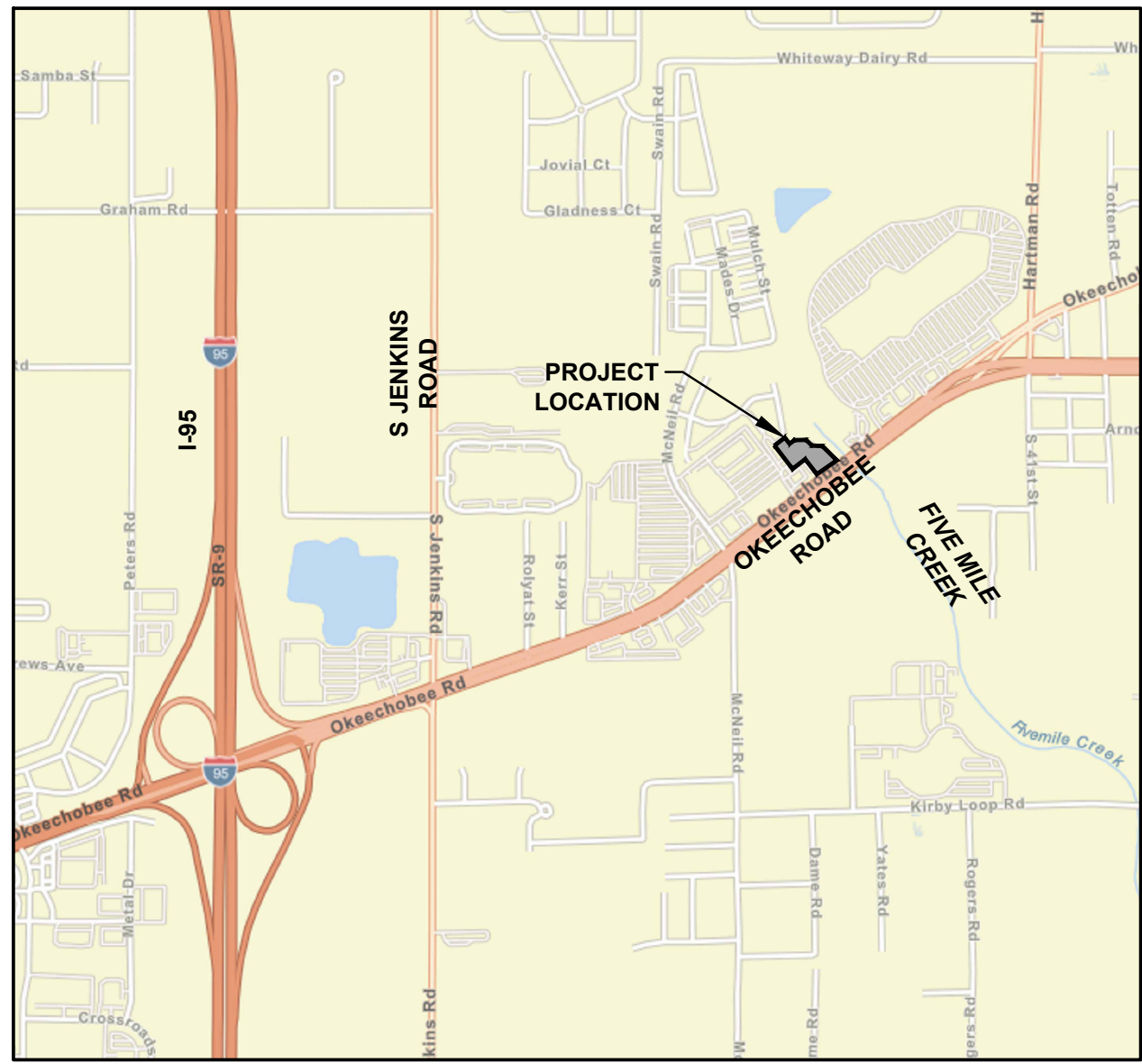


# ALTA / NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



**LOCATION MAP**  
NOT TO SCALE

**TITLE COMMITMENT:**

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 1019660  
COMMITMENT DATE: FEBRUARY 16, 2021 @ 11:00 P.M.

**SCHEDULE B-II EXCEPTIONS:**

EXCEPTIONS 1 THROUGH 5 ARE STANDARD EXCEPTIONS - NO COMMENT

6. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN THE DECLARATION OF RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1624, AMENDED IN OFFICIAL RECORD BOOK 874, PAGE 812; AS AFFECTED BY ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2483, PAGE 1648, WHICH PARTIALLY ABOLISHES CERTAIN RESTRICTIONS IMPOSED ON PROPERTY.  
**ABOLISHED BY 2483/1648, AFFECTS - NOTHING TO PLOT**
7. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1630; AS AFFECTED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1651; OFFICIAL RECORD BOOK 874, PAGE 816; AS AFFECTED BY ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2483, PAGE 1648, WHICH PARTIALLY ABOLISHES CERTAIN RESTRICTIONS IMPOSED ON PROPERTY.  
**ABOLISHED BY 2483/1648, AFFECTS - NOTHING TO PLOT**
8. EASEMENT GRANTED TO THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT RECORDED JANUARY 14, 1988 IN OFFICIAL RECORDS BOOK 571, PAGE 1674. **AFFECTS AS PLOTTED**
9. EASEMENT AGREEMENT WITH SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED MARCH 4, 1988 IN OFFICIAL RECORDS BOOK 577, PAGE 1338. **DOES NOT AFFECT**
10. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 27, 1990 IN OFFICIAL RECORD BOOK 709, PAGE 1026. **DOES NOT AFFECT**
11. TERMS AND CONDITIONS OF THE GRANT OF DRAINAGE EASEMENT TO AMERICAN VENTURE CAPITAL CORPORATION, RECORDED DECEMBER 30, 1991 IN OFFICIAL RECORDS BOOK 769, PAGE 2154. **AFFECTS THE EASTERN PORTION - BLANKET DRAINAGE**
12. CROSS-EASEMENT AGREEMENT BY AND BETWEEN AMERICAN VENTURE CAPITAL CORPORATION AND APPLE SOUTH, INC., A GEORGIA CORPORATION, RECORDED DECEMBER 13, 1993 IN OFFICIAL RECORD BOOK 874, PAGE 801. **DOES NOT AFFECT**
13. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 1067, PAGE 2856; AS AFFECTED BY ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2483, PAGE 1648, WHICH PARTIALLY ABOLISHES CERTAIN RESTRICTIONS IMPOSED ON PROPERTY. **DOES NOT AFFECT**
14. RESTRICTIONS AS SET FORTH IN THE SPECIAL WARRANTY DEED FROM WAL-MART STORES EAST, INC., A DELAWARE CORPORATION TO 2890, INC., A FLORIDA CORPORATION, RECORDED AUGUST 13, 2002 IN OFFICIAL RECORDS BOOK 1566, PAGE 1437. **AFFECTS - BLANKET**
15. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THE ACCESS EASEMENT FROM WAL-MART STORES EAST, INC., A DELAWARE CORPORATION TO 2890, INC., A FLORIDA CORPORATION, RECORDED AUGUST 13, 2002 IN OFFICIAL RECORDS BOOK 1566, PAGE 1449 AND RECORDED IN OFFICIAL RECORD BOOK 1709, PAGE 889. **DOES NOT AFFECT**
16. ACCESS EASEMENT FROM PRIME HOMES AT PORTOFINO LANDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, TO 2890, INC., A FLORIDA CORPORATION, FOR VEHICLE INGRESS AND EGRESS, RECORDED SEPTEMBER 8, 2006 IN OFFICIAL RECORD BOOK 2653, PAGE 277. **DOES NOT AFFECT**
17. NOTICE OF ESTABLISHMENT OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORD BOOK 2739, PAGE 681, TOGETHER FINAL JUDGMENT RECORDED IN OFFICIAL RECORD BOOK 2803, PAGE 2251, WHICH INCLUDES PROVISIONS FOR ASSESSMENTS. **DOES NOT AFFECT**
18. EASEMENTS GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC., RECORDED MAY 18, 2007 IN OFFICIAL RECORDS BOOK 2819, PAGE 2731 AND RECORDED IN OFFICIAL RECORDS BOOK 2819, PAGE 2737. **DOES NOT AFFECT**
19. DECLARATION OF CONSENT TO IMPOSITION OF SPECIAL ASSESSMENTS RECORDED JUNE 18, 2007 IN OFFICIAL RECORDS BOOK 2836, PAGE 929. **NOT A SURVEY MATTER**
20. NOTICE OF LIEN OF RECORD OF THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 18, 2007 IN OFFICIAL RECORD BOOK 2836, PAGE 932, WHICH INCLUDES A PROVISION FOR SPECIAL ASSESSMENTS; AS AMENDED IN OFFICIAL RECORDS BOOK 3251, PAGE 2188. **NOT A SURVEY MATTER**
21. TRUE-UP AGREEMENT WITH THE PORTOFINO LANDINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 20, 2007 IN OFFICIAL RECORDS BOOK 2838, PAGE 2, RE-RECORDED IN OFFICIAL RECORD BOOK 2856, PAGE 2629. **NOT A SURVEY MATTER**
22. GRANT OF EASEMENT TO COMCAST OF COLORADO/FLORIDA RECORDED JULY 17, 2007 IN OFFICIAL RECORDS BOOK 2850, PAGE 2822. **AFFECTS AS PLOTTED**
23. EASEMENT GRANTED TO THE CITY OF FORT PIERCE FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED MAY 13, 2008 IN OFFICIAL RECORDS BOOK 2972, PAGE 685. **AFFECTS AS PLOTTED**
24. NOTICE OF WATERWASTEWATER SUPPLY AGREEMENT WITH THE FORT PIERCE UTILITIES AUTHORITY RECORDED AUGUST 13, 2009 IN OFFICIAL RECORDS BOOK 3117, PAGE 2792. **AFFECTS - NOT A SURVEY MATTER**

**LEGAL DESCRIPTION: (PER TITLE COMMITMENT)**

**PARCEL 1:**  
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST, ALONG THE EAST LINE OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

**LEGEND**

ALTA = AMERICAN LAND TITLE ASSOCIATION		= BACKFLOW PREVENTER		= SIGN
A.P.U. = APPARENT PHYSICAL USE		= BIKE LANE		= SITE CONTROL POINT
CCR = CERTIFIED CORNER RECORD		= BOLLARD		= SANITARY SEWER MANHOLE
CH = CHORD BEARING AND DISTANCE		= CENTRAL ANGLE		= STORM MANHOLE
(D) = DEED DATA		= CHAIN LINK FENCE		= WATER VALVE
EL. = ELEVATION		= CONCRETE UTILITY POLE		= OAK TREE WITH DIAMETER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION		= CONTOUR ELEVATION		= PALM TREE WITH DIAMETER
G.P.S. = GLOBAL POSITIONING SYSTEM		= DRAINAGE / SEWER STRUCTURE NUMBER		= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
.I.D. = IDENTIFICATION		= ELECTRIC BOX		= SET MAG NAIL AND DISK STAMPED "BOWMAN CG LB 8030"
INV. = INVERT		= ELECTRIC HAND HOLE		= FOUND IRON ROD
L = ARC LENGTH		= FIRE HYDRANT		= FOUND CONCRETE MONUMENT
LB = LICENSED BUSINESS		= GUY WIRE & ANCHOR		= SECTION CORNER
LTD. = LIMITED		= IRRIGATION VALVE OR BOX		
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM		= LIGHT POLE		
NSLRWCD = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT		= OVERHEAD UTILITY LINE		
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS		= RISER		
O.R.B. = OFFICIAL RECORDS BOOK				
P.B. = PLAT BOOK				
PG. = PAGE				
P.O.C. = POINT OF COMMENCEMENT				
PVC = POLYVINYL CHLORIDE PIPE				
R = RADIUS				
RCP = REINFORCED CONCRETE PIPE				
R.T.K. = REAL TIME KINEMATIC				
TYP. = TYPICAL				
x14.52 = EXISTING ELEVATION				

**SURVEYOR'S NOTES:**

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING A TRIMBLE R-12 GPS RECEIVER WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE NATIONAL GEODETIC SURVEY CONTROL POINT "GCY":  

"GCY"
PID: AA7679
FOUND SURVEY DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "GCY 1993"
NORTHING: 1,124,362.57
EASTING: 861,826.45

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF SOUTH 64°03'06" WEST BETWEEN SITE CONTROL POINTS #801 AND #802.
3. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING F.D.O.T. BENCHMARK:  

"BMX-020"
FOUND F.D.O.T. BRASS DISK AT THE NORTHEAST END OF A CONCRETE STRUCTURE OVER 5 MILE CREEK ON OKEECHOBEE ROAD (STATE ROAD 70), MARK IS STAMPED "9496 X 020".
ELEVATION - 4.45' (N.A.V.D. 88)
4. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10 FEET.
5. ALL DISTANCE SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES UNLESS OTHERWISE NOTED.
6. APPARENT PHYSICAL USES:  

#1) THERE ARE UTILITIES LYING WITHIN THE SOUTH PROPERTY LINE THAT ARE NOT IN AN EASEMENT.
#2) THERE ARE SEWER STRUCTURES AND UNDERGROUND LINES CROSSING THE PROPERTY.
7. THE IMAGERY SHOWN HEREON, DATED 2018, WAS OBTAINED FROM THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.
8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
10. TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "AE" AND "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED 2/16/2012.
11. TABLE "A" ITEM 6: NO ZONING REPORT WAS PROVIDED.
12. TABLE "A" ITEM 7A: THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY.
13. TABLE "A" ITEM 9: THERE ARE 4 IDENTIFIABLE PARKING SPACES.
14. TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK.
15. TABLE "A" ITEM 17: THERE IS NO OBSERVABLE EVIDENCE OF CHANGES TO RIGHT-OF-WAY. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**SURVEYOR'S CERTIFICATION:**

TO: PUGLIESE CREATIVE VENTURES  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 5, 6(B), 7(A), 7(B)(1), 8, 9, 11, 13, 16, 17 AND 19 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD E. BARNES, JR.  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 5173

MARCH 24, 2021  
DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

**Bowman**  
CONSULTING

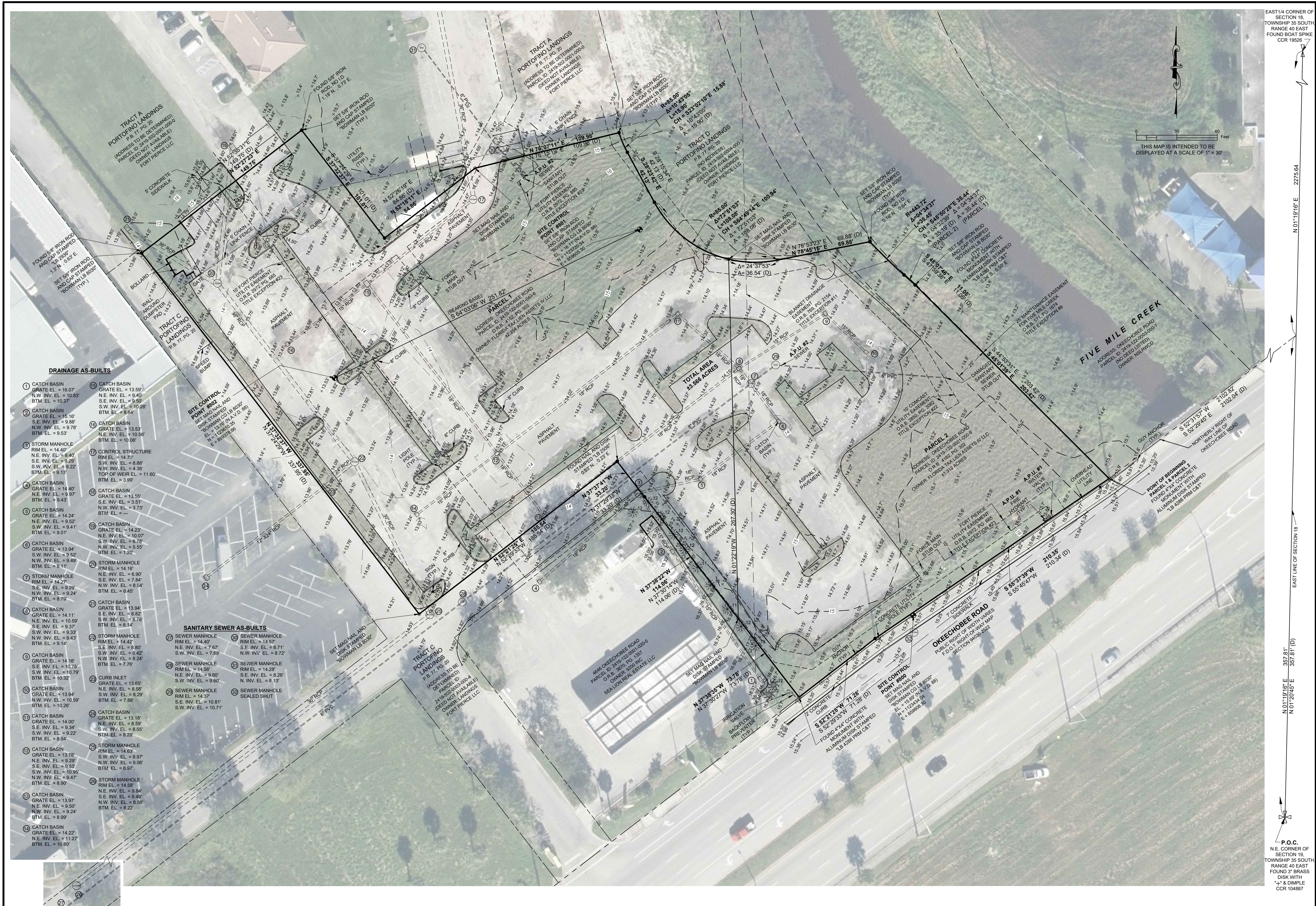
Bowman Consulting Group, Ltd., Inc.  
301 S.E. Ocean Blvd., Suite 301  
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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 39462

**OKEECHOBEE ROAD**  
ALTA / NSPS LAND TITLE  
BOUNDARY AND TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

PROJECT NO  
030028-04-001

**PLAN STATUS**


DATE	DESCRIPTION
FIELD BOOK 21-207	PAGE 40-41
FIELD CREW: JS, AA	
D.A.L. DRAWN	R.E.B. CHKD
H: N/A	V: N/A
SCALE	
JOB No. 030028-04-001	
DATE: MARCH 24, 2021	
FILE No. 030028-04-001 ALTA	



EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST FOUND BOAT SPIKE CCR 19526

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'

0 30 60 Feet

N 01°19'16" E 2275.64'

EAST LINE OF SECTION 18 357.81'

N 01°19'16" E 357.81'

N 01°20'45" E 357.81' (D)

P.O.C. NE CORNER OF SECTION 18, TOWNSHIP 35 SOUTH RANGE 40 EAST FOUND 3" BRASS DISK WITH 1/2" DIMPLE CCR 104887

**DRAINAGE AS-BUILTS**

- 1 CATCH BASIN GRATE EL = 16.07' N.W. INV. EL = 10.83' BTM. EL = 10.27'
- 2 CATCH BASIN GRATE EL = 15.16' S.E. INV. EL = 9.98' N.W. INV. EL = 9.78' BTM. EL = 9.53'
- 3 STORM MANHOLE RIM EL = 14.40' N.E. INV. EL = 9.40' S.W. INV. EL = 9.29' BTM. EL = 9.22'
- 4 CATCH BASIN GRATE EL = 14.40' N.E. INV. EL = 9.97' BTM. EL = 9.43'
- 5 CATCH BASIN GRATE EL = 14.24' N.E. INV. EL = 9.52' S.W. INV. EL = 9.41' BTM. EL = 9.01'
- 6 CATCH BASIN GRATE EL = 13.94' S.W. INV. EL = 9.52' N.W. INV. EL = 9.49' BTM. EL = 9.11'
- 7 STORM MANHOLE RIM EL = 14.27' S.E. INV. EL = 9.29' N.W. INV. EL = 9.24' BTM. EL = 8.79'
- 8 CATCH BASIN GRATE EL = 14.11' N.E. INV. EL = 10.59' S.E. INV. EL = 9.37' S.W. INV. EL = 9.33' BTM. EL = 9.14'
- 9 CATCH BASIN GRATE EL = 14.16' S.E. INV. EL = 10.73' S.W. INV. EL = 10.79' BTM. EL = 10.32'
- 10 CATCH BASIN GRATE EL = 13.94' N.W. INV. EL = 10.59' BTM. EL = 10.26'
- 11 CATCH BASIN GRATE EL = 14.00' S.E. INV. EL = 9.34' S.W. INV. EL = 9.22' BTM. EL = 8.54'
- 12 CATCH BASIN GRATE EL = 13.78' N.E. INV. EL = 9.29' S.E. INV. EL = 9.53' S.W. INV. EL = 10.95' N.W. INV. EL = 9.47' BTM. EL = 8.90'
- 13 CATCH BASIN GRATE EL = 13.97' N.E. INV. EL = 9.50' N.W. INV. EL = 9.24' BTM. EL = 8.99'
- 14 CATCH BASIN GRATE EL = 14.22' N.E. INV. EL = 11.27' BTM. EL = 10.80'
- 15 CATCH BASIN GRATE EL = 13.59' N.E. INV. EL = 9.40' S.E. INV. EL = 9.50' S.W. INV. EL = 10.26' BTM. EL = 8.64'
- 16 CATCH BASIN GRATE EL = 13.53' N.E. INV. EL = 10.56' BTM. EL = 10.06'
- 17 CONTROL STRUCTURE RIM EL = 14.70' S.W. INV. EL = 8.88' N.W. INV. EL = 4.38' TOP OF WEIR EL = 11.60' BTM. EL = 3.99'
- 18 CATCH BASIN GRATE EL = 13.55' S.E. INV. EL = 3.51' N.W. INV. EL = 3.73' BTM. EL = ---
- 19 CATCH BASIN GRATE EL = 14.23' N.E. INV. EL = 10.07' S.W. INV. EL = 6.78' N.W. INV. EL = 5.55' BTM. EL = 1.20'
- 20 STORM MANHOLE RIM EL = 14.16' N.E. INV. EL = 6.90' S.E. INV. EL = 7.84' N.W. INV. EL = 8.54' BTM. EL = 6.45'
- 21 CATCH BASIN GRATE EL = 13.94' S.E. INV. EL = 8.82' S.W. INV. EL = 8.78' BTM. EL = 8.14'
- 22 STORM MANHOLE RIM EL = 14.40' S.E. INV. EL = 7.67' S.W. INV. EL = 8.42' BTM. EL = 7.76'
- 23 SEWER MANHOLE RIM EL = 14.56' N.E. INV. EL = 9.60' S.W. INV. EL = 9.60'
- 24 CATCH BASIN GRATE EL = 13.65' N.E. INV. EL = 8.58' S.W. INV. EL = 8.29' BTM. EL = 7.88'
- 25 STORM MANHOLE RIM EL = 13.18' N.E. INV. EL = 8.59' S.W. INV. EL = 8.55' BTM. EL = 8.29'
- 26 STORM MANHOLE RIM EL = 14.63' S.W. INV. EL = 8.97' N.W. INV. EL = 9.96' BTM. EL = 8.97'
- 27 STORM MANHOLE RIM EL = 14.58' N.E. INV. EL = 9.84' S.E. INV. EL = 8.49' N.W. INV. EL = 8.56' BTM. EL = 8.22'
- 28 CATCH BASIN GRATE EL = 13.18' N.E. INV. EL = 11.27' BTM. EL = 10.80'

**SANITARY SEWER AS-BUILTS**

- 27 SEWER MANHOLE RIM EL = 14.40' N.E. INV. EL = 7.67' S.W. INV. EL = 7.69'
- 28 SEWER MANHOLE RIM EL = 14.56' N.E. INV. EL = 9.60' S.W. INV. EL = 9.60'
- 29 SEWER MANHOLE RIM EL = 14.37' S.E. INV. EL = 10.81' S.W. INV. EL = 10.71'
- 30 SEWER MANHOLE RIM EL = 14.47' N.E. INV. EL = 8.71' N.W. INV. EL = 8.72'
- 31 SEWER MANHOLE RIM EL = 14.28' S.E. INV. EL = 8.26' N. INV. EL = 8.13'
- 32 SEWER MANHOLE SEALED SHUT

**Bowman CONSULTING**  
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**FLORIDA**  
**ST. LUCIE COUNTY**  
**OKEECHOBEE ROAD**  
**ALTA / NSPS LAND TITLE**  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

PROJECT NO  
030028-04-001

PLAN STATUS

DATE	DESCRIPTION
21-207	40-41

FIELD CREW: JS, AA  
D.A.L. R.E.B.  
DRAWN N/A CHKD  
SCALE H: N/A  
V: N/A

JOB No. 030028-04-001  
DATE: MARCH 24, 2021  
FILE No. 030028-04-001 ALTA

SHEET 1 OF 1

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