



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

---

**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Senior Planner

**RE:** **Weatherbee - Annexation - 23-02000004**  
**Parcel ID 3403-502-0015-000-5**

**BOARD DATE:** February 16, 2023

---

**Annexation for Parcel ID 3403-502-0015-000-5**

The above referenced project is being submitted for your review and comments. The applicant is requesting an Annexation for Parcel ID 3403-502-0015-000-5.

Please send all comments to [raltizer@cityoffortpierce.com](mailto:raltizer@cityoffortpierce.com), [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, February 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.



## APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC (\*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: TBD

2. Legal description of real property for which annexation is being requested:  
WHITE CITY S/D 03 36 40 W 7 ACRES OF LOT 6 (MAP 34/03N) (7.00 AC) (OR 1459-2703)

Property Tax ID: 3403-502-0015-000-5

3. Size of described property: 6.79 Acres (According to Survey)

4. Project description: Annexation - Zoning: County RM-11 to City R-4 / Future Land Use: County RH to City RM

5. Current St. Lucie County Future Land Use Designation: RH

6. Current St. Lucie County Zoning: RM-11

7. Is this a Historic property? No

8. Appraised value: \$184,800

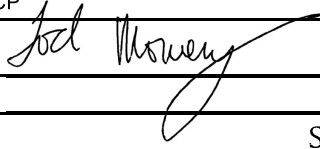
9. Name of Owner(s): Hoffman Family Limited Prtnshp

Signature of Owner(s): See Agent Authorization Letter

Mailing Address: Hc 89 Box 119

City Pocono Summit State PA Zip 18346

Phone \_\_\_\_\_ Fax \_\_\_\_\_

10. Name of Representative: Tod Mowery, AICP  
Signature of representative:   
Mailing Address: 100 S. 2nd Street  
City) Fort Pierce State FL Zip 34950  
Phone 772-742-1555 Fax \_\_\_\_\_  
E-mail: todm@redtaildg.com

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

---

**OFFICE USE:**

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



January 20, 2023

Via Email

City of Fort Pierce Planning  
100 North US Highway 1  
Fort Pierce, FL 34950

**RE: Weatherbee Annexation**

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with an application for Annexation, for an unaddressed vacant property (approx. 6.79 acres) located west of US Highway 1 on the south side of Weatherbee Road. The Parcel ID for the property is as follows:

1. 3403-502-0015-000-5:  
Current SLC Zoning = Residential, Multi-Family, 11 du/ac (RM-11)  
Current SLC Future Land Use = Residential High 15 du/ac (RH)  
Proposed FP Zoning = Medium Density Residential (R-4)  
Proposed FP Future Land Use = Medium Density Residential (RM)

Through the annexation process we ask that the City grant the property a zoning of Medium Density Residential (R-4) and a Future Land Use designation of Medium Density Residential (RM). As the current County zoning on the property allows up to 11 units per acre, the City zoning of R-4, which allows up to 12 units per acre is the most compatible zoning district and would be considered a like for like designation. Likewise, the current County Future Land Use allows up to 15 units per acre and the request for the city designation of RM, which allows up to 12 units per acre, which would be consistent as well.

While the County RH and City RM designations are not necessarily like for like, Policy 1.11.5 of the Comprehensive Plan allows for the City Commission to designate an alternative Future Land Use at its discretion during the annexation process without having to file for a separate Comprehensive Plan Map Amendment. This request of an RM Future Land Use designation would be consistent/compatible with the zoning designation of R-4 that the property is likely to receive and would be consistent/compatible with the Future Land Use designations of surrounding properties that are within the City Limits.

We look forward to your assistance and response.

Sincerely,

Thank you,  
*Tod Mowery*  
Tod Mowery, AICP  
President

Hoffman Family Limited Partnership  
83 South Street  
Morristown, NJ 07960

**AGENT CONSENT FORM**

Project Name: Multifamily Weatherbee Road

Parcel ID: 3403-502-0015-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Randy P. Hoffman, Robin L. McShea WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

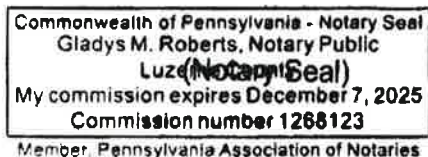
I hereby give CONSENT to Redtail DG to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 04 day of 01, 2023 by Randy P. Hoffman, Robin L. McShea (Name of Person Acknowledging) who is personally known to me or who has produced PA Drivers License (type of identification) as identification and who did (did not) take an oath.

