



TO: Technical Review Committee

FROM: Planning Department

RE: Technical Review Project: #22-05000001  
(Replat / Lot Split)

BOARD DATE : May 19, 2022

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### **Replat – Orange Blossom Business Center – 4202 Okeechobee Road**

The above referenced project is being submitted for your review and comments. The applicant is requesting a replat to split an 11.93-acre parcel into 6.63 acre and 5.3 acre lots. The subject property is located at 4202 Okeechobee Road.

Please send all comments to [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department.

If you have comments, please respond prior to Tuesday, May 17, 2022.

If you have any questions, please contact the Planning Department at 772-467-3737.

Thank You



## Subdivision

Property address or Location 4204 Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2418-434-0001-000-9

Project description Requesting a lot split for the 11.93 acre Orange Blossom Business Center site located off Okeechobee Road. The two lots will breakdown to a 6.63 acre for the recently approved Self-Storage Facility and a 5.3 acre lot for future development.

400 PSL, LLC / David Cloran

**Property Owner(s)**

101 Puglese's Way, 2nd Floor

**Street Address**

Delray Beach, FL 33444

**City**

561-454-1625

State Zip

**Phone Number**

azurita@puglieseco.com

**Email Address**

HJA Design Studio, Erika Beitler, Jr. Project Manager

**Applicant/Representative, Title, Company**

50 SE Ocean Blvd., Suite 101

**Street Address**

Stuart, FL 34994

**City**

772-678-7200

State Zip

**Phone Number**

erika@hjastudio.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.*

*David Cloran, VP*

Property Owner(s) Signature(s)

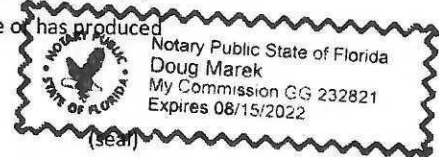
STATE OF FLORIDA --

COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2022 by

David Cloran, as vice president who is personally known to me or has produced

as identification.



Signature of Notary

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_

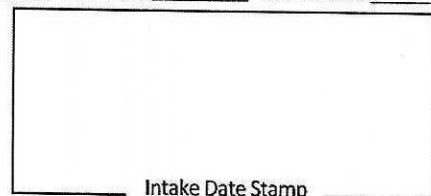
Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_



Intake Date Stamp

**SUBDIVISION: PRELIMINARY PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

**SUBDIVISION: INFRASTRUCTURE PLAN REVIEW**

*Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :*

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

**SUBDIVISION: FINAL PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

**SUBDIVISION: MINOR REPLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared by, Record and Return to  
Doug Marek, Esq.  
Doug Marek, P.A.  
101 Pineapple Grove Way, 2<sup>nd</sup> Floor  
Delray Beach, FL 33444  
561 454-1610

Parcel ID #2418-434-0001-000-9

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 18<sup>th</sup> day of October 2021, by THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA, a district school board constituted as provided in Article IX, Section 4 of the Florida Constitution ("Grantor"), to 400 PSL, LLC, a Delaware limited liability company, with a post office address of 101 Pugliese's Way 2nd Floor, Delray Beach, FL 33444 (collectively, "Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in St. Lucie County, Florida, as described in Exhibit A attached hereto.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name, and its company seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA, a district school board constituted as provided in Article IX, Section 4 of the Florida Constitution

By: Deborah A. Hawley  
Deborah A. Hawley, Board Chairperson

Signed, sealed and delivered in the presence of:

Christine L. Harrison

Witness #1 - signature

Christine L. Harrison

Witness #1 - printed name

Patricia A. ...

Witness #2 - signature

Patricia A. ...

Witness #2 - printed name

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization this 14<sup>th</sup> day of October 2021 by Deborah A. Hawley, Board Chairperson of THE SCHOOL BOARD OF ST. LUCIE COUNTY, FLORIDA, a district school board constituted as provided in Article IX, Section 4 of the Florida Constitution, who is  personally known to me or  who produced \_\_\_\_\_ as identification.

(Notary Seal)



Christine L. Harrison  
Notary Public - State of Florida  
Print Name: Christine L. Harrison  
My Commission Expires: 8-30-2022

## EXHIBIT A

## LEGAL DESCRIPTION

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at Page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18; thence along the East line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the Northeasterly extension line of the Northwesterly Right-of-Way Line of Okeechobee Road (State Road 70); thence along said extension and along said R/W Line South 52°39'19" West for 1042.23 feet; thence North 37°20'41" West for 291.16 feet to the POINT OF BEGINNING; thence South 52°39'19" West for 653.41 feet; thence North 76°33'50" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" Northwesterly for 156.75 feet to a Point of Tangency; thence North 37°20'41" West for 155.55 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" Northerly for 59.40 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" Northerly for 114.78 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" Northerly for 125.42 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35" for 36.25 feet; thence North 52°39'19" East for 492.21 feet; thence South 37°20'41" East for 607.53 feet; thence South 82°20'41" East for 35.36 feet; thence South 37°20'41" East for 193.84 feet to the POINT OF BEGINNING.

(PER SURVEYOR)

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19, ALSO BEING A PART OF LOTS 2 AND 3 OF THE MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE, NORTH  $01^{\circ}20'41''$  EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 358.41 FEET TO THE INTERSECTION OF THE NORTHEASTERLY EXTENSION LINE OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70);

THENCE, SOUTH  $52^{\circ}31'49''$  WEST ALONG SAID RIGHT-OF-WAY EXTENSION A DISTANCE OF 1041.56 FEET;

THENCE, NORTH  $37^{\circ}30'44''$  WEST A DISTANCE OF 290.22 FEET TO THE **POINT OF BEGINNING**:

THENCE, SOUTH  $52^{\circ}29'16''$  WEST A DISTANCE OF 653.42 FEET;

THENCE, NORTH  $76^{\circ}43'53''$  WEST A DISTANCE OF 5.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 229.00 FEET;

THENCE NORTHWESTERLY A DISTANCE OF 156.75 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $39^{\circ}13'09''$ ;

THENCE, NORTH  $37^{\circ}30'44''$  WEST A DISTANCE OF 155.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 139.00 FEET;

THENCE, NORTHERLY A DISTANCE OF 59.40 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $24^{\circ}29'05''$ ;

THENCE, NORTH  $13^{\circ}01'39''$  WEST A DISTANCE OF 151.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 436.00 FEET;

THENCE, NORTHERLY A DISTANCE OF 114.78 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $15^{\circ}05'01''$ ;

THENCE, NORTH  $28^{\circ}06'40''$  WEST A DISTANCE OF 3.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 464.00 FEET;

THENCE, NORTHERLY A DISTANCE OF 125.42 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $15^{\circ}29'15''$ ;

THENCE, NORTH  $12^{\circ}37'25''$  WEST A DISTANCE OF 67.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 464.00 FEET;

THENCE, NORTHERLY A DISTANCE OF 36.25' ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $04^{\circ}28'35''$ ;

THENCE, NORTH  $52^{\circ}29'16''$  EAST A DISTANCE OF 492.21 FEET;

THENCE, SOUTH 37°30'44" EAST A DISTANCE OF 607.53 FEET;

THENCE, SOUTH 82°30'44" EAST A DISTANCE OF 35.36 FEET;

THENCE, SOUTH 37°30'44" EAST A DISTANCE OF 193.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 519591.74 SQUARE FEET OR 11.928 ACRES, MORE OR LESS.

(PER SURVEYOR)

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19, ALSO BEING A PART OF LOTS 2 AND 3 OF THE MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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THENCE, SOUTH 82°30'44" EAST A DISTANCE OF 35.36 FEET;

THENCE, SOUTH 37°30'44" EAST A DISTANCE OF 193.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 519591.74 SQUARE FEET OR 11.928 ACRES, MORE OR LESS.

**ORANGE BLOSSOM SELF STORAGE**  
**BEING A REPLAT OF A PORTION OF LOTS 2 & 3, MODEL LAND COMPANY SUBDIVISION,**  
**RECORDED IN PLAT BOOK 3, PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,**  
**LYING IN SECTIONS 18 & 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST,**  
**CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA**

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_



**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

(PER SURVEYOR)

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CONTAINING 519591.74 SQUARE FEET OR 11.928 ACRES, MORE OR LESS.

**DEDICATION**

400 PSL, LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS ORANGE BLOSSOM SELF STORAGE, BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CONTINENTAL 409 FUND, LLC  
 BY: 400 PSL, LLC,

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
 PRINT TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 ST. LUCIE COUNTY

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO [ ] IS PERSONALLY KNOWN TO ME, OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

**TITLE CERTIFICATION**

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

THE UNDERSIGNED \_\_\_\_\_, AN ATTORNEY AT LAW LICENSED IN FLORIDA AND PARTNER WITH \_\_\_\_\_, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, HEREBY OPINES THAT, BASED ON \_\_\_\_\_ PLAT CERTIFICATION REPORT DATED \_\_\_\_\_ AT \_\_\_\_\_ (\_\_\_\_\_) THE RECORD TITLE OF THE LAND DESCRIBED ON THIS SOUTHERN GROVE PLAT NO. 22 IS: (A) HELD BY CONTINENTAL 409 FUND, LLC; (B) NOT SUBJECT TO ANY MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW; (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20\_\_.

DATED: \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

**SURVEYOR'S REVIEW CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEW THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 PLAT REVIEWER FOR THE CITY OF FORT PIERCE

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID LINE HAVING A BEARING OF NORTH 01°20'41" EAST.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
5. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY, OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE.
7. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

**CERTIFICATE OF SURVEYOR AND MAPPER**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT SAINT LUCIE, FLORIDA.

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

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

DATE: \_\_\_\_\_

SURVEYOR'S SEAL

**PRELIMINARY PLAT**  
**DATE DRAWN: 3/24/2022**

**CITY ATTORNEY CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 CITY ATTORNEY  
 CITY OF FORT PIERCE, FLORIDA

**CLERK'S RECORDING CERTIFICATE**

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

I, MICHELLE MILLER CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 MICHELLE MILLER, CLERK OF CIRCUIT COURT  
 ST. LUCIE COUNTY, FLORIDA

CLERK OF THE COURT

**CITY COMMISSION CERTIFICATE**

STATE OF FLORIDA  
 ST. LUCIE COUNTY

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 22 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 LINDA COX  
 CITY CLERK

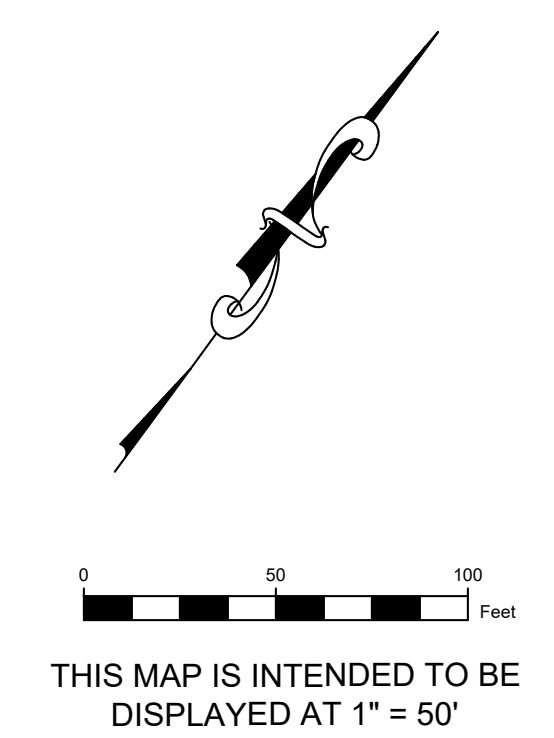
CITY OF FORT PIERCE

**Bowman**  
**CONSULTING**

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462  
 BOWMAN CONSULTING GROUP, LTD., INC.  
 10815 SW TRADITION SQUARE, PORT ST. LUCIE, FLORIDA 34987  
 PHONE: (772) 283-1413 FAX: (772) 220-7881  
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

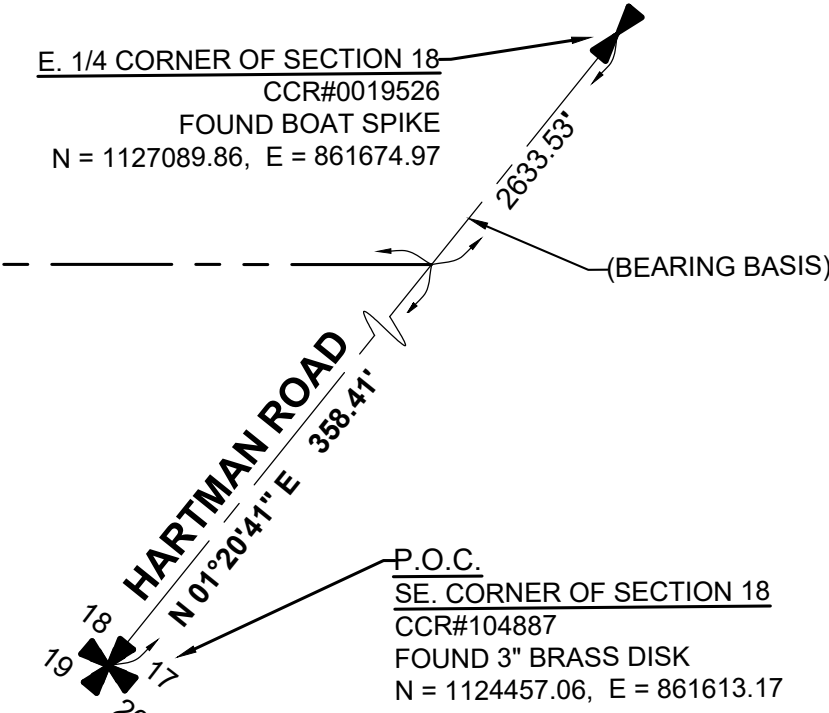
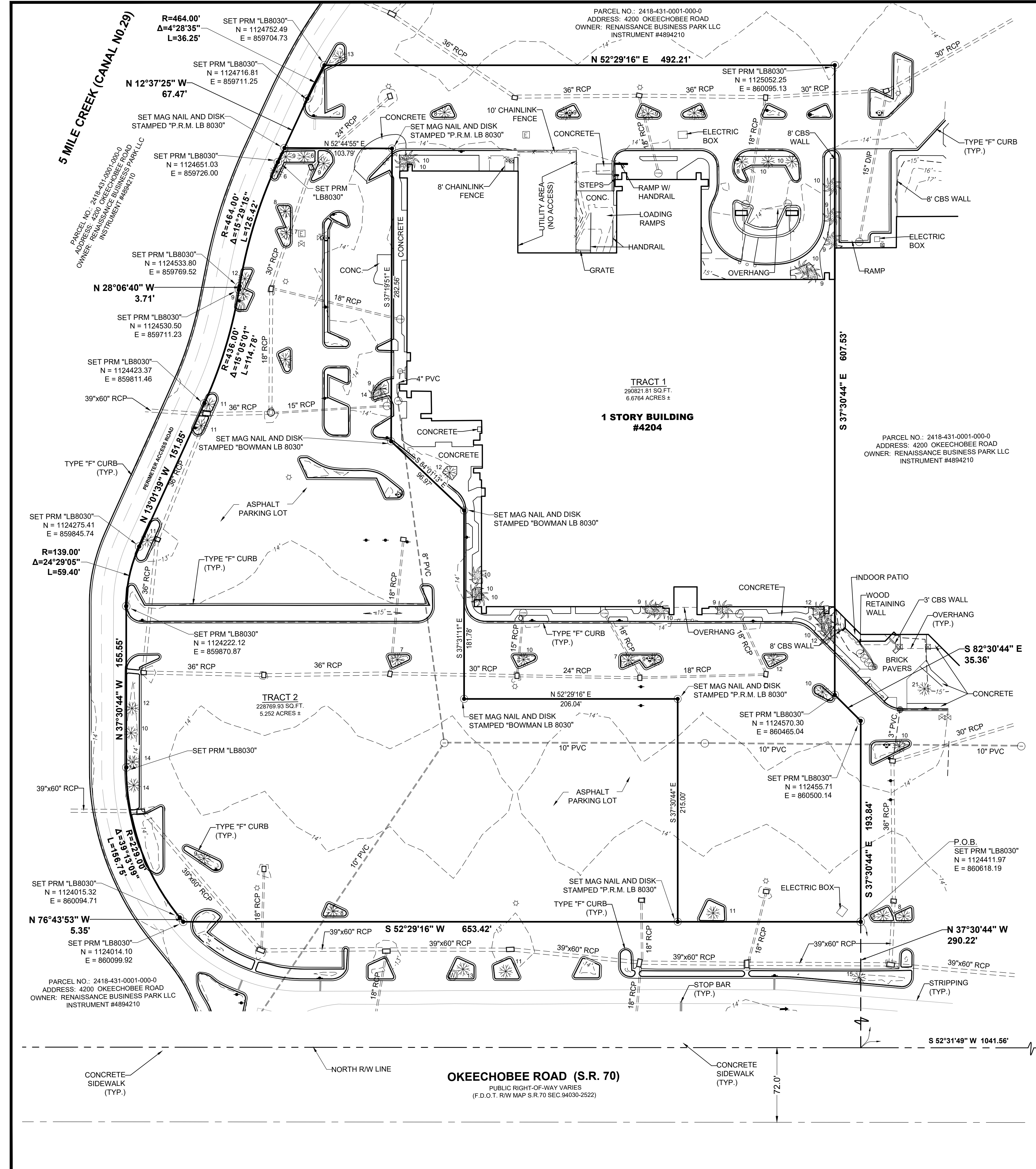
# ORANGE BLOSSOM SELF STORAGE

BEING A REPLAT OF A PORTION OF LOTS 2 & 3,  
MODEL LAND COMPANY SUBDIVISION,  
RECORDED IN PLAT BOOK 3, PAGE 63, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA,  
LYING IN SECTIONS 18 & 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST,  
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



### LEGEND

- |   |  |
|---|--|
| BM = BENCHMARK                                    | ○ = BOLLARD  |
| E = EASTING                                       | △ = CENTRAL ANGLE                                  |
| F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION   | ⊖ = CLEANOUT                                       |
| FT. = FEET  | — X — = CHAIN LINK FENCE                           |
| G.P.S. = GLOBAL POSITIONING SYSTEM                | □ = COLUMN   |
| L = ARC LENGTH                                    | ⊞ = ELECTRIC BOX                                   |
| LB = LICENSED BUSINESS                            | ⊞ = ELECTRIC HAND HOLE                             |
| LLC = LIMITED LIABILITY COMPANY                   | ⊞ = FIRE DEPARTMENT CONNECTION                     |
| LS = LICENSED SURVEYOR                            | ★ = FLAG POLE                                      |
| N = NORTHING                                      | ⊞ = FIRE HYDRANT                                   |
| NAD = NORTH AMERICAN DATUM                        | ⊞ = LIGHT POLE                                     |
| N.A.V.D. = NORTH AMERICAN VERTICAL DATUM          | ⊞ = SIGN   |
| NGS = NATIONAL GEODETIC SURVEY                    | ⊞ = SEWER VALVE                                    |
| NO. = NUMBER                                      | ⊞ = SANITARY SEWER MANHOLE                         |
| NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS | ⊞ = STORM MANHOLE                                  |
| O.R.B. = OFFICIAL RECORDS BOOK                    | ⊞ = WATER METER                                    |
| P.B. = PLAT BOOK                                  | ⊞ = WATER VALVE                                    |
| P.O.B. = POINT OF BEGINNING                       | ⊞ = WELL   |
| P.O.C. = POINT OF COMMENCEMENT                    | ⊞ = OAK TREE WITH DIAMETER                         |
| PRM. = PERSONAL REFERENCE MONUMENT                | ⊞ = PALM TREE WITH DIAMETER                        |
| PVC = POLYVINYL CHLORIDE PIPE                     | ⊞ = SET MAG NAIL AND DISK STAMPED "P.R.M. LB 8030" |
| R = RADIUS  | ⊞ = SECTION CORNER                                 |
| RCP = REINFORCED CONCRETE PIPE                    |  |
| R/W = RIGHT-OF-WAY                                |  |
| S.R. = STATE ROAD                                 |  |
| TYP. = TYP.                                       |  |
| UNK. = UNKNOWN                                    |  |
| x14.52 = EXISTING ELEVATION                       |  |
| 9-53-41 = SECTION-TOWNSHIP-RANGE                  |  |



## Bowman CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462  
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10815 SW TRADITION SQUARE, PORT ST. LUCIE, FLORIDA 34987  
PHONE: (772) 283-1413 FAX: (772) 220-7881  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

# ALTA / NSPS LAND TITLE BOUNDARY & TOPOGRAPHIC SURVEY ORANGE BLOSSOM SELF STORAGE SECTIONS 18 & 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

## LEGAL DESCRIPTION

(PER SURVEYOR)

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19, ALSO BEING A PART OF LOTS 2 AND 3 OF THE MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE, NORTH 01°20'41" EAST ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 358.41 FEET TO THE INTERSECTION OF THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70);  
THENCE, SOUTH 52°31'49" WEST ALONG SAID RIGHT-OF-WAY EXTENSION A DISTANCE OF 1041.56 FEET;  
THENCE, NORTH 37°30'44" WEST A DISTANCE OF 290.22 FEET TO THE POINT OF BEGINNING;  
THENCE, SOUTH 52°29'16" WEST A DISTANCE OF 653.42 FEET;  
THENCE, NORTH 76°43'53" WEST A DISTANCE OF 5.35 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 229.00 FEET, A CENTRAL ANGLE OF 39°13'09";  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.75 FEET;  
THENCE, NORTH 37°30'44" WEST A DISTANCE OF 155.55 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 139.00 FEET, A CENTRAL ANGLE OF 24°29'05";  
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.40 FEET;  
THENCE, NORTH 13°01'39" WEST A DISTANCE OF 151.85 FEET TO THE BEGINNING OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 15°05'01";  
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.78 FEET;  
THENCE, NORTH 28°06'40" WEST A DISTANCE OF 3.71 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF 15°29'15";  
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.42 FEET;  
THENCE, NORTH 12°37'25" WEST A DISTANCE OF 67.47 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF 04°28'35";  
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.25 FEET;  
THENCE, NORTH 52°29'16" EAST A DISTANCE OF 492.21 FEET;  
THENCE, SOUTH 37°30'44" EAST A DISTANCE OF 607.53 FEET;  
THENCE, SOUTH 82°30'44" EAST A DISTANCE OF 35.36 FEET;  
THENCE, SOUTH 37°30'44" EAST A DISTANCE OF 193.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 519591.74 SQUARE FEET OR 11.928 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION

(PER TITLE COMMITMENT)

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19 BEING A PART OF LOTS 2 AND 3 OF MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 63 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18, ON AN ASSUMED BEARING, NORTH 01°20'11" EAST FOR 358.41 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY EXTENSION LINE OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70); THENCE ALONG SAID EXTENSION AND ALONG SAID RW LINE SOUTH 52°39'19" WEST FOR 1042.23 FEET; THENCE NORTH 37°20'41" WEST FOR 291.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°39'19" WEST FOR 653.41 FEET; THENCE NORTH 76°33'50" WEST FOR 5.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 229.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°13'09" NORTHWESTERLY FOR 156.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°20'41" WEST FOR 155.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 139.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°29'05" NORTHERLY FOR 59.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°51'36" WEST FOR 151.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 436.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'01" NORTHERLY FOR 114.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 27°50'37" WEST FOR 3.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 464.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'15" NORTHERLY FOR 125.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°27'22" WEST FOR 67.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 464.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°28'35" FOR 36.25 FEET; THENCE NORTH 52°39'19" EAST FOR 492.21 FEET; THENCE SOUTH 37°20'41" EAST FOR 607.53 FEET; THENCE SOUTH 82°20'41" EAST FOR 35.36 FEET; THENCE SOUTH 37°20'41" EAST FOR 193.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 519591.74 SQUARE FEET OR 11.928 ACRES, MORE OR LESS.

## TITLE COMMITMENT:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
POLICY NO.: OF6-8958486  
EFFECTIVE DATE: OCTOBER 20, 2021 AT 4:15 P.M.

## SCHEDULE B

1. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.

**NOT A SURVEY MATTER.**

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.

**NOT A SURVEY MATTER.**

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.

**AS SHOWN.**

4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT RECORDED IN THE PUBLIC RECORDS.

**ALL EASEMENTS PROVIDED ARE SHOWN.**

5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.

**NOT A SURVEY MATTER.**

6. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND(S) INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.

**NOT A SURVEY MATTER.**

7. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R.B. 236, PAGE 1506, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

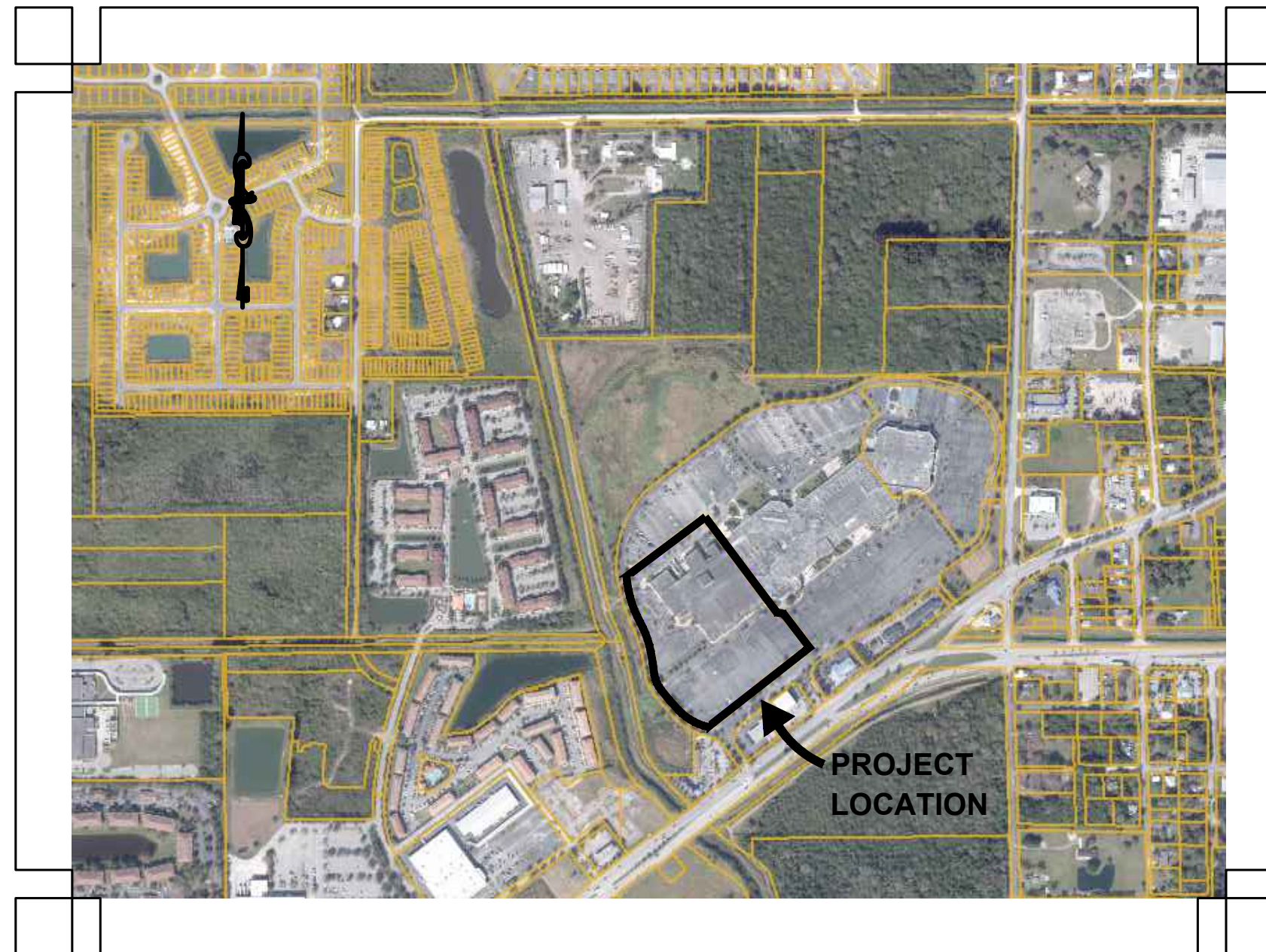
**DOES NOT AFFECT SUBJECT PROPERTY.**

8. EASEMENT AGREEMENT RECORDED IN O.R.B. 417, PAGE 1462, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

**DOCUMENT PROVIDED POOR ILLEGIBILITY, BELIEVED TO NOT AFFECT.**

9. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ORANGE BLOSSOM MALL RECORDED AUGUST 11, 2001, IN O.R.B. 1422, PAGE 2932, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, FOR THE ORANGE BLOSSOM MALL (HEREINAFTER "DECLARATION"), SUCH DECLARATION ESTABLISHES AND PROVIDES WITHOUT LIMITATION FOR EASEMENTS, LIENS, CHARGES, USE RESTRICTIONS AND ASSESSMENTS.

**AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.**



## LOCATION MAP

THIS MAP IS NOT TO SCALE

## LEGEND

ALTA = AMERICAN LAND TITLE ASSOCIATION	○ = BOLLARD
BM = BENCHMARK	△ = CENTRAL ANGLE
BTM. = BOTTOM	⊖ = CLEANOUT
(C) = CALCULATED DATA	— X — = CHAIN LINK FENCE
(D) = DEED DATA	⊠ = COLUMN
D.I.P. = DUCTILE IRON PIPE	⊞ = ELECTRIC BOX
E. = EASTING	⊞ = ELECTRIC HAND HOLE
EL. = ELEVATION	⊞ = FIRE DEPARTMENT CONNECTION
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	★ = FLAG POLE
F.F.E. = FINISHED FLOOR ELEVATION	⊞ = FIRE HYDRANT
FND. = FOUND	⊞ = LIGHT POLE
FT. = FEET	● = SIGN
G.P.S. = GLOBAL POSITIONING SYSTEM	⊞ = SEWER VALVE
INV. = INVERT	⊞ = SANITARY SEWER MANHOLE
L = ARC LENGTH	⊞ = STORM MANHOLE
LB = LICENSED BUSINESS	⊞ = WATER METER
LLC = LIMITED LIABILITY COMPANY	⊞ = WATER VALVE
LS = LICENSED SURVEYOR	⊞ = WELL
(M) = MEASURED	⊞ = OAK TREE WITH DIAMETER
N. = NORTHING	⊞ = PALM TREE WITH DIAMETER
NAD = NORTH AMERICAN DATUM	⊞ = SET PK NAIL AND DISK STAMPED "P.R.M. LB 8030"
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	⊞ = PUBLISHED BENCHMARK
NGS = NATIONAL GEODETIC SURVEY	⊞ = FOUND SECTION CORNER
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	
NO. = NUMBER	
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	
O.R.B. = OFFICIAL RECORDS BOOK	
P.B. = PLAT BOOK	
PKD = PARKER KALON NAIL & DISK	
P.O.B. = POINT OF BEGINNING	
P.O.C. = POINT OF COMMENCEMENT	
PVC. = POLYVINYL CHLORIDE PIPE	
PRM. = PERSONAL REFERENCE MONUMENT	
R = RADIUS	
R.W. = RIGHT-OF-WAY	
RCP. = REINFORCED CONCRETE PIPE	
R.T.K. = REAL TIME KINEMATIC	
S.R. = STATE ROAD	
TYP. = TYP.	
UNK. = UNKNOWN	
x14.52 = EXISTING ELEVATION	
9-53-41 = SECTION-TOWNSHIP-RANGE	

## SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY 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-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS PREPARED UTILIZING THE TITLE COMMITMENT SHOWN HEREON. THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

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) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING A TRIMBLE R-10 G.P.S. RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE MEASUREMENTS ON SITE CONTROL POINTS.

THE BASIS OF BEARING REFERS TO A BEARING OF SOUTH 89°11'15" WEST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

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 BREVARD COUNTY BENCHMARK:

"GCY" / PID - AA7679  
USGS QUAD - FORT PIERCE (2018)  
FOUND SURVEY DISK SET IN TOP OF CONCRETE MONUMENT  
STAMPED "GCY 1993" LOCATED IN GRASS MEDIAN APPROX. 200' EAST OF INTERSECTION OF HARTMAN ROAD & VIRGINA AVENUE (S.R.70)  
ELEVATION - 16.56' (N.A.V.D. 88)

4. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.

5. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.

6. THE IMAGERY SHOWN HEREON DATED 2018 WAS ACQUIRED FROM THE THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

9. TABLE "A" ITEM 2: SITE ADDRESS: 4204 OKEECHOBEE ROAD, PORT ST. LUCIE, FL 34947.

10. TABLE "A" ITEM 3: THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "AE(16)" PER FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED 02/18/2012.

11. TABLE "A" ITEM 6: NO ZONING REPORT WAS PROVIDED.

12. TABLE "A" ITEM 16: THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK.

13. 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: 400 PSL, LLC, A DELAWARE LIMITED LIABILITY 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 1-5, 6(B), 7(A), 8-9, 11, 13, 16-17 OF TABLE A THEREOF.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

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

FEBRUARY 15, 2022  
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  
Stuart, FL 34994  
Phone: (772) 283-1413  
Fax: (772) 220-7881  
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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

ORANGE BLOSSOM SELF STORAGE  
ALTA/NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

PROJECT NO.  
030028-01-008

PLAN STATUS  
03/28/22 ADDITIONAL LEGAL

DATE DESCRIPTION  
FIELD BOOK PAGE  
22-230 08-27

DRAWN: C.L.S. CHKD: R.E.B.

