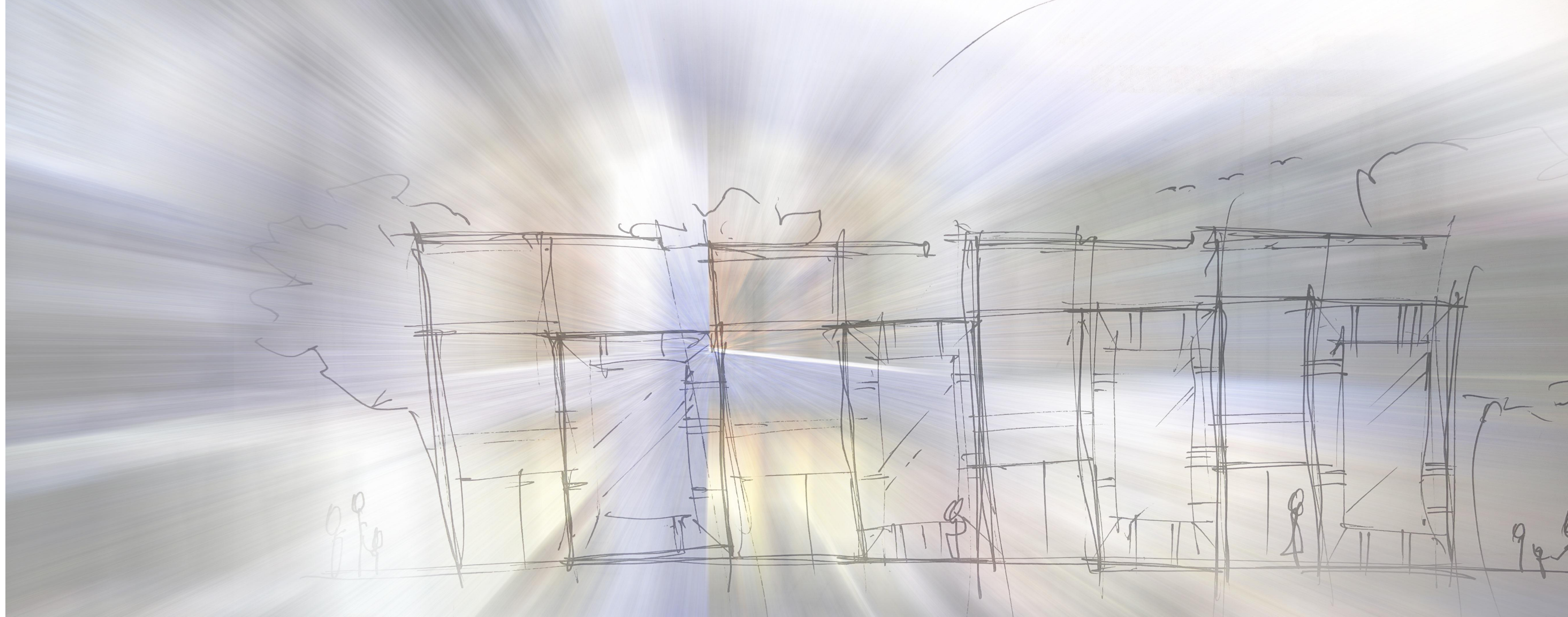


OASIS TOWNHOMES

FORT PIERCE, FL



Drawing Index	
CV	COVER
..	SURVEY
A-0.1	LAND USE/ZONING MAP
A-0.2	AERIAL VIEW
A-1.00	SITE PLAN
A-1.01	GROUND FLOOR PLANS
A-1.02	SECOND FLOOR PLANS
A-1.03	THIRD FLOOR PLANS

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AR99203

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1722 Sheridan St, # 374
Hollywood, FL 33020

Project Number: #Pln

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OASIS TOWNHOMES
901 S Ocean Dr
Fort Pierce , FL 34954

REVISIONS:

DESCRIPTION	DATE	MARK

COVER

CV

Printed: 3/3/2022

03.04.2022 PRE-PLAN MEETING

BOUNDARY SURVEY

CERTIFIED TO:
OASIS TOWNHOUSES LLC, A FLORIDA LIMITED LIABILITY COMPANY;
PHILLIPS, CANTOR & SHALEK, P.A.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
MANHATTAN BRIDGE CAPITAL, INC., ISAOA, ATIMA

COMMUNITY NUMBER: 120286
PANEL: 0183
SUFFIX: K
F.I.R.M. DATE: 2/19/2020
FLOOD ZONE: AE
FIELD WORK: 11/11/2021

PROPERTY ADDRESS:
901 & 1001 SOUTH OCEAN DRIVE
FORT PIERCE, FL 34949

SURVEY NUMBER: 509778
CLIENT FILE NUMBER: 28639

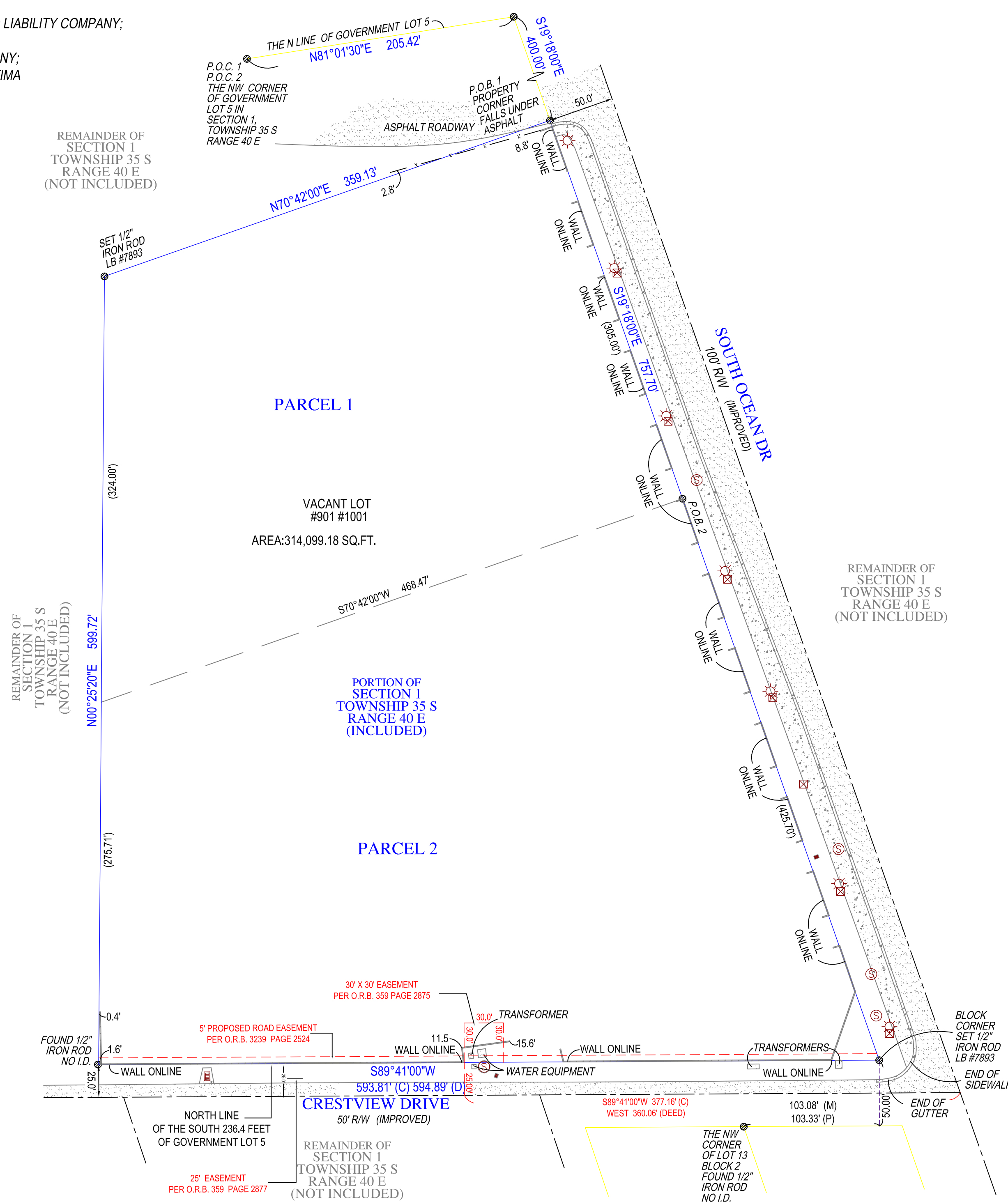
SYMBOL DESCRIPTIONS:

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
C/A	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
FSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R.W.	RIGHT OF WAY

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.
Kenneth Osborne
Date: 2021.11.16 13:41:21
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

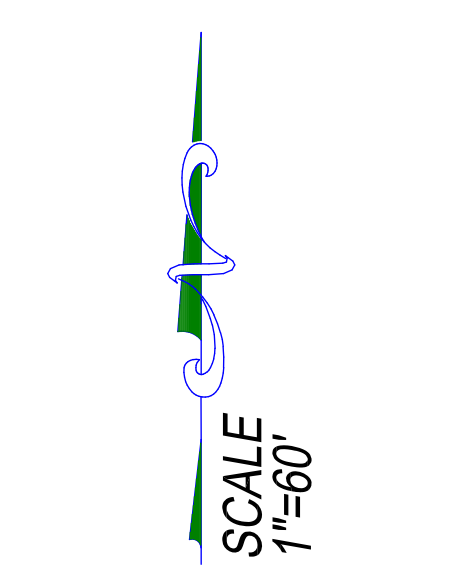


LEGAL DESCRIPTION:

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 400.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 305.00 FEET TO A POINT; THENCE, AT RIGHT ANGLES TO SAID RIGHT OF WAY, SOUTH 70°42' WEST A DISTANCE OF 468.47 FEET TO A POINT ON THE WEST OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID GOVERNMENT LOT 5, A DISTANCE OF 324.00 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 359.147 FEET TO THE POINT AND PLACE OF BEGINNING.

AND

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 705.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 429.79 FEET TO THE NORTH RIGHT OF WAY LINE OF CRESTVIEW DRIVE (CRESTVIEW DRIVE NOW BEING 50.0 FEET WIDE RIGHT OF WAY); THENCE SOUTH 89°41' WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 594.89 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID WEST LINE A DISTANCE OF 275.71 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 468.47 FEET TO THE POINT AND PLACE OF BEGINNING.