Gladys M. Roberts  
Notary Signature

Gladys M. Roberts  
Printed Name of Notary



December 7, 2025  
My commission expires

Randy P Hoffman  
Owner's Signature  
Robin L McShea

Owner's Name  
RANDY P HOFFMAN Robin L McShea

Street Address  
2446 Rt 940 Pocono Summit PA  
City, State, Zip 18346

570-499-9208 570 972 5597  
Telephone / Email

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 1980533 OR BOOK 1459 PAGE 2703  
Recorded: 11/28/01 11:29

\* Doc Assump: \$ 0.00  
\* Doc Tax : \$ 0.70  
\* Int Tax : \$ 0.00

This Deed,

Made this 5<sup>th</sup> day of November, 2001

BETWEEN Lois Hoffman, Widower, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantor

A  
N  
D

Hoffman Family Limited Partnership, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of One and no/100 (\$1.00) Dollars to her in hand paid by the said Grantee at or before the sealing and delivery hereof, receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, assigned, released and confirmed unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN parcel of land lying and being in the County of St. Lucie, and State of Florida, more particularly described as follows:

The west seven acres of Lot 6 of the Subdivision of White City in Section 3, Township 36 South, Range 40 East, as per plat of said Subdivision on file in Plat Book 1, at page 23, of the public records of St. Lucie County, Florida, excepting therefrom all rights of way for drainage canals and Public Roads.

BEING the same premises which Paul Browning and Eula Browning, his wife, by their certain deed dated March 1, 1968, granted and conveyed unto Paul Hoffman and Lois Hoffman, his wife, said deed being recorded in St. Lucie County Deed Book 236 at page 132-133, on March 6, 1958. The said Paul Hoffman having departed this life on the 22nd day of January, 1996, leaving his wife, Lois Hoffman as owner in fee by operation of law.

SUBJECT to the exceptions, reservations, easements, conditions, covenants and restrictions as contained in the chain of title.

*E. Jellie E. Coleman PC*

OR BOOK 1459 PAGE 2704

Parcel Identification Number - 340350200150005.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor does hereby Warrant GENERALLY the property hereby conveyed.

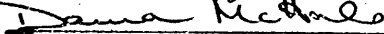
NO TITLE SEARCH WAS REQUESTED OR PERFORMED AND NO WARRANTY MADE WITH RESPECT THERETO BY THE LAW FIRM OF TELLIE AND COLEMAN, P.C.

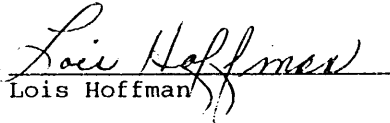
This Deed was prepared by the Law Office of Tellie and Coleman, P.C., 310 E. Drinker Street, Dunmore, Pennsylvania 18512.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals the day and year first above written.

WITNESS:

  
NICHOLAS D. TELLIE

  
DAWNA MCHALE

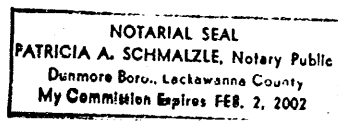
  
Lois Hoffman

OR BOOK 1459 PAGE 2705

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF *Lackawanna* : SS

ON THIS, the *5<sup>th</sup>* day of *November*, 2001, before me the undersigned officer, personally appeared Lois Hoffman, Widower, known to me or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



*Patricia A. Schmalzle*  
Notary Public

I hereby certify that the precise residence of the Grantee is:

HC 89 Box 119

Pocono Summit Pa 18436-9711

BY:

*Michael Velber*

# ALTA/NSPS LAND TITLE SURVEY

PREPARED WITH TOPOGRAPHY  
FOR JEREMIAH BARON

## SCHEDULE B-II ITEMS

**TITLE COMMITMENT PREPARED BY**  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
**COMMITMENT # 22126732**  
**COMMITMENT DATE: SEPTEMBER 9, 2022, AT 8:00 AM**

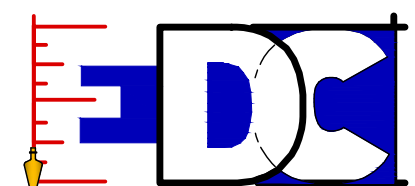
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- ALL MATTERS CONTAINED ON THE PLAT OF WHITE CITY, RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
**AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**

## SYMBOL & ABBREVIATION LEGEND:

(A) AIR RELEASE VALVE	ELEC. PANