

Site Address: MCNEIL RD  
Sec/Town/Range: 19/35S/40E  
Parcel ID: 2419-241-0001-010-7  
Jurisdiction: Fort Pierce

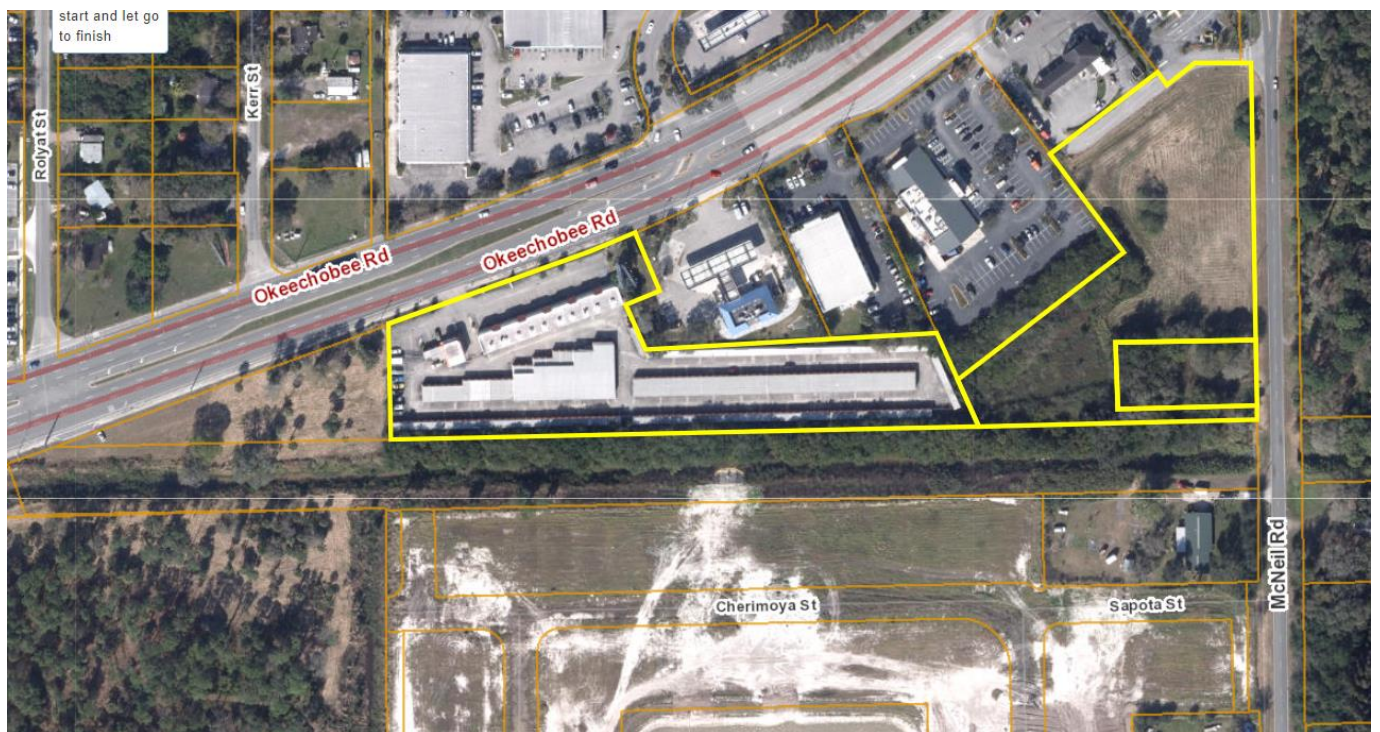
Use Type: 1000  
Account #: 177231  
Map ID: [24/19N](#)  
Zoning: General Co

Site Address: 5221 OKEECHOBEE RD  
Sec/Town/Range: 19/35S/40E  
Parcel ID: 2419-243-0006-000-1  
Jurisdiction: Fort Pierce

Use Type: 4820  
Account #: 136019  
Map ID: [24/19N](#)  
Zoning: General Co

Site Address: 2591 MCNEIL RD  
Sec/Town/Range: 19/35S/40E  
Parcel ID: 2419-244-0035-000-6  
Jurisdiction: Fort Pierce

Use Type: 1000  
Account #: 27348  
Map ID: [24/19N](#)  
Zoning: General Co





### Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **\$300** (\$250 + \$50 Building Department Fee) with an additional \$250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning\_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Detailed Project Narrative	<input type="checkbox"/> Floor Plan	<input type="checkbox"/> Survey

**Proposed Use of the Property:** Minor improvements to the existing 1,275 SF office building, a proposed 58,160 SF single-story climate controlled self-storage facility, and 8,150 SF drive-up self-storage facility.

**Property address or location**

\_\_\_\_\_

**Parcel ID(s)**

\_\_\_\_\_

**Property Owner(s) Name**

\_\_\_\_\_

**Applicant/Representative, Company**

\_\_\_\_\_

**Street Address**

\_\_\_\_\_

**Street Address**

\_\_\_\_\_

**City**                      **State**      **Zip**

\_\_\_\_\_

**City**                      **State**      **Zip**

\_\_\_\_\_

**Phone Number**

\_\_\_\_\_

**Phone Number**

\_\_\_\_\_

**Email Address**

\_\_\_\_\_

**Email Address**

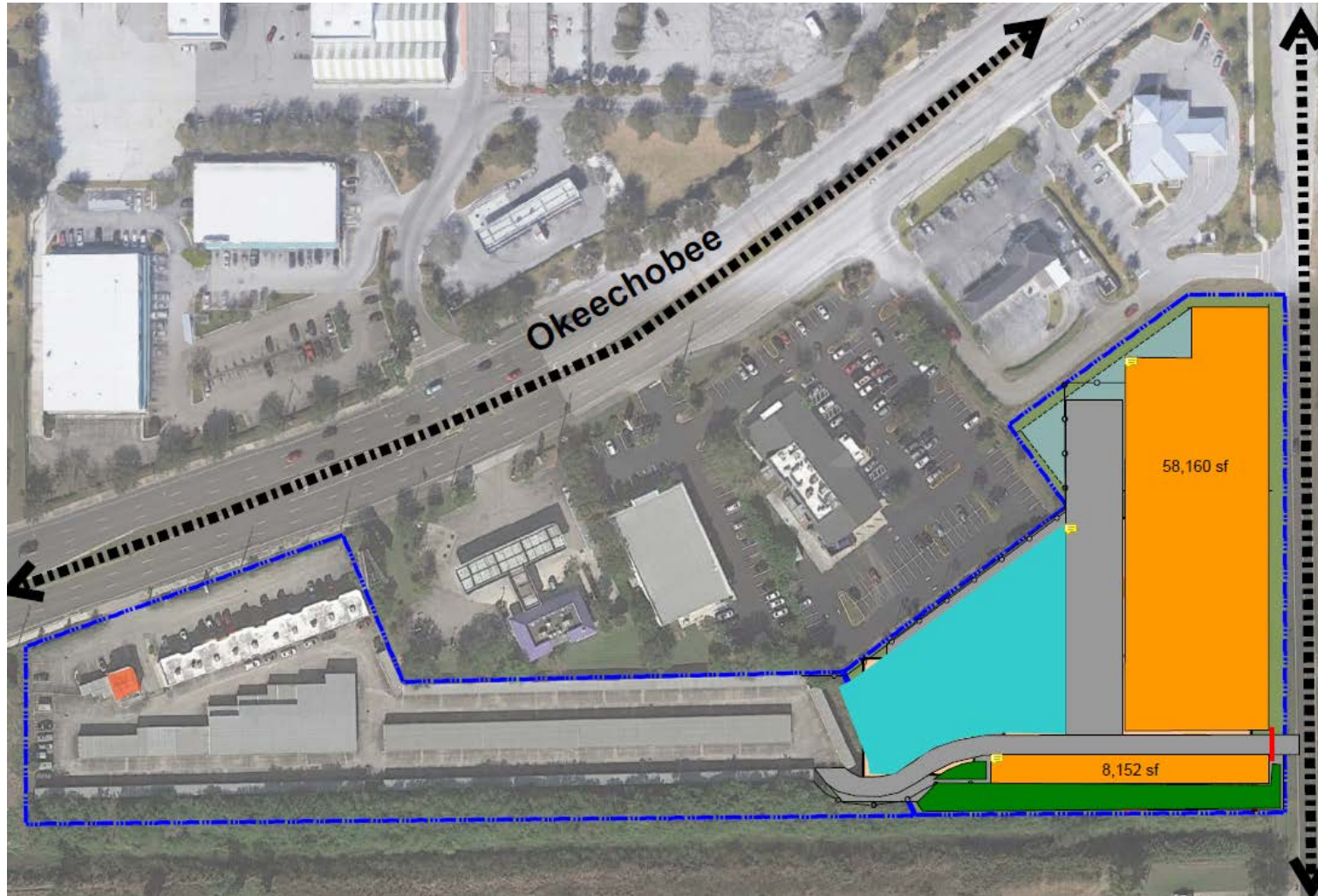
\_\_\_\_\_

The property owner is aware that a Pre-Application meeting has been requested.

**Property Owner's Signature** *William*

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

# Site Plan



Proposing a single-story climate building of approximately 58,160 and approximately 8,150 GSF of non-climate drive-up.



## Project Narrative – Public Storage Okeechobee

Project Number: FLB220008  
Project Name: Public Storage – Okeechobee  
Client: Public Storage Inc  
Location : 5221 Okeechobee Road, Fort Pierce, FL 34947

To whom it may concern:

The Public Storage facility is proposed to be developed on an approximately 3.37-acre site that is located along the western side of McNeil Road, about 400 ft South from the intersection of Okeechobee Road and McNeil Road in the City of Fort Pierce, St Lucie County, FL. The site is bordered to the east by McNeil Road, to the north by two (2) commercial sites (Bubbles Auto Wash and the South State Bank), to the west by an existing Public Storage and the Golden Corral commercial sites, and to the south by the North St Lucie River Water Control District canal # 38.

There is approximately 45,824 SF existing Public Storage drive-up and office buildings located on 3.60 acres located on Parcel ID 2419-243-0006-000-1. Improvements to the existing office building on the 3.60 acre parcel is anticipated.

The site is currently zoned C-3 (General Commercial), which allows as a conditional use, the proposed use of a self-storage facility. The future land use for the property is GC (General Commercial) which also would allow the proposed use.

The conceptual site plan dated 03/04/2022 includes a proposed single-story climate building of approximately 58,160 sf and approximately 8,150 sf of non-climate drive up, with the associated drive access road, landscape areas, and stormwater management areas.

Should there be any questions, or should additional information be required, please feel free to contact us at (561) 571-0280 or via email: [fl-permits@bohlereng.com](mailto:fl-permits@bohlereng.com)

Sincerely,

**BOHLER ENGINEERING**

A handwritten signature in blue ink, appearing to read "Christopher Lall".

Christopher Lall, P.E.  
Assistant Project Manager

cc: File

**NOTES:**

- THE TITLE PARCELS AS SHOWN HEREON ARE THE LANDS OF SOUTH STATE BANK, N.A. (FORMERLY KNOWN AS CENTERSTATE BANK OF FLORIDA, N.A.) AS RECORDED IN OFFICIAL RECORDS BOOK 3463 PAGE 1093, AS FOUND AMONG THE LANDS RECORDS OF ST. LUCIE COUNTY, FLORIDA AND HAVING PIN(S) OF 2419-244-0035-000-6 & 2419-241-0001-010-7 PER THE ST. LUCIE COUNTY PROPERTY APPRAISER.
- TITLE PARCEL 1 AREA = 127,911 S.F. OR 2.936 ACRES  
TITLE PARCEL 2 AREA = 20,000 S.F. OR 0.459 ACRES  
TOTAL = 147,911 S.F. OR 3.395 ACRES
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON MARCH 15, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS COUNTY BENCHMARK NO. AF7289 WITH A PUBLISHED ELEVATION OF 46.99 FEET.
- THE PARCELS ARE LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINATE TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, ST. LUCIE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 167 OF 420", COMMUNITY-PANEL NUMBER 12111C0167J, WITH A MAP EFFECTIVE DATE OF FEBRUARY 16, 2012.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- ZONING: C-3 (GENERAL COMMERCIAL)  
BUILDING SETBACKS:  
FRONT - 25'  
SIDE - 15'  
REAR - 15'

ALL ZONING INFORMATION WAS PROVIDED IN A PRELIMINARY SITE ASSESSMENT REPORT PREPARED BY BOHLER, AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

- TREES 4" INCHES DBH (DIAMETER AT BREST HEIGHT) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
- TITLE PARCELS 1 AND 2 ARE CONTIGUOUS WITHOUT STRIPS, GAPS OR GORES BETWEEN THE PARCELS.
- PARKING: NO PARKING IDENTIFIED WITHIN THE TITLE PARCELS AT THE TIME OF SURVEY.
- THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
- THE TITLE PARCELS HAVE DIRECT ACCESS ALONG MCNEIL ROAD AND OKEECHOBEE ROAD VIA INGRESS/EGRESS EASEMENTS RECORDED IN O.R.B. 1861 PG. 1009
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

**LEGAL DESCRIPTION**

**PARCEL 1:**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING. THE SOUTH 20.00 FEET OF THE FOREGOING DESCRIBED LAND IS SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT OF INGRESS AND EGRESS, THE SAID 20.00 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID ONE-QUARTER SECTION LINE.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; ALSO LESS AND EXCEPT THAT PART OF LOT 9, MODEL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174.

**ALSO LESS AND EXCEPT**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET; THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET; THENCE NORTH 37°30'07" WEST FOR 212.00 FEET (TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70, 120 FOOT RIGHT-OF-WAY); THENCE NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPT**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FT. RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 52°29'53" WEST FOR 20.99 FEET TO THE POINT OF A RADIUS OF 1970.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°43'58" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; THENCE SOUTH 24°27'36" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET; THENCE NORTH 52°29'53" EAST FOR 310.08 FEET; THENCE NORTH 37°30'07" WEST FOR 394.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTION THAT PORTION OF THE LAND CONVEYED TO SAINT LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED OF DONATION RECORDED IN O.R. BOOK 3586, PAGE 2401.

**PARCEL 2:**

A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT; THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET, THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER-SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING THE SAME PREMISES CONVEYED TO SOUTH STATE BANK, N.A. A NATIONAL BANKING ASSOCIATION, BY SPECIAL WARRANTY DEED, FROM PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR TO HARBOR FEDERAL SAVINGS BANK, DATED DECEMBER 11, 2012 AND RECORDED DECEMBER 13, 2012 IN THE SAINT LUCIE COUNTY CLERK OF THE CIRCUIT COURT OFFICE IN OR BOOK 3463, PAGE 1093.

NOTE FOR INFORMATION: BEING KNOWN AND DESIGNATED AS PARCEL ID # 2419-244-0035-000-6 AND 2419-241-0001-010-7 FOR THE CITY OF FORT PIERCE, COUNTY OF SAINT LUCIE, STATE OF FLORIDA.

NOTE FOR INFORMATION: BEING COMMONLY KNOWN AS 2591 MCNEIL ROAD, FORT PIERCE, FLORIDA

**AND BEING FURTHER DESCRIBED AS: (SURVEYED DESCRIPTION)**

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD SOUTH 01°10'31" EAST FOR 351.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 01°10'31" EAST FOR 524.95; THENCE DEPART SAID WEST RIGHT-OF-WAY LINE SOUTH 88°30'44" WEST FOR 410.85 FEET; THENCE NORTH 24°45'31" WEST FOR 72.59 FEET; THENCE NORTH 52°24'43" EAST FOR 310.41 FEET; THENCE NORTH 37°39'05" WEST FOR 181.66 FEET; THENCE NORTH 52°33'25" EAST FOR 199.60 FEET; THENCE SOUTH 37°33'25" EAST FOR 24.00 FEET; THENCE NORTH 52°33'27" EAST FOR 53.39 FEET; THENCE NORTH 88°49'29" EAST FOR 79.66 FEET TO THE POINT OF BEGINNING.

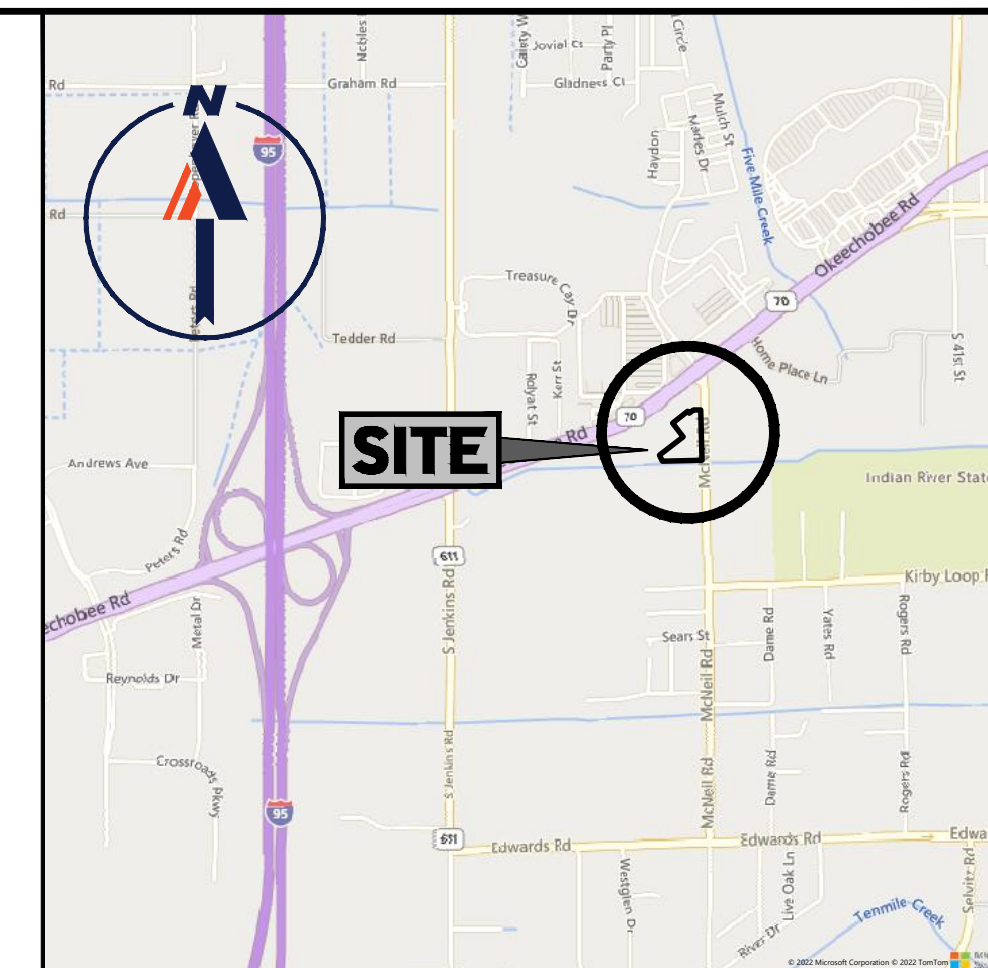
CONTAINING 147,911 SQUARE FEET OR 3.395 ACRES (BASIS OF BEARINGS SHOWN HEREON ARE BASED ON NAD83, 2011 ADJUSTMENT; FLORIDA COORDINATE SYSTEM - ZONE EAST)

BEING THE PROPERTY AS DESCRIBED IN AN AMERICAN LAND TITLE ASSOCIATION COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. FL-18027-22255302FL, WITH A COMMITMENT DATE OF FEBRUARY 16, 2022 AND IS SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENT, WRITTEN OR IMPLIED.

**TITLE NOTES**

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. FL-18027-22255302FL, WITH A COMMITMENT DATE OF FEBRUARY 16, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, EXCEPTIONS:

TYPE OF INSTRUMENT	RECORDING INFORMATION	AFFECT PARCELS	PLOTTED	BLANKET/GENERAL	USE RESTRICTIONS
10 - EASEMENT	O.R.B. 955 PG. 57	N	Y		Y
11 - DECLARATION	O.R.B. 1598 PG. 1027	MAY AFFECT	NOT LEGIBLE		Y
11 - AGREEMENT	O.R.B. 1861 PG. 1009	Y	Y		
11 - AGREEMENT	O.R.B. 2478 PG. 1912	Y	N	G	
12 - WARRANTY DEED	O.R.B. 2238 PG. 213	Y	N		Y
13 - EASEMENT	O.R.B. 3575 PG. 452	N	Y		



**LOCATION MAP**  
SCALE: 1"=2000'

BOHLER ENGINEERING - ALL RIGHTS RESERVED - OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.

**UTILITIES:**  
THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-852-8057) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 061203647

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
COMCAST-PBG	MARKED	(800) 778-9140
CITY OF FORT PIERCE	CLEAR NO FACILITIES	(772) 467-3783
ELAND ENGINEERING	CLEAR NO FACILITIES	(954) 847-2699
FT PIERCE UTILITIES AUTHORITY	MARKED WITH EXCEPTION	(772) 466-9900
CROWN CASTLE NG	CLEAR NO FACILITIES	(861) 384-1063
A T & T DISTRIBUTION	MARKED	(561) 683-2729

TO:  
PS FLORIDA ONE, INC., A DELAWARE CORPORATION; SOUTH STATE BANK, N.A., A NATIONAL BANKING ASSOCIATION FORMERLY KNOWN AS CENTERSTATE BANK, N.A.; & 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2022.

**DRAFT**

**BILLY LOGSDON, JR.**

PROFESSIONAL SURVEYOR AND MAPPER NO. L57295  
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

**ALTA/NSPS LAND TITLE SURVEY**



FILE NO. FLB220008	DATE 03/25/2022	FIELD DATE 03/15/2022	CREW CHIEF E.S./M.S.	DRAWN A.S.	REVIEWED C.W.	APPROVED B.L.	SCALE N.T.S.	DWG NO. 1 OF 2
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CERT. OF AUTHORIZATION: LB8898  
BOCA RATON, FL. MIAMI, FL. TAMPA, FL. ATLANTA, GA. RALEIGH, NC. CHARLOTTE, NC. DALLAS, TX  
CIVIL ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT PLANNING LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN