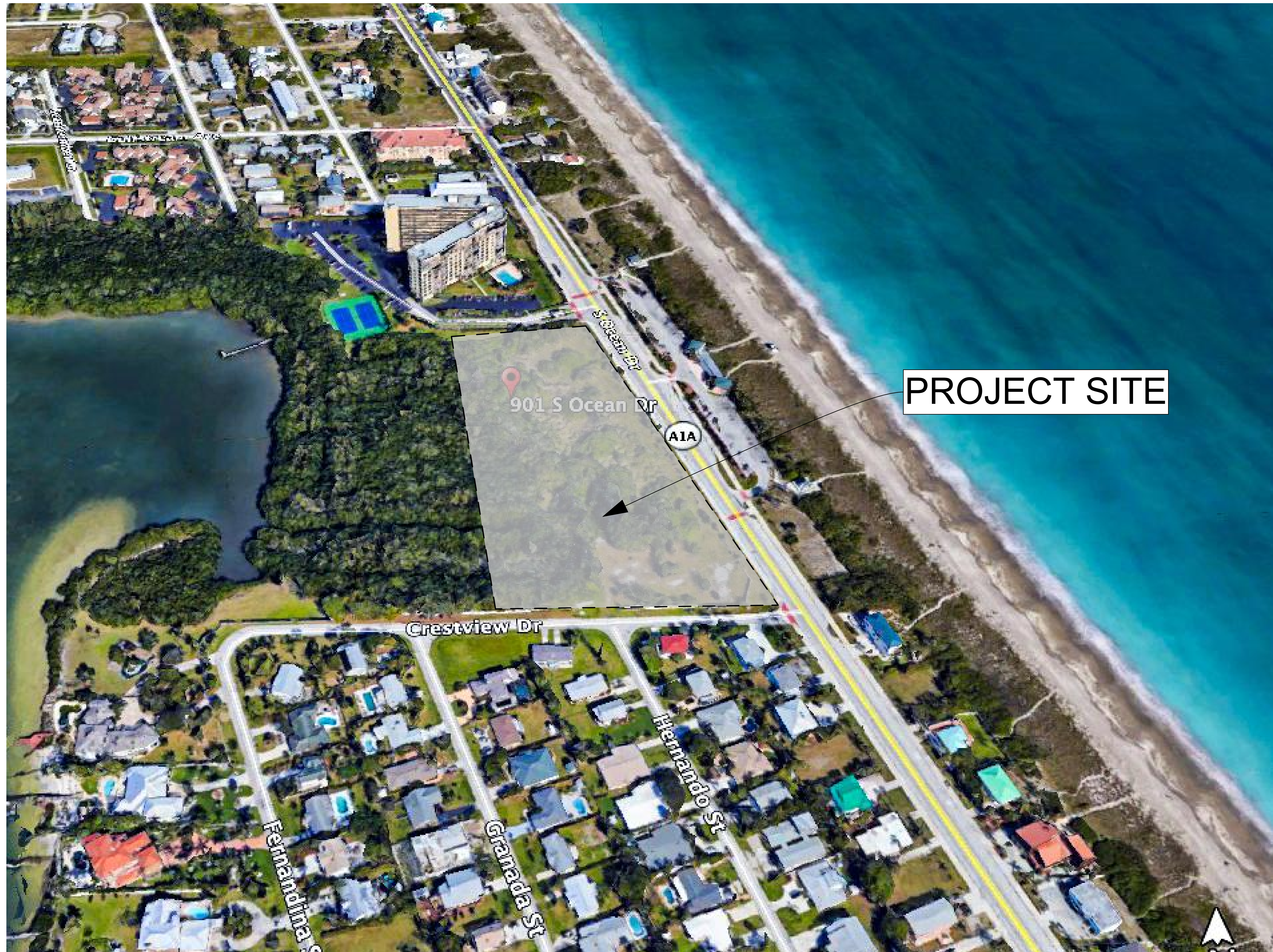


REVISIONS:

- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - IF OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAN, THE LOTS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS.
 - ELEVATIONS SHOWN ARE BASED UPON A G.C.D. UNLESS OTHERWISE NOTED.
 - IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO REVEAL DETAIL.
 - IMPROVEMENTS WERE NOT LOCATED.
 - TO RECONSTRUCT EXISTING LINES, WALL AND ARE NOT TO BE USED TO RECONSTRUCT EXISTING LINES.
 - ONLY VISIBLE ENCROACHMENTS LOCATED.
 - DIMENSIONS SHOWN ARE FLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - ELEVATIONS SHOWN ARE BASED UPON A G.C.D. UNLESS OTHERWISE NOTED.
 - IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO REVEAL DETAIL.
 - IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

LB #7893
SERVING FLORIDA
6550 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>





PROJECT SITE

901 S Ocean Dr

A1A

Crestview Dr

Fernandina St

Granada St

Hernando St

1 AERIAL VIEW
A-0.2 SCALE: 1:0.45

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Project Number: #PIN

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REVISIONS:

DESCRIPTION	DATE	MARK

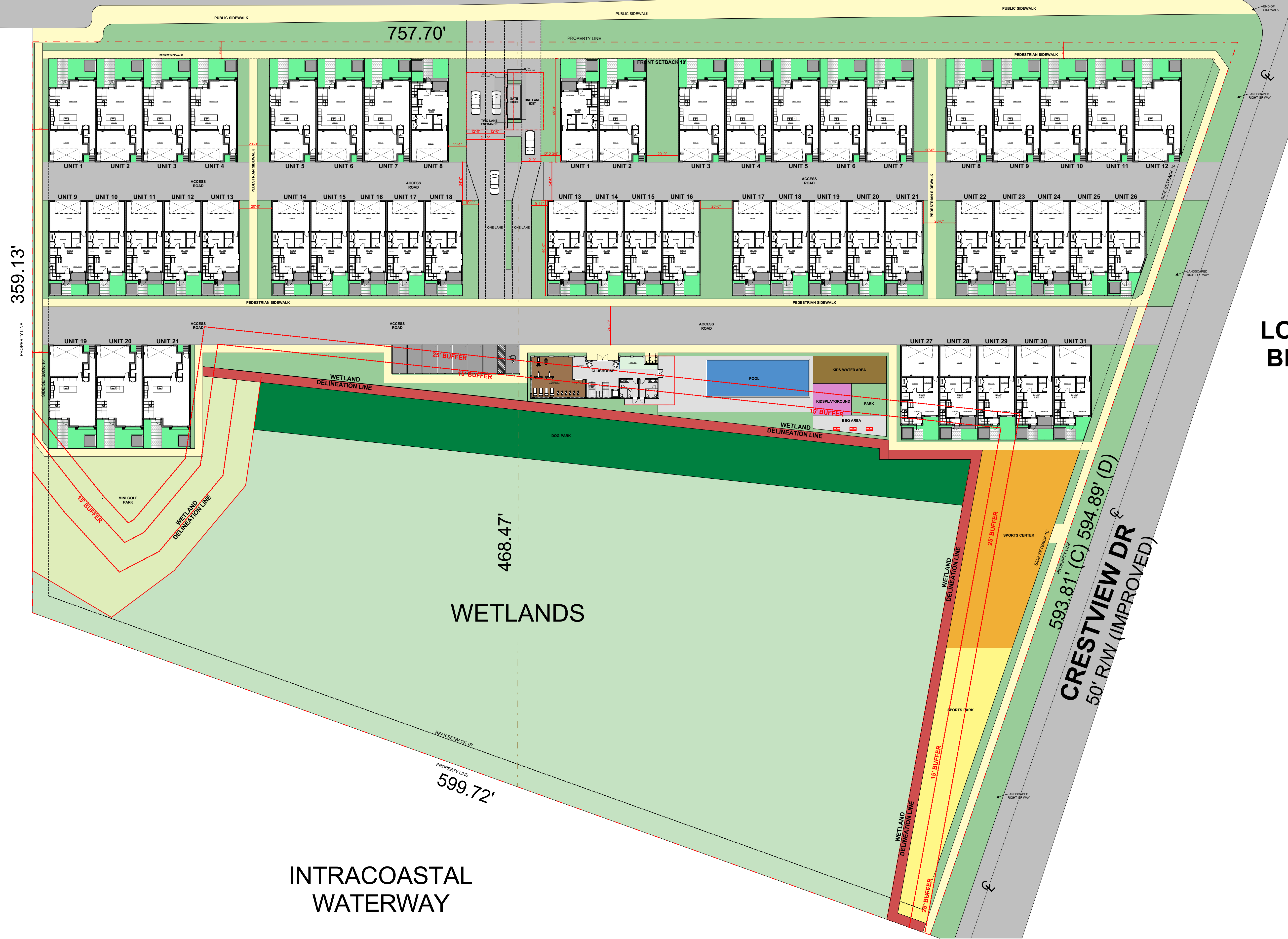
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AERIAL VIEW

A-0.2

Printed: 3/3/2022

S. OCEAN DR
100' R/W (IMPROVED)



EXISTING CONDO BUILDING GOVERNMENT LOT 5

**LOT 13
BLK 2**

WETLANDS

INTRACOASTAL WATERWAY

CRESTVIEW DR
50' R/W (IMPROVED)

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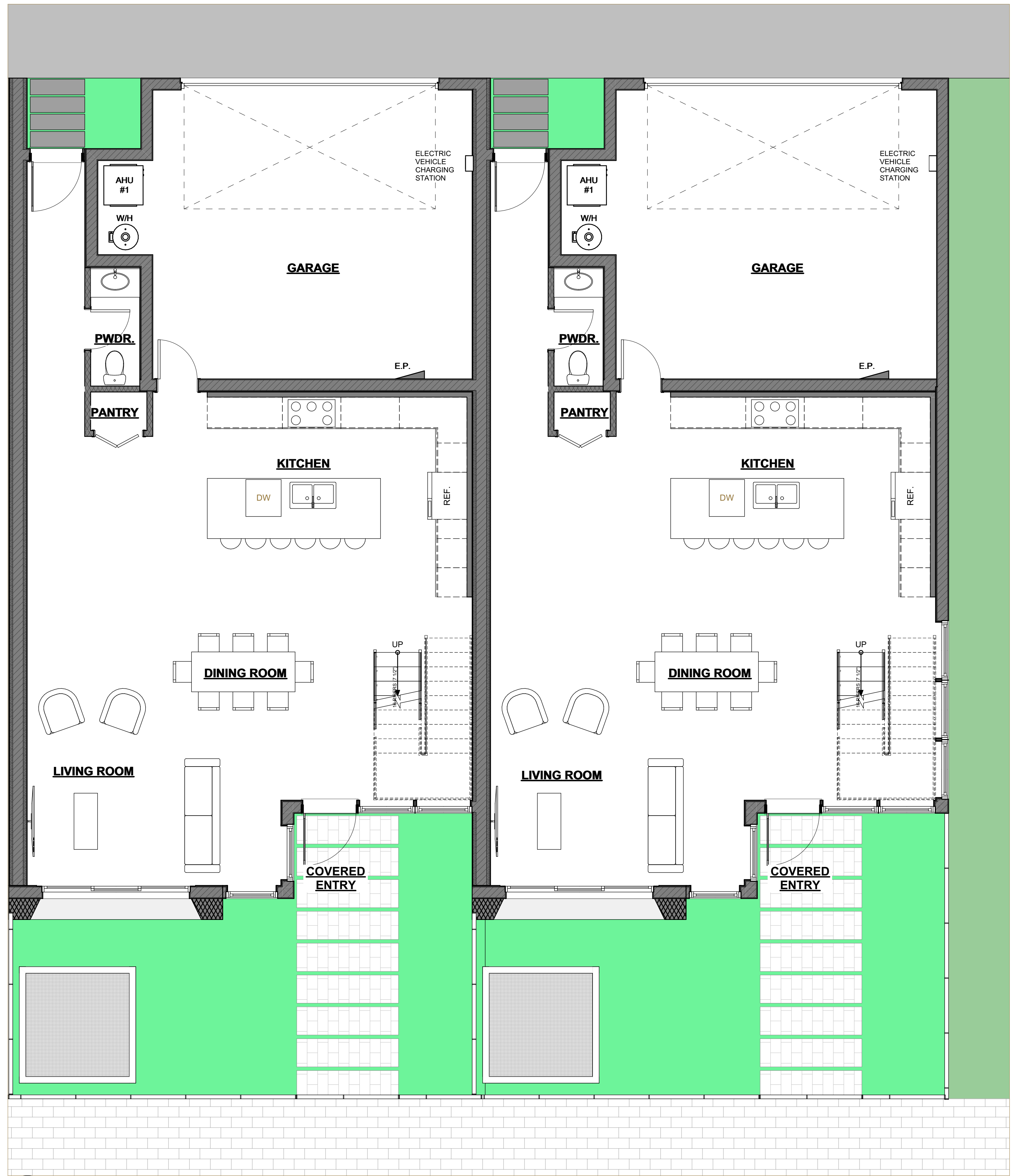
NO.	DESCRIPTION	DATE	MARK

SITE PLAN

A-1.00



1 24' UNITS GROUND FLOOR TYP.
A-1.01 SCALE: 1/4" = 1'-0"



2 30' UNITS GROUND FLOOR TYP.
A-1.01 SCALE: 1/4" = 1'-0"

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DESCRIPTION	DATE	MARK

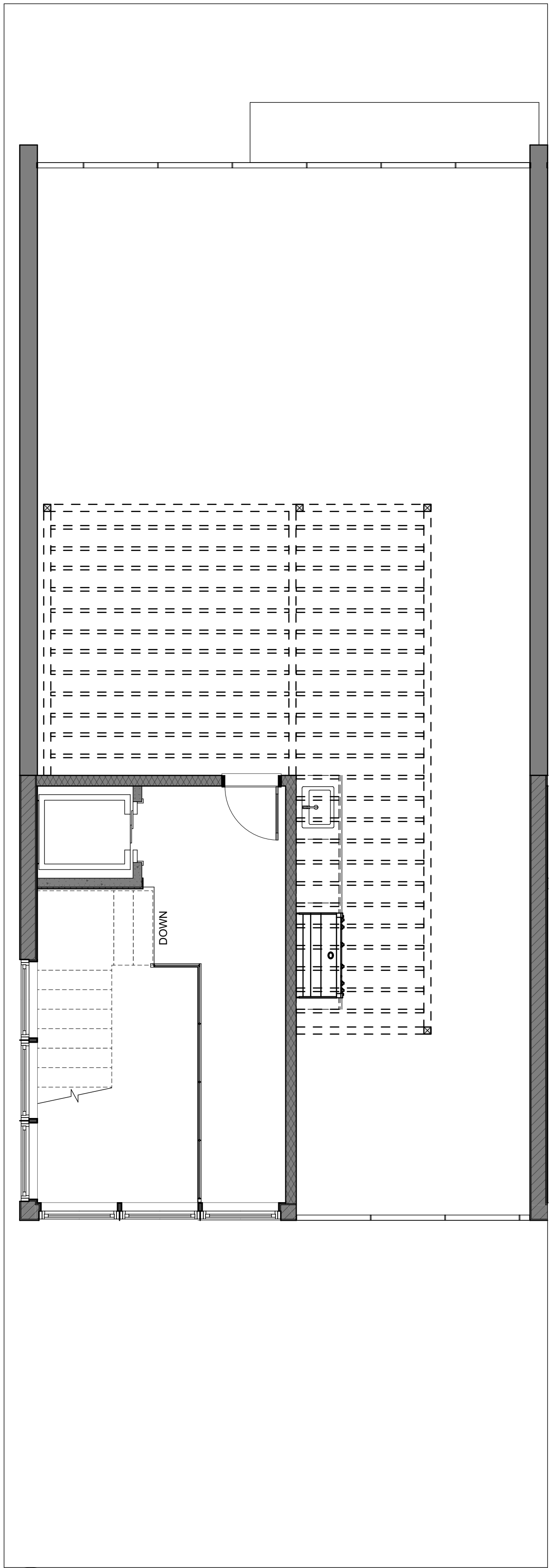
GROUND FLOOR PLANS

A-1.01

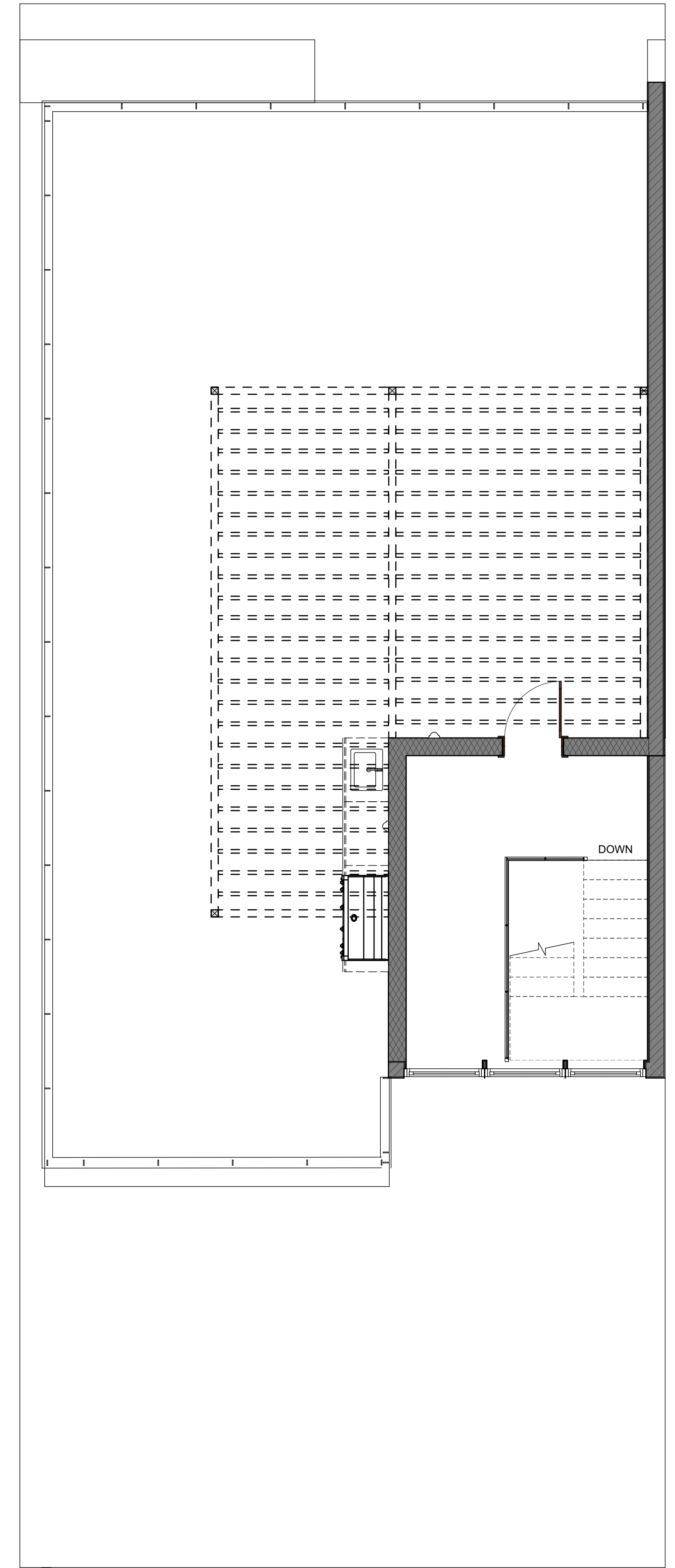
03.04.2022 PRE-PLAN MEETING



1 24' UNITS THIRD FLOOR TYP.
A-1.03 SCALE: 1/4" = 1'-0"



2 24' UNITS ROOF TYP.
A-1.03 SCALE: 1/4" = 1'-0"



3 30' UNITS ROOF TYP.
A-1.03 SCALE: 1/4" = 1'-0"

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REVISIONS:

DESCRIPTION	DATE	MARK

THIRD FLOOR PLANS

A-1.03

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