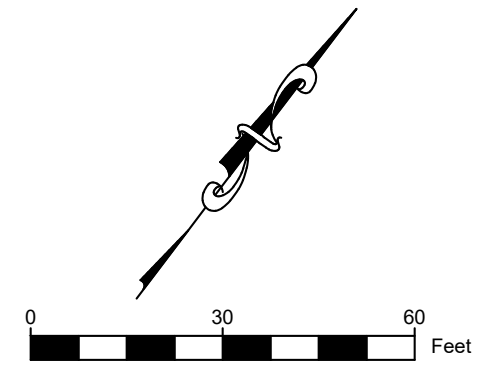
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DATE: FEB.23, 2022

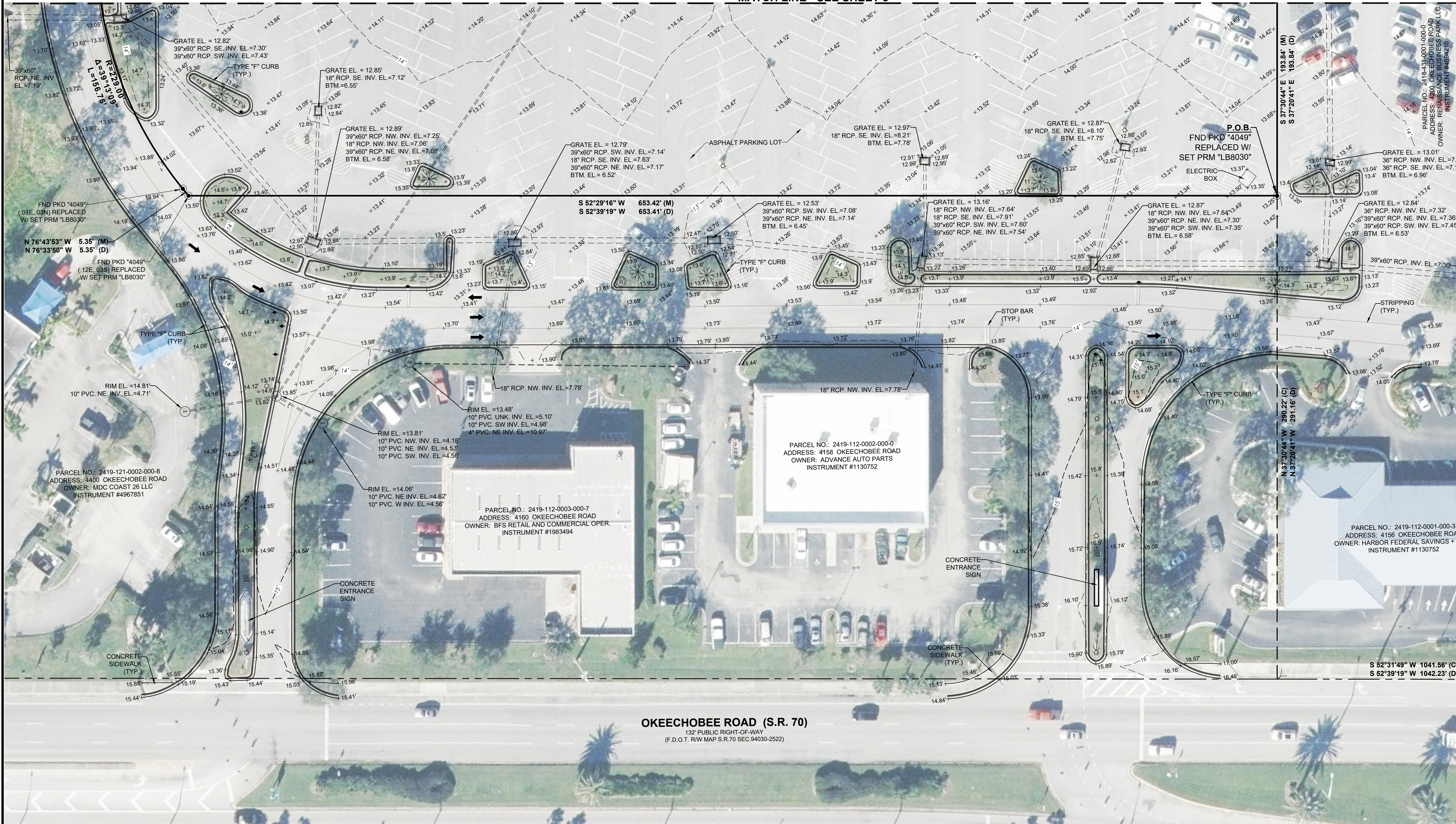
FILE#: 030028-01-008

SHEET: 1 OF 4

**ALTA / NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY  
ORANGE BLOSSOM SELF STORAGE  
SECTIONS 18 & 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA**



MATCH LINE - SEE SHEET 3



**OKEECHOBEE ROAD (S.R. 70)**  
132' PUBLIC RIGHT-OF-WAY  
(F.D.O.T. R/W MAP S.R.70 SEC.94030-2522)



**Bowman**  
CONSULTING  
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

Bowman Consulting Group, Ltd., Inc.  
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© Bowman Consulting Group, Ltd.

**ORANGE BLOSSOM SELF STORAGE  
ALTA/NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY**

FLORIDA  
ST. LUCIE COUNTY

PROJECT NO.  
030028-01-008

PLAN STATUS  
03/28/22 ADDITIONAL LEGAL

DATE	DESCRIPTION
22-230	08-27

DRAWN: C.L.S.    CHKD: R.E.B.

JOB#: 030028-01-008

DATE: FEB.23, 2022

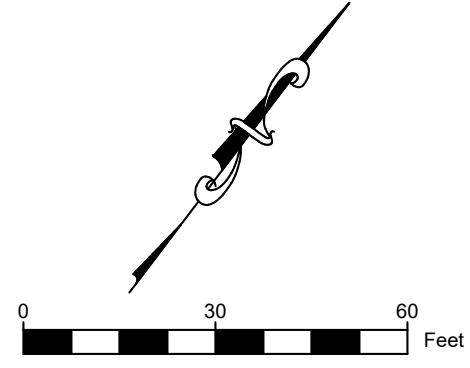
FILE#: 030028-01-008

SHEET: 2 OF 4

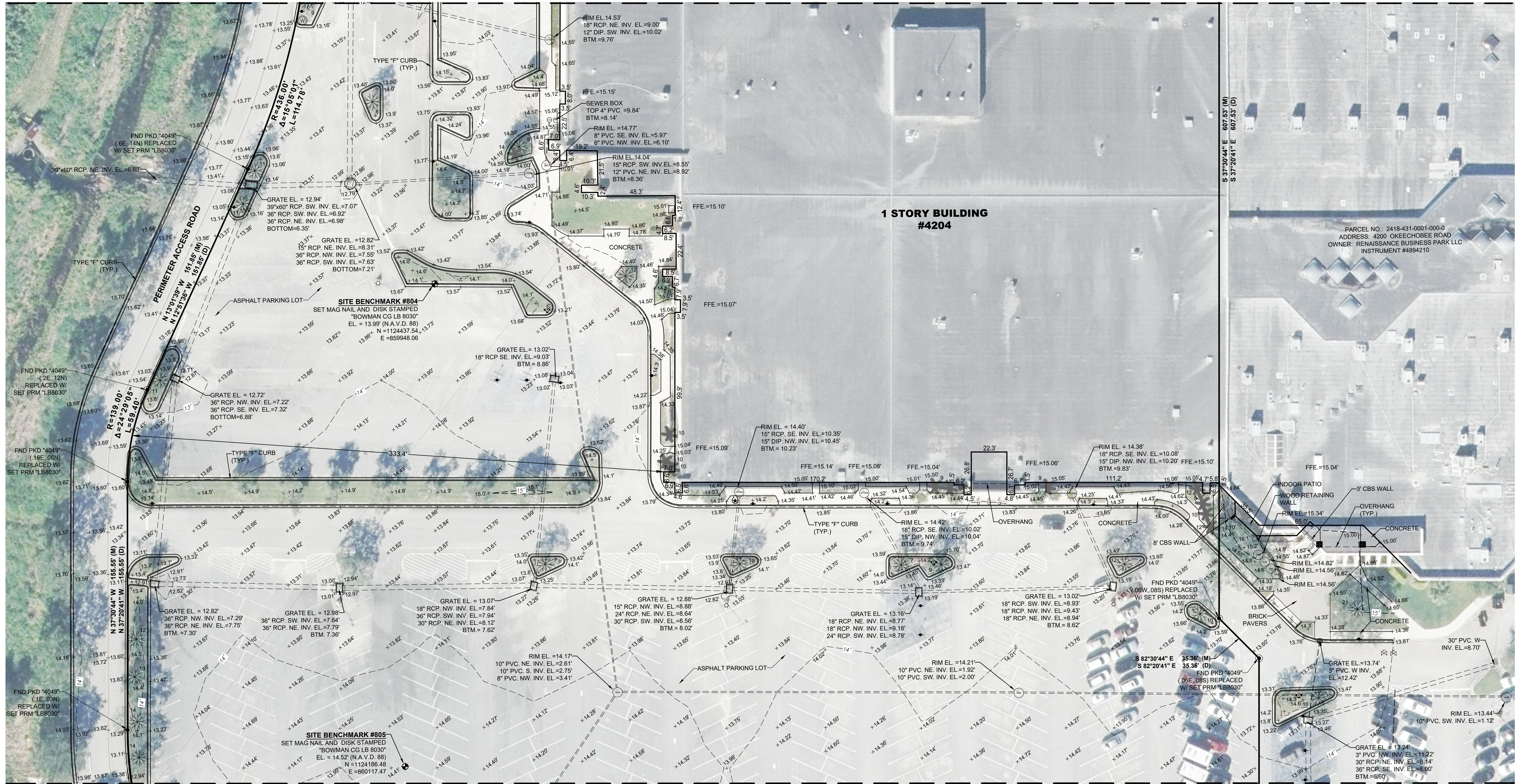
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\030028 - Pugliese Company\030028-01-008 (SUR) - Orange Blossom Mall Storage\Survey\Topo Boundary\ALTA\030028-01-008 ALTA W SURFACE.dwg 3/28/2022

**ALTA / NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY  
ORANGE BLOSSOM SELF STORAGE  
SECTIONS 18 & 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA**



MATCH LINE - SEE SHEET 4



MATCH LINE - SEE SHEET 2

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**ORANGE BLOSSOM SELF STORAGE**  
ALTA/NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

PROJECT NO.  
030028-01-008

PLAN STATUS  
03/28/22 ADDITIONAL LEGAL

DATE	DESCRIPTION
22-230	08-27

DRAWN: C.L.S.    CHKD: R.E.B.

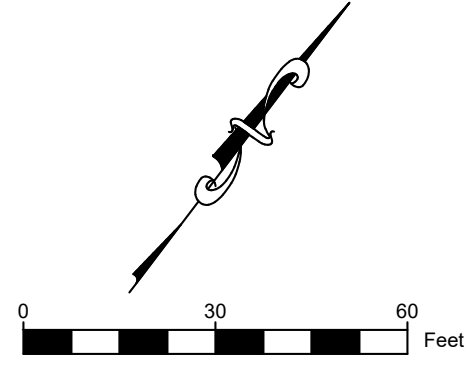
JOB#: 030028-01-008

DATE: FEB.23, 2022

FILE#: 030028-01-008

SHEET: 3 OF 4

**ALTA / NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY  
ORANGE BLOSSOM SELF STORAGE  
SECTIONS 18 & 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA**



MATCH LINE - SEE SHEET 3

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**ORANGE BLOSSOM SELF STORAGE**  
ALTA/NSPS LAND TITLE  
BOUNDARY & TOPOGRAPHIC SURVEY  
FLORIDA  
ST. LUCIE COUNTY

PROJECT NO.  
030028-01-008

PLAN STATUS  
03/28/22 ADDITIONAL LEGAL

DATE	DESCRIPTION	FIELD BOOK	PAGE
22-230	08-27		

DRAWN: C.L.S.      CHKD: R.E.B.

JOB#: 030028-01-008

DATE: FEB.23, 2022

FILE#: 030028-01-008

SHEET:  
4 OF 4

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