

POINT OF COMMENCEMENT
SECTION CORNER
KIRBY SURVEY CALLS CORNER
THEORETICAL, SEE NOTE 17

SECTION CORNER AS SHOWN
ON FDOT RIGHT OF WAY MAP
2"x2" SHELL ROCK
MONUMENT, NO ID
CCR# 107794
N = 1145606.969
E = 882583.951

SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR ENGINEERING DESIGN PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. THIS SURVEY HAS THE BENEFIT OF A PROPERTY INFORMATION REPORT BY TREASURE COAST TITLE & ESCROW WITH A DATE OF MAY 30, 2018 AT 5:00PM. THE PROPERTY INFORMATION ITEMS LISTED ON THIS SURVEY ARE FROM THE REPORT. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THE SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.
10. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
11. LAST DATE OF DATA ACQUISITION: 8/9/2023
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE AND THE SOUTH WEST LINE OF THE PARCEL AS SHOWN HEREON AS BEING NORTH 35°52'28" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO. FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK WAS USED AS HORIZONTAL CONTROL AND GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT "Q 633" HAVING A PUBLISHED ELEVATION OF 2.34' (NAVD88). BENCHMARK ELEVATIONS AND MANHOLE RIM ELEVATIONS ARE BASED ON DIGITAL LEVELING METHODS WITH A EXPECTED VERTICAL ACCURACY OF 0.03'. ALL OTHER ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. THE MEAN HIGH WATER ELEVATION OF -0.30 NAVD 88 WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION VIA A TIDAL WATER SURVEY PROCEDURAL APPROVAL FORM DATED 7/31/2023.
16. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
17. THE DEED CREATED BY JAMES KIRBY OF ALBRITTON, FOWLER & KIRBY, INC. A PREVIOUS SURVEY BY KIRBY DESCRIBES NORTHWEST CORNER OF SECTION 35 AS "THEORETICAL". THE POINT OF COMMENCEMENT WAS CALCULATED USING BEARING AND DISTANCE FROM THE NORTHEAST CORNER OF SECTION 35 ON KIRBY'S SURVEY OF CITY OF FORT PIERCE SUBMERGED LANDS DATED 9/6/1989.



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LICENSED BUSINESS NO. 7217

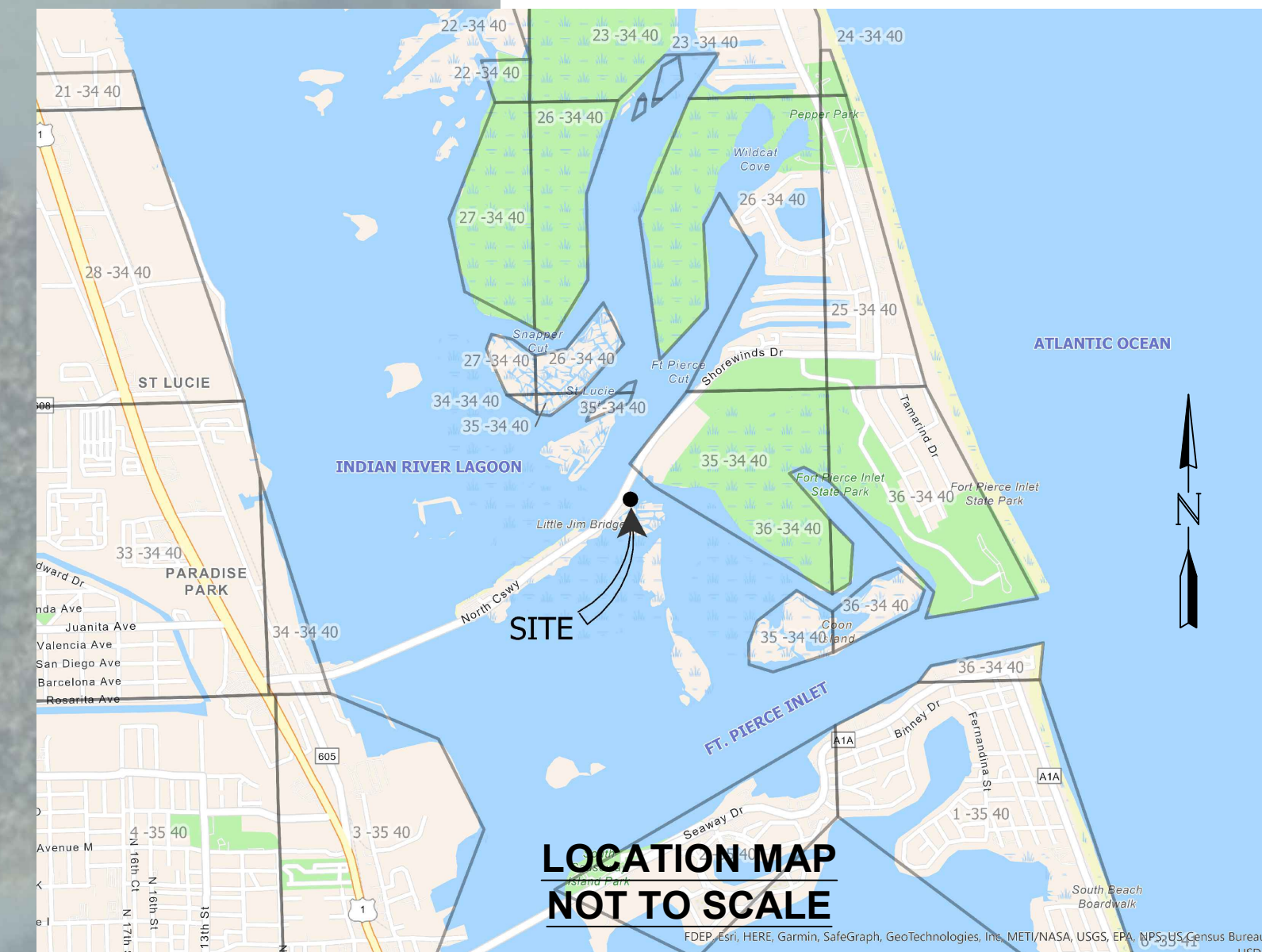
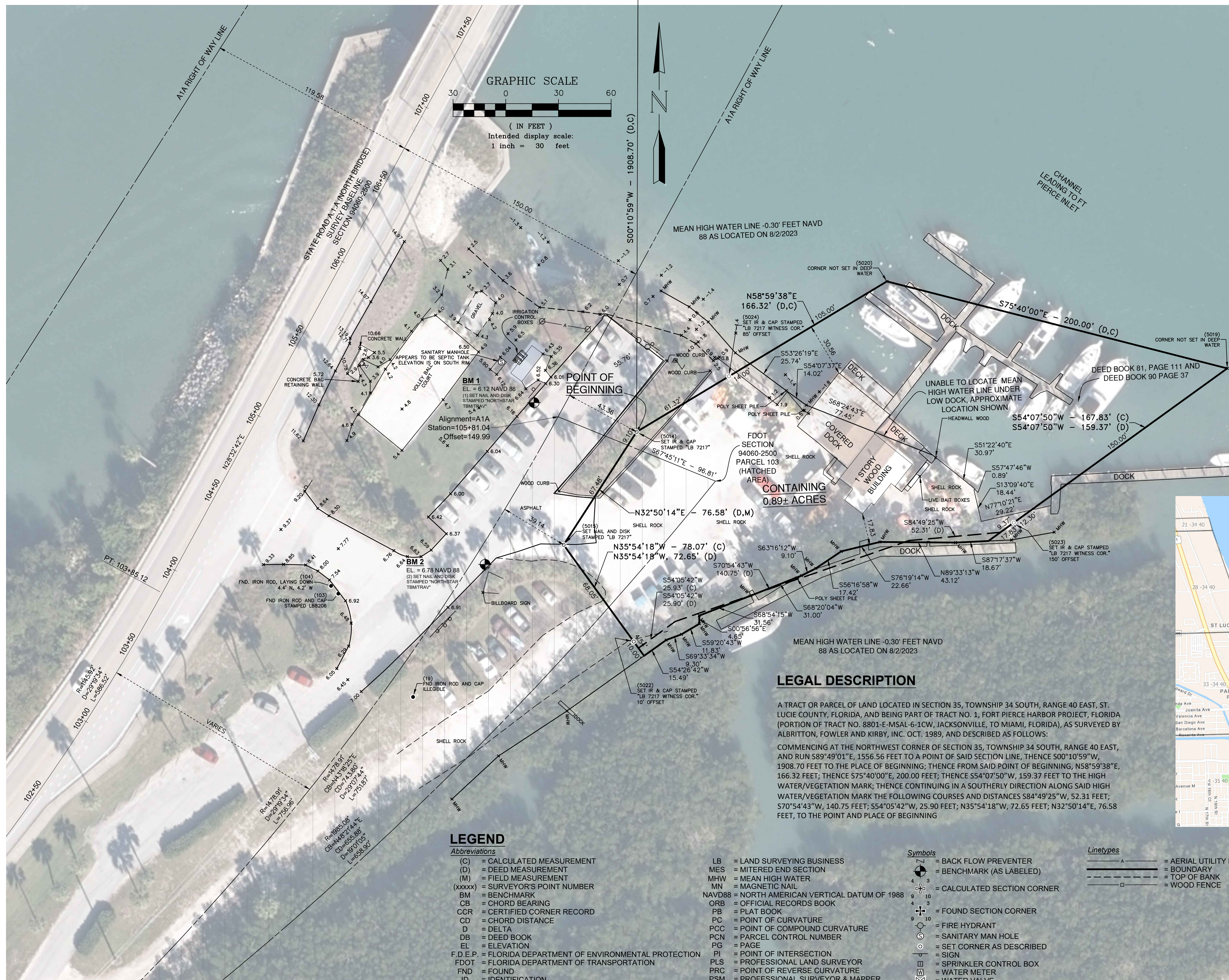
REVISIONS	DATE

DATE: 8/11/2023
SCALE: 1 INCH = 30 FEET
FIELD BK. _____
DRAWN BY: NRV
CHECKED BY: FCV

BOUNDARY, TOPOGRAPHIC, AND MEAN HIGH WATER SURVEY OF LITTLE JIM SITE FOR CITY OF FT. PIERCE

SECTION 35, TOWNSHIP 34 SOUTH, RANGE 40 EAST
FORT PIERCE, FLORIDA

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 23-021



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING PART OF TRACT NO. 1, FORT PIERCE HARBOR PROJECT, FLORIDA (PORTION OF TRACT NO. 8801-E-MSAL-6-1CW, JACKSONVILLE, TO MIAMI, FLORIDA), AS SURVEYED BY ALBRITTON, FOWLER AND KIRBY, INC. OCT. 1989, AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 40 EAST, AND RUN S89°49'01"E, 1556.56 FEET TO A POINT OF SAID SECTION LINE, THENCE S00°10'59"W, 1908.70 FEET TO THE PLACE OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, N58°59'38"E, 166.32 FEET; THENCE S75°40'00"E, 200.00 FEET; THENCE S54°07'50"W, 159.37 FEET TO THE HIGH WATER/VEGETATION MARK; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG SAID HIGH WATER/VEGETATION MARK THE FOLLOWING COURSES AND DISTANCES S84°49'25"W, 52.31 FEET; S70°54'43"W, 140.75 FEET; S54°05'42"W, 25.90 FEET; N35°54'18"W, 72.65 FEET; N32°50'14"E, 76.58 FEET, TO THE POINT AND PLACE OF BEGINNING

LEGEND

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| <p>Abbreviations</p> <ul style="list-style-type: none"> (C) = CALCULATED MEASUREMENT (D) = DEED MEASUREMENT (M) = FIELD MEASUREMENT (xxxxx) = SURVEYOR'S POINT NUMBER BM = BENCHMARK CB = CHORD BEARING CCR = CERTIFIED CORNER RECORD CD = CHORD DISTANCE D = DELTA DB = DEED BOOK EL = ELEVATION F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION FND = FOUND ID = IDENTIFICATION IP = IRON PIPE & CAP IRC = IRON ROD & CAP L = ARC LENGTH | <p>Abbreviations</p> <ul style="list-style-type: none"> LB = LAND SURVEYING BUSINESS MES = MITTERED END SECTION MHW = MEAN HIGH WATER MN = MAGNETIC NAIL NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988 ORB = OFFICIAL RECORDS BOOK PB = PLAT BOOK PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVATURE PCN = PARCEL CONTROL NUMBER PG = PAGE PI = POINT OF INTERSECTION PLS = PROFESSIONAL LAND SURVEYOR PRC = POINT OF REVERSE CURVATURE PSM = PROFESSIONAL SURVEYOR & MAPPER PT = POINT OF TANGENCY R = RADIUS TAN = ARC TANGENT LENGTH X 14.2 = EXISTING ELEVATION | <p>Symbols</p> <ul style="list-style-type: none"> ⊙ = BACK FLOW PREVENTER ⊙ = BENCHMARK (AS LABELED) ⊙ = CALCULATED SECTION CORNER ⊙ = FOUND SECTION CORNER ⊙ = FIRE HYDRANT ⊙ = SANITARY MAN HOLE ⊙ = SET CORNER AS DESCRIBED ⊙ = SIGN ⊙ = SPRINKLER CONTROL BOX ⊙ = WATER METER ⊙ = WATER VALVE ⊙ = WOOD UTILITY POLE | <p>Linetypes</p> <ul style="list-style-type: none"> — = AERIAL UTILITY LINE — = BOUNDARY — = TOP OF BANK — = WOOD FENCE |
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ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SURVEYOR'S CERTIFICATION

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL ON PAPER OR DIGITAL SEAL IF DIGITAL OF FRANK C. VELDHIJS, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY, MEAN HIGH WATER, AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

NORTHSTAR GEOMATICS, INC.

DATE: _____
FRANK C. VELDHIJS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6582