FT TO WLY R/W I-95 AND PC OF CURVE CONC NW, TH RUN SWLY ON R/W AND SD CURVE, R OF 5635.58 FT, CA OF 01 DEG 43 MIN 31 SEC 169.70 FT TO PT ON S 1/4 1/4 SEC LI, TH N 89 DEG 37 MIN 30 SEC W 1556.08 FT TO ELY R/W TRNPK, TH N23 DEG 27 MIN 14 SEC W ON R/W 745.65 FT, TH S 89 DEG 26 MIN 14 SEC E 80.91 FT, TH N 06 DEG 33 MIN 35 SEC W 2063.36 FT TO N 1/4 1/4 SEC LI, TH S 88 DEG 49 MIN 38 SEC E 772.11 FT TO SE COR OF NW 1/4 OF NW 1/4, TH N 00 DEG 17 MINE 178.44 FT TO POB (129.52 AC)



### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	129.52
Land Size (SF):	5,641,891.2

### Building Design Wind

### Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

### Current Values

Just/Market Value:	\$4,197,560
Assessed Value:	\$112,450
Exemptions:	\$0
Taxable Value:	\$112,450

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

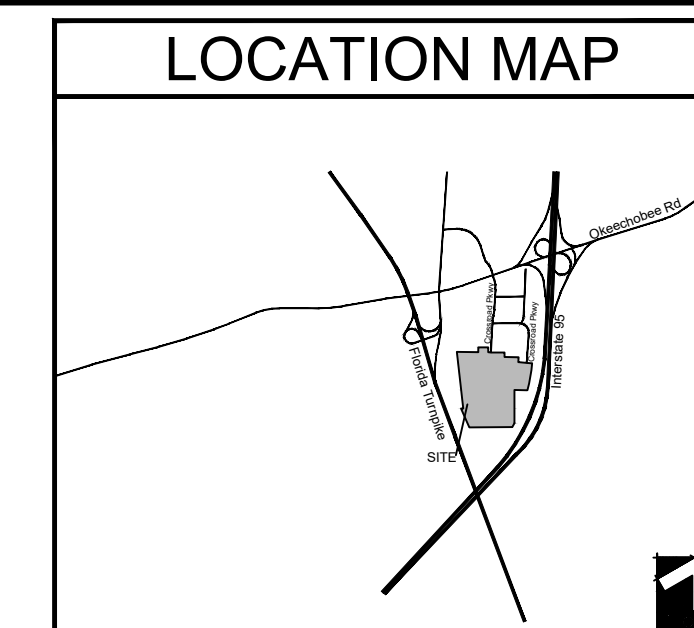


SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING  
1551 N. Flagler Dr, Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC2600232

Crossroads Industrial

Fort Pierce, Florida



SITE TABULAR DATA	
Application Name	Crossroads Industrial
Petition Number	20-07000018
Parcel Control Number	23 25 12 20 0020 003
Flood Control Panel	169
Existing Future Land Use Designation	CG
Existing Zoning District	CP1
Total Gross Floor Area	1,133,000 s.f.
Existing Use	Vacant
Proposed Use	Warehouse
Total Gross Site Area	129.52 AC. (5,641,891.20 s.f.)
Total Gross Floor Area	1,133,000 s.f.
Total Proposed Building Coverage (Max 60%)	20% (1,133,000 s.f.)
Total Proposed Floor Area Ratio	0.2 (1,133,000 s.f.)
Total Proposed Open Space (Min 20%)	80% (4,508,891 s.f.)
Building Height (Max 65')	40'
Number of Stories	1-Story
Proposed Detention Tract	856,291 s.f. (15%)
Parking Required	1,689 SPACES
Warehouse - 1 space/600 s.f. @ 1,013,650 s.f. = 1,689	
Proposed Parking	468 SPACES*
Handicap Spaces Required	9
Handicap Spaces Proposed	14
Loading Required (15' x 55' Min.)	38
Loading Provided	282
Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.
Impervious Area	52.51 ac.

PROPERTY DEVELOPMENT REQUIREMENTS											
ZONING DISTRICT	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM FRONTAGE	MINIMUM DEPTH	DENSITY (DPA) (FLOR.)	MAX BLDG COVER	MAX SETBACKS/SEPARATIONS	FRONT	SIDE INTERIOR	SIDE STREET	REAR
IND	26,000 sf	100'	100'	100'	n/a	60%	25'	10'	20'	20'	
PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2987.40'	n/a	30%	215'	230'	N/A	197'

DEVELOPMENT TEAM	
DEVELOPER:	FLF CROSSROADS INDUSTRIAL I LLC 601 HERITAGE DRIVE, SUITE 227 JUPITER, FL 33458
CIVIL/TRAFFIC ENGINEER:	SIMMONS & WHITE 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 561-478-7848
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
SURVEYOR:	KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200 VERO BEACH, FL 32960 772-794-4100

NOTES	
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY CAUFIELD & WHEELER, INC. DATED 09/11/18	
DECORATIVE STREET LIGHTS WILL BE PROVIDED AT THE DEVELOPMENT ENTRANCE	
DIR DUMPSTER WITH ENCLOSURES	
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42	

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 38 EAST OF THE TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, CROSSROADS PARK OF COMMERCE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 95);

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 09°40'40", A CHORD LENGTH OF 950.93 FEET BEARING SOUTH 09°25'54" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 952.06 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, BEARING NORTH 89°47'03" WEST, A DISTANCE OF 463.19 FEET TO A POINT;

THENCE BEARING SOUTH 02°19'20" EAST, A DISTANCE OF 1,201.77 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 95);

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,635.58 FEET, A CENTRAL ANGLE OF 01°43'39", A CHORD LENGTH OF 169.91 FEET BEARING SOUTH 28°14'00" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 169.91 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 89°50'54" WEST, A DISTANCE OF 1,559.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY);

THENCE BEARING NORTH 24°32'44" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 745.23 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 89°52'50" EAST, A DISTANCE OF 80.81 FEET TO A POINT;

THENCE BEARING NORTH 07°55'54" WEST, A DISTANCE OF 2,063.33 FEET TO A POINT;

THENCE BEARING SOUTH 89°21'30" EAST, A DISTANCE OF 772.21 FEET TO A POINT;

THENCE BEARING NORTH 00°15'33" WEST, A DISTANCE OF 178.89 FEET TO A POINT;

THENCE BEARING NORTH 89°42'44" EAST, A DISTANCE OF 360.13 FEET TO A POINT;

THENCE BEARING SOUTH 00°17'19" EAST, A DISTANCE OF 179.14 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06°10'11", A CHORD LENGTH OF 32.29 FEET BEARING SOUTH 02°47'50" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.30 FEET TO A POINT;

THENCE BEARING SOUTH 84°02'00" EAST, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE BEARING NORTH 89°43'39" EAST, A DISTANCE OF 502.31 FEET TO A POINT;

THENCE BEARING SOUTH 00°10'00" EAST, A DISTANCE OF 169.96 FEET TO A POINT;

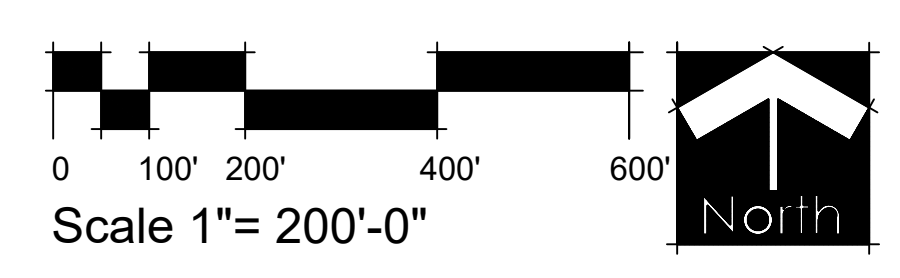
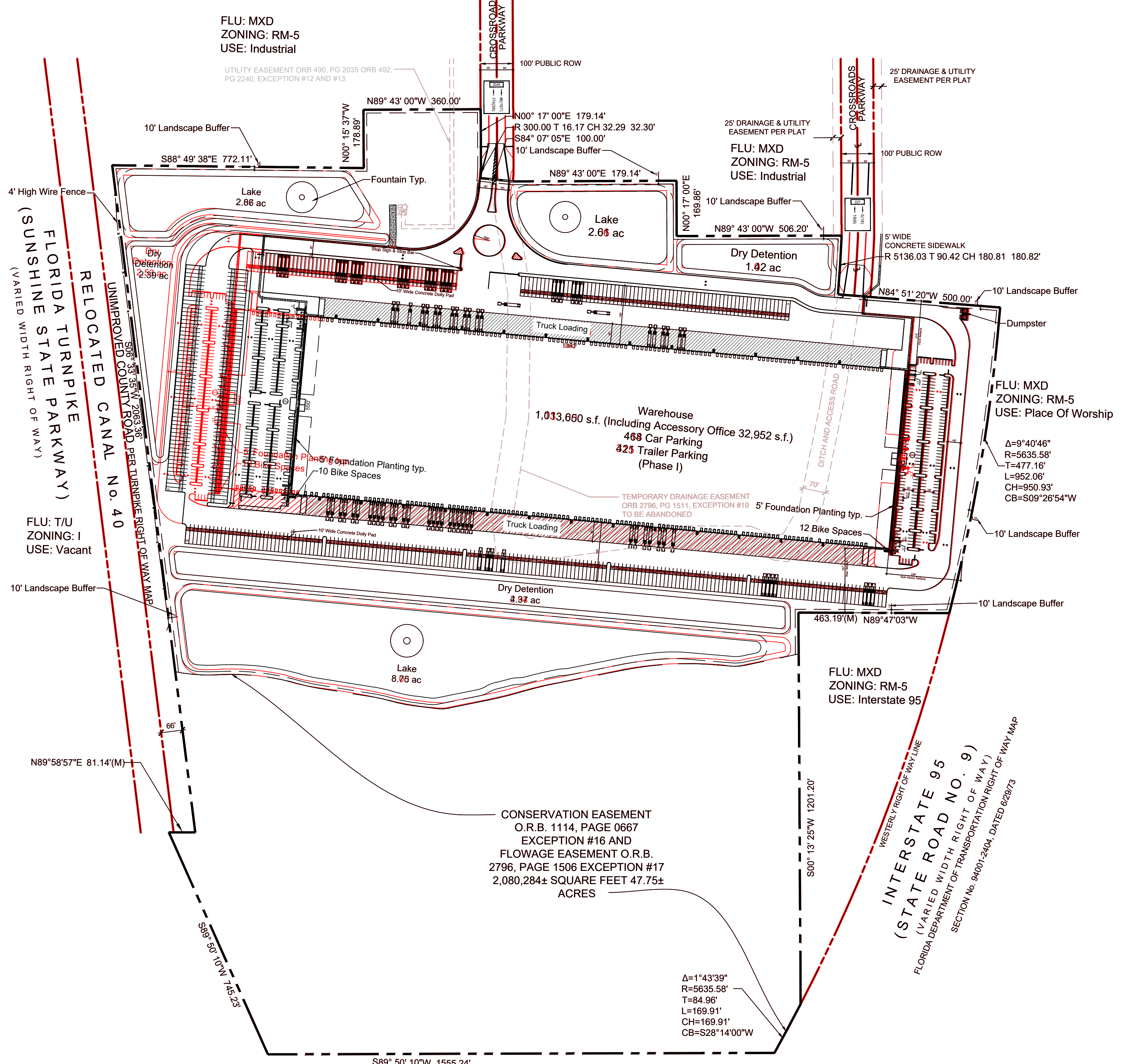
THENCE BEARING NORTH 89°49'54" EAST, A DISTANCE OF 506.62 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,136.03 FEET, A CENTRAL ANGLE OF 02°01'02", A CHORD LENGTH OF 180.82 FEET BEARING SOUTH 03°35'56" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.82 FEET TO A POINT;

THENCE BEARING SOUTH 85°22'44" EAST, A DISTANCE OF 499.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 5,787.803 SQUARE FEET OR 132.41 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.



FLU: R/C  
ZONING: RX  
USE: Vacant/Industrial

FLU: T/U  
ZONING: I  
USE: Vacant

FLU: MXD  
ZONING: RM-5  
USE: Industrial

FLU: MXD  
ZONING: RM-5  
USE: Place Of Worship

Date:	10/30/20
Scale:	1" = 200'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No.	743.01
Job No.	20-66

REVISIONS / SUBMISSIONS	
10/30/20	Submittal
12/23/20	Resubmittal
07/08/21	Site Data Update

Overall  
Phase I  
Site Plan  
SP-1 of 7



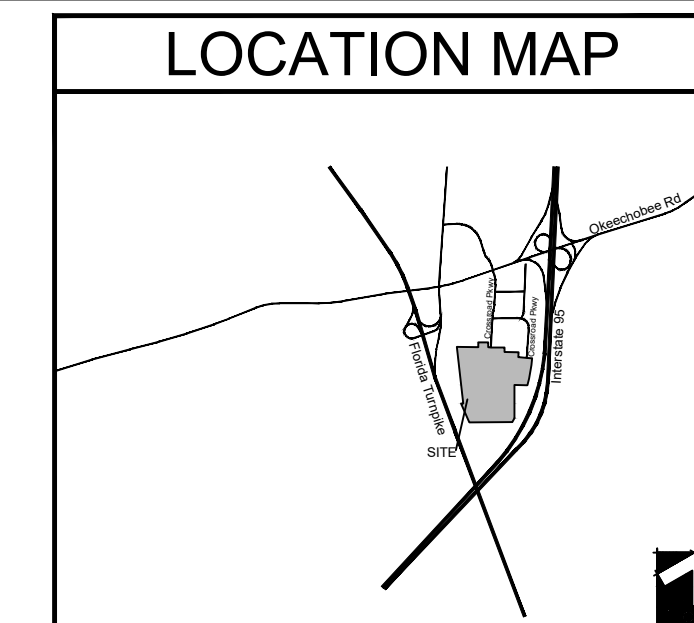
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Total Proposed Landscape Buffers	(65,726.17 sf) 1.50 ac.
Conservation Area	(2,080,284 sf) 47.75 ac.
Impervious Area	52.51 ac.

\*Parking Reduction Based On ITE Calculations For Warehouse Uses At .39 Spaces/1,000 s.f.

PROPERTY DEVELOPMENT REQUIREMENTS											
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PROP	IND	129.52 AC.	2,417.45'	2,417.45'	2987.48'	0.04	30%	215'	230'	N/A	197'

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DIR DUMPSTER WITH ENCLOSURES	
CENTERLINE IS BASED ON NORTH SOUTH 1/4 SECTION LINE OF SECTION 3-44-42	

**LEGAL DESCRIPTION**

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THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, BEARING NORTH 89°47'03" WEST, A DISTANCE OF 463.19 FEET TO A POINT;

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THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 89°52'50" EAST, A DISTANCE OF 80.81 FEET TO A POINT;

THENCE, BEARING NORTH 07°50'54" WEST, A DISTANCE OF 2,063.33 FEET TO A POINT;

THENCE, BEARING SOUTH 89°21'30" EAST, A DISTANCE OF 772.21 FEET TO A POINT;

THENCE, BEARING NORTH 00°15'33" WEST, A DISTANCE OF 178.89 FEET TO A POINT;

THENCE, BEARING NORTH 89°42'44" EAST, A DISTANCE OF 360.13 FEET TO A POINT;

THENCE, BEARING SOUTH 00°17'16" EAST, A DISTANCE OF 179.14 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 06°10'11"; A CHORD LENGTH OF 32.29 FEET BEARING SOUTH 02°47'50" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.30 FEET TO A POINT;

THENCE, BEARING SOUTH 84°02'00" EAST, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°43'39" EAST, A DISTANCE OF 502.31 FEET TO A POINT;

THENCE, BEARING SOUTH 00°10'00" EAST, A DISTANCE OF 169.86 FEET TO A POINT;

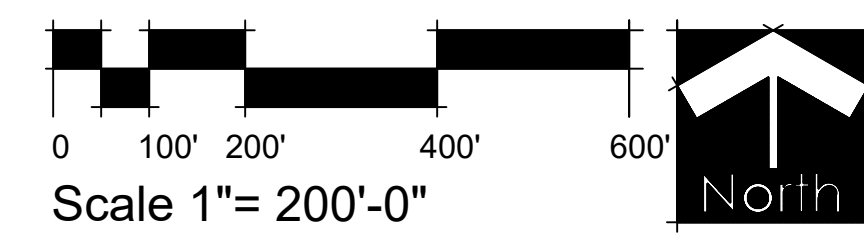
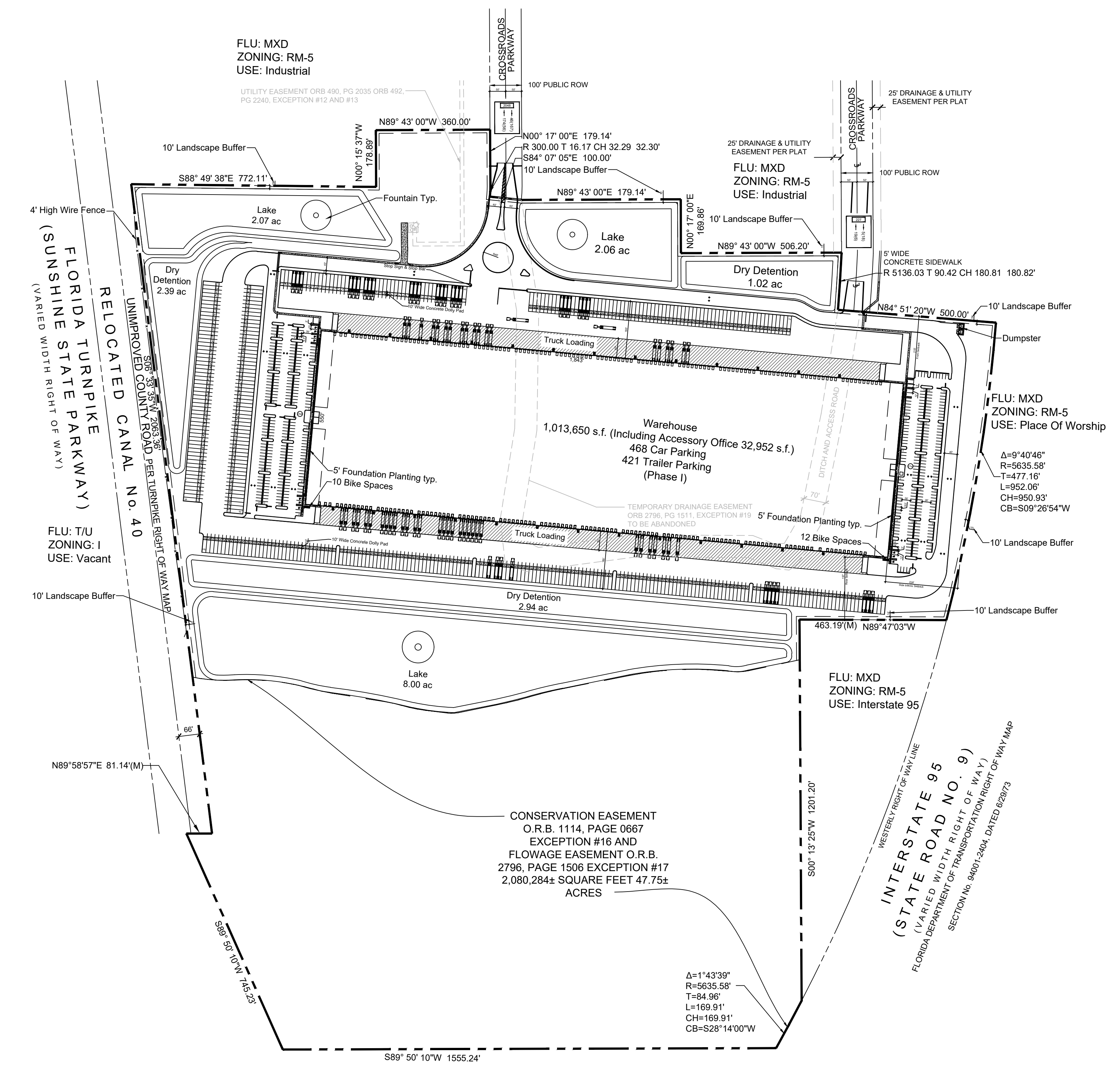
THENCE, BEARING NORTH 89°49'54" EAST, A DISTANCE OF 506.62 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,136.03 FEET, A CENTRAL ANGLE OF 02°01'02"; A CHORD LENGTH OF 180.81 FEET BEARING SOUTH 03°35'56" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.82 FEET TO A POINT;

THENCE, BEARING SOUTH 85°22'44" EAST, A DISTANCE OF 499.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 5,787,803 SQUARE FEET OR 132.41 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.



FLU: R/C  
ZONING: RX  
USE: Vacant/Industrial

Overall  
Phase I  
Site Plan  
SP-1 of 7

REVISIONS / SUBMISSIONS	
10/30/20	Submittal
12/23/20	Resubmittal
07/08/21	Site Data Update

Date:	10/30/20
Scale:	1" = 200'-0"
Design By:	JN
Drawn By:	AH
Checked By:	JN
File No:	743.01
Job No:	20-66



**REFERENCE DRAWINGS**

- ST. LUCIE AERIAL IMAGERY MAPS SOUTH 1/2 OF SECTIONS 25, 24 AND 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST MAP NUMBERS 102 A, 101 D, AND 101 C, RESPECTIVELY, AND THE NORTH 1/2 OF SAID SECTION MAP NUMBER 102 A.
- SKETCH AND DESCRIPTION OF PRESERVE AREA PORTION OF SW 1/4, SECTION 25-35-39 PREPARED BY DARBY AND WAY, INC. FILE NUMBER F054R, DATED JANUARY 20, 1992.
- CROSSROADS PARK OF COMMERCE PHASE 1 PREPARED BY DARBY AND WAY, INC. SHEETS 1-3 AS RECORDED IN PLAT BOOK 30, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD NO. 9 (I-95) RIGHT OF WAY MAP ST. LUCIE COUNTY, SECTION 94001-2404, APPROVED 6-29-73.
- FLORIDA STATE PARKWAY FLORIDA STATE TURNPIKE AUTHORITY, SECTION 6 RIGHT OF WAY MAP ST. LUCIE COUNTY, CONTRACT No 6.3, DATED 12/9/55.
- ST. LUCIE COUNTY ASSESSMENT MAP OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25S.
- ST. LUCIE COUNTY ASSESSMENT MAP OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SHEET 23/25N.

**SURVEYOR'S NOTES**

- THE LEGAL DESCRIPTIONS USED IN THE PREPARATION OF THIS BOUNDARY SURVEY ARE THOSE DESCRIBED AS THE SCHEDULE "A" LANDS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1062-4899651 COMMITMENT DATE JULY 24, 2020.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE ARE AS FOLLOWS:  
 1) STATION NAME "BOUFFORD"  
 2) STATION NAME "DUCK"  
 3) STATION NAME "195 85 A31"  
 4) STATION NAME "195 85 A33"  
 5) STATION NAME "195 85 A34"  
 THE BEARING BASE FOR THIS SURVEY IS STATE PLANE GRID NORTH, AS ESTABLISHED BY GPS OBSERVATIONS ON THE PRECEDING CONTROL STATIONS.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE X AND AE AT THIS TIME PURSUANT TO F.E.M.A. FIRM NO. 12111C016J DATED FEBRUARY 16, 2012 AND FIRM NO. 12111C0169J DATED FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS REFER TO AFOREMENTIONED FIRM PANELS.
- THIS SURVEY WAS PERFORMED IN THE FIELD FROM MAY 21, 2002 THROUGH MAY 31, 2002. A FIELD UPDATE TO THE BOUNDARY SURVEY WAS PERFORMED ON FEBRUARY 22 AND 23, 2006. KIMLEY-HORN AND ASSOCIATES FILE NO. 047383001, FIELD BOOK 212, PAGE 1-24. AN ALTA SURVEY WAS PERFORMED ON SEPTEMBER 24, 2007 THROUGH OCTOBER 3, 2007, KIMLEY-HORN FILE NO. 047342000. AN ALTA SURVEY UPDATE WAS PERFORMED SEPTEMBER 4, 2018, KIMLEY-HORN FILE NO. 047463017 AND ON SEPTEMBER 25, 2019, KIMLEY-HORN FILE NO. 147757000.
- NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY REUSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED. THIS SURVEY IS NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH THIS SURVEYOR'S EMBOSSED SEAL.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.

**FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER 1062-4899651  
 COMMITMENT DATE: JULY 24, 2020**

**SCHEDULE A LANDS**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1326.36 FEET; TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°25'52" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 863.92 FEET; TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.25 FEET; THENCE RUN SOUTH 19°23'50" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 70°36'10" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 219.93 FEET; THENCE RUN SOUTH 00°26'24" WEST, A DISTANCE OF 1004.32 FEET; TO THE NORTH LINE OF AFORESAID SECTION 25; THENCE RUN SOUTH 88°24'15" EAST, ALONG THE SAID NORTH LINE OF SECTION 25, A DISTANCE OF 804.31 FEET; TO THE NORTH 1/4 SECTION CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25 AND THE RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 39, A DISTANCE OF 40.51 FEET; THENCE RUN SOUTH 88°24'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 39 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 630.24 FEET; TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE MEANDERING ALONG SAID INTERSTATE 95 RIGHT-OF-WAY LINE, RUN SOUTH 03°22'54" EAST, A DISTANCE OF 29.28 FEET; THENCE RUN SOUTH 00°41'46" EAST, A DISTANCE OF 899.24 FEET; THENCE RUN SOUTH 00°26'58" WEST, A DISTANCE OF 320.99 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 14°22'16", AND AN ARC LENGTH OF 1413.53 FEET; TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°14'57" WEST, ALONG SAID 1/4 SECTION LINE, A DISTANCE OF 463.23 FEET; TO THE INTERIOR CORNER OF SAID SECTION 25; THENCE RUN SOUTH 00°13'25" WEST, ALONG THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1202.20 FEET; TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 5635.58 FEET, A CENTRAL ANGLE OF 01°43'31" AND AN ARC LENGTH OF 169.70 FEET; TO A POINT ON THE SOUTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN NORTH 89°37'30" WEST, ALONG SAID SOUTH 1/4-1/4 SECTION LINE, A DISTANCE OF 1556.08 FEET; TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA SUNSHINE STATE PARKWAY; THENCE RUN NORTH 23°27'14" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE, A DISTANCE OF 745.65 FEET; THENCE RUN SOUTH 89°26'14" EAST, A DISTANCE OF 80.91 FEET; TO A POINT ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE ACCESS ROAD; THENCE RUN NORTH 06°33'35" WEST, ALONG THE SAID EASTERLY LINE OF ACCESS ROAD, A DISTANCE OF 206.36 FEET; TO THE NORTH 1/4-1/4 SECTION LINE OF SAID SECTION 25; THENCE RUN SOUTH 88°49'38" EAST, ALONG SAID 1/4-1/4 SECTION LINE, A DISTANCE OF 772.11 FEET; TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00°17'00" EAST, ALONG THE WEST 1/4-1/4 SECTION LINE OF SAID SECTION 25, A DISTANCE OF 1359.14 FEET; TO THE POINT OF BEGINNING, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

**LESS AND EXCEPT:**

CROSSROADS PARK OF COMMERCE PHASE 1 AS RECORDED IN PLATBOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SCHEDULE B-2 EXCEPTIONS**

- NO SURVEY COMMENT
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ANNEXATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 425, PAGE 2049. (INCLUDES THE PROPERTY, BLANKET IN NATURE)
- EASEMENT, GRANTED FROM HERMAN GLAZER AND MOLLIE AKA MOLLY GLAZER TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 490, PAGE 2035. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM AUDUBON ESTATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP TO FORT PIERCE UTILITIES AUTHORITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 492, PAGE 2240. (THE EASEMENT IS SHOWN HEREON)
- NOTE: RESOLUTION 90-191 RECORDED IN OFFICIAL RECORDS BOOK 705, PAGE 219 BY ITS EXPRESSED PROVISIONS PROVIDES IN SECTION D THEREOF THAT "IF THE DEVELOPER HAS NOT OBTAINED A FINAL DEVELOPMENT PLAN APPROVAL BY AUGUST 7, 1991, FOR ANY PORTION OF THE AREA IDENTIFIED IN SECTION B, PURSUANT TO SECTION 11-02.06 ST. LUCIE COUNTY LAND DEVELOPMENT CODE, THE PRELIMINARY DEVELOPMENT PLAN APPROVAL GRANTED THROUGH THIS RESOLUTION SHALL BECOME NULL AND VOID. NO SUCH APPROVAL WAS OBTAINED BY SUCH DATE AS TO THAT PORTION OF THE PROPERTY THAT CONSTITUTES THE PROPERTY TO BE INSURED IN THIS POLICY. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT CORPORATION BETWEEN REYNOLDS METALS DEVELOPMENT COMPANY AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 737, PAGE 562. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- NOTE: SINCE THE PROPERTY TO BE INSURED IN THE POLICY, HAS NEVER BEEN PLATTED, THE INSURED PROPERTY IS NOT A "SITE" AS DEFINED BY THE TERMS OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 804, PAGE 2435 AND ITS SUBSEQUENT AMENDMENTS, AT OFFICIAL RECORDS BOOK 744, PAGE 931, AND OFFICIAL RECORDS BOOK 1232, PAGE 846. (INCLUDES PROPERTY AND IS BLANKET IN NATURE)
- DEED OF CONSERVATION EASEMENT, GRANTED FROM REYNOLDS METALS DEVELOPMENT COMPANY TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 667. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1506. (THE EASEMENT IS SHOWN HEREON)
- GRANT OF TEMPORARY DRAINAGE EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1511. (THE EASEMENT IS SHOWN HEREON)
- EASEMENT, GRANTED FROM ST. ANDREWS EPISCOPAL CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION TO CROSSROADS PARK OF COMMERCE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2796, PAGE 1516. (THE EASEMENT IS SHOWN HEREON)
- TERMS AND CONDITIONS OF THE MODIFIED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC. AND THE CITY OF FORT PIERCE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3207, PAGE 733. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 2590. (INCLUDES THE PROPERTY AND IS BLANKET IN NATURE)
- RIPARIAN RIGHTS ARE NOT GUARANTEED OR INSURED. TITLE TO NO PORTION OF THE HEREIN DESCRIBED LAND LYING BELOW ORDINARY HIGH WATER MARK IS HEREBY INSURED.

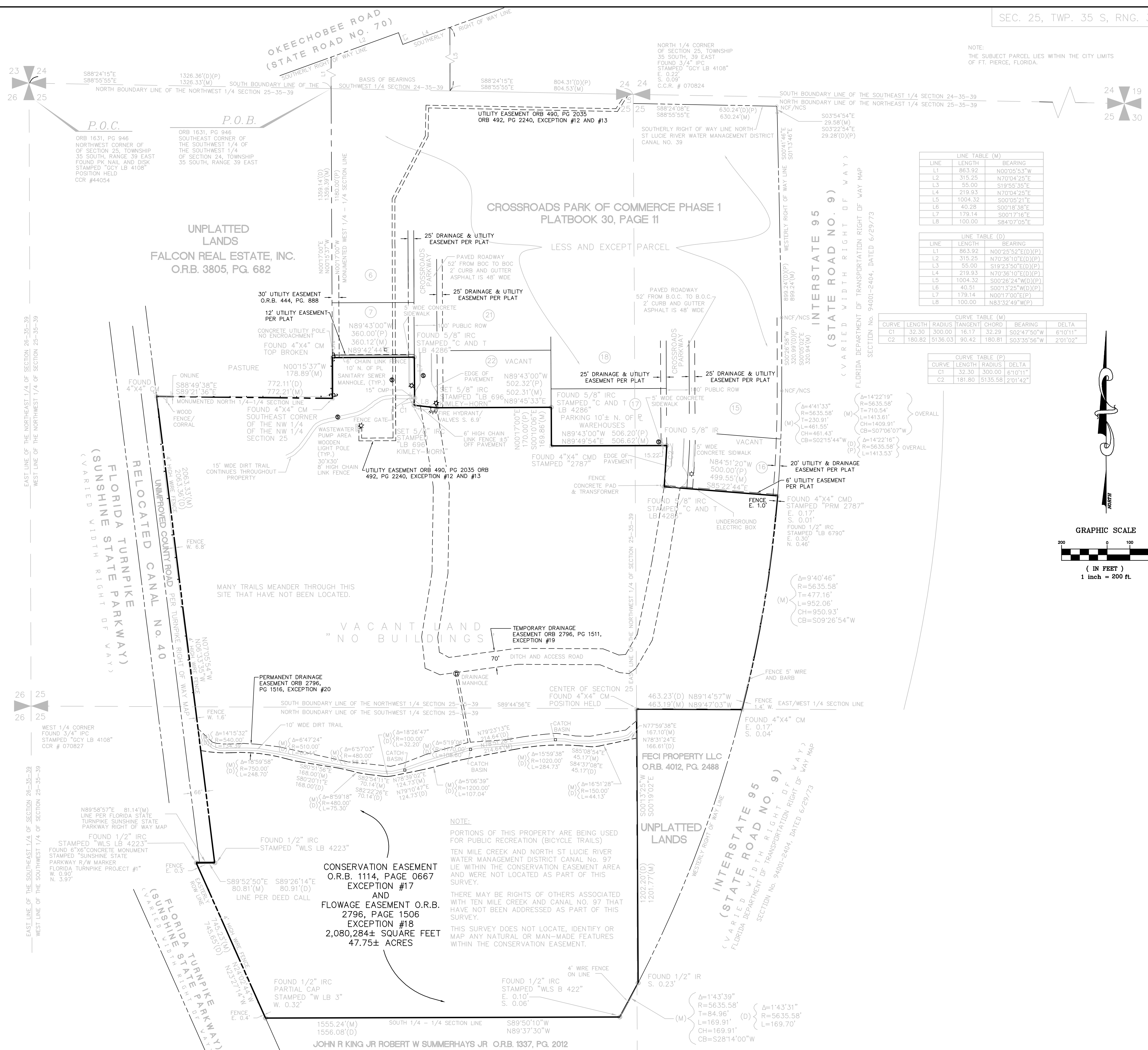
**LEGEND OF SYMBOLS**

	= FIRE HYDRANT		= CONCRETE MONUMENT as NOTED		= PROPERTY LINE
	= IRON PIPE or IRON ROD as NOTED		= PK NAIL & DISK		= RIGHT-OF-WAY LINE
	= VALVE (AS NOTED)		= EASEMENT LINE		= STORMWATER PIPE as NOTED
	= SANITARY SEWER MANHOLE		= BARBED WIRE FENCE		= WOOD FENCE
	= UTILITY POLES				
	= CATCH BASIN				
	= SIGN				

**ABBREVIATIONS**

BOC	BACK OF CURB	NCF/NCS	NO CORNER FOUND/NO CORNER SET NUMBER
CCR	CERTIFIED CORNER RECORD	No	NUMBER
CH	CHORD	NTS	NOT TO SCALE
CH BRG	CHORD BEARING	ORB	OFFICIAL RECORD BOOK
CM	CONCRETE MONUMENT	(P)	PLATTED COURSE
CMP	CORRUGATED METAL PIPE	PG	PLAT BOOK
(D)	DEED AND RECORD COURSE	PK	PARKER KALON
Δ	DELTA ANGLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
DWG	DRAWING	POB	POINT OF BEGINNING
E	EAST	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	R	RADIUS
INC	INCORPORATED	RLS	REGISTERED LAND SURVEYOR
IP	IRON PIPE	ROW	RIGHT OF WAY
IR	IRON ROD	RNG	RANGE
IRC	IRON ROD WITH CAP	S	SOUTH
KHA	KIMLEY-HORN & ASSOCIATES, INC.	SEC	SECTION
L	LENGTH	T	TANGENT
LB	LICENSED BUSINESS	(M)	TOWNSHIP
(M)	MEASURED COURSE	TWP	TYPICAL
N	NORTH	W	WEST
N/A	NOT APPLICABLE		

SCALE	N/A	DESIGNED BY	PCS	DRAWN BY	PCS	CHECKED BY	ECD
SL CROSSROADS BUSINESS CENTER LLC CROSSROADS PARK OF COMMERCE							
LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND & ABBREVIATIONS							
ST. LUCIE COUNTY FLORIDA							
DATE	10/01/07						
PROJECT NO.	047383000						
	041342000						
	147757000						
SHEET NUMBER	2						
REVISIONS	9/10/20 DPED UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020 9/25/19 DPED UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019 9/12/18 DPED UPDATE SURVEY TO 2016 ALTA 12/13/07 PCS PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)						
DATE							



LINE TABLE (M)

LINE	LENGTH	BEARING
L1	863.92	N00°05'53.1\"W
L2	315.25	N70°04'25\"E
L3	55.00	S19°55'35\"E
L4	219.93	N70°04'25\"E
L5	1004.32	S00°05'21\"E
L6	40.28	S00°18'38\"E
L7	179.14	S00°17'16\"E
L8	100.00	S84°07'05\"E

LINE TABLE (D)

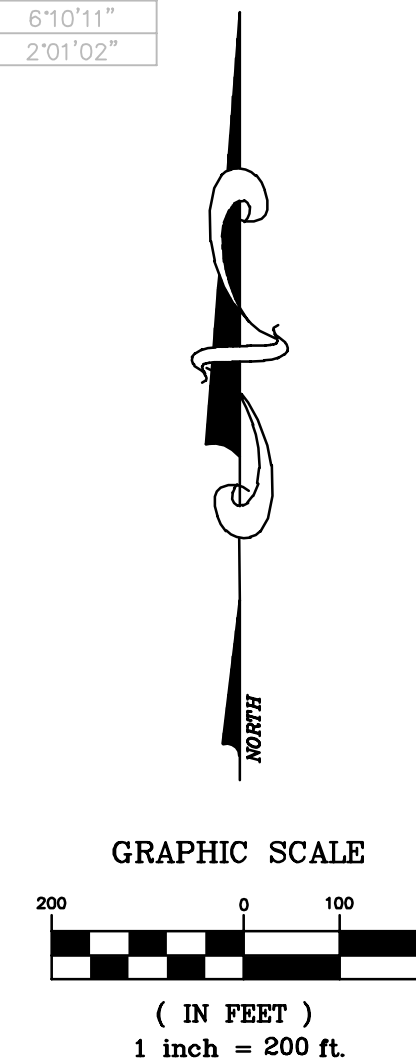
LINE	LENGTH	BEARING
L1	863.92	N00°25'52\"E(D)(P)
L2	315.25	N70°36'10\"E(D)(P)
L3	55.00	S19°23'50\"E(D)(P)
L4	219.93	N70°36'10\"E(D)(P)
L5	1004.32	S00°26'24\"W(D)(P)
L6	40.51	S00°13'25\"W(D)(P)
L7	179.14	N00°17'00\"E(P)
L8	100.00	N83°32'49\"W(P)

CURVE TABLE (M)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.30	300.00	16.17	32.29	S02°47'50\"W	6°10'11\"
C2	180.82	5136.03	90.42	180.81	S03°35'56\"W	2°01'02\"

CURVE TABLE (P)

CURVE	LENGTH	RADIUS	DELTA
C1	32.30	300.00	6°10'11\"
C2	181.60	5135.58	2°01'42\"



NOTE:  
THE SUBJECT PARCEL LIES WITHIN THE CITY LIMITS OF FT. PIERCE, FLORIDA.

NOTE:  
PORTIONS OF THIS PROPERTY ARE BEING USED FOR PUBLIC RECREATION (BICYCLE TRAILS).  
TEN MILE CREEK AND NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 97 LIE WITHIN THE CONSERVATION EASEMENT AREA AND WERE NOT LOCATED AS PART OF THIS SURVEY.  
THERE MAY BE RIGHTS OF OTHERS ASSOCIATED WITH TEN MILE CREEK AND CANAL NO. 97 THAT HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.  
THIS SURVEY DOES NOT LOCATE, IDENTIFY OR MAP ANY NATURAL OR MAN-MADE FEATURES WITHIN THE CONSERVATION EASEMENT.

CONSERVATION EASEMENT O.R.B. 1114, PAGE 0667 EXCEPTION #17 AND FLOWAGE EASEMENT O.R.B. 2796, PAGE 1506 EXCEPTION #18 2,080,284± SQUARE FEET 47.75± ACRES

DATE	BY	REVISIONS
9/10/20	DFD	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 24, 2020
9/25/19	DFD	UPDATE ALTA SURVEY PER COMMITMENT DATED JULY 29, 2019
9/12/18	DFD	UPDATE SURVEY TO 2016 ALTA
12/13/07	PCS	PER ATTORNEY COMMENTS & AMENDED TITLE (8-5-07)

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=200'	PCS	PCS	ECG

PROJECT NO.	DATE	ST. LUCIE COUNTY	FLORIDA
047383000	10/1/07		
041342000			
147757000			

SHEET NUMBER	TITLE
3	EASEMENT DETAILS

**Kimley»Horn**  
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 14TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100 FAX: 772-794-4130  
 WWW.KIMLEY-HORN.COM

SL CROSSROADS  
 BUSINESS CENTER LLC  
 CROSSROADS PARK OF  
 COMMERCE

DATE 10/1/07  
 PROJECT NO. 047383000  
 041342000  
 147757000  
 SHEET NUMBER 3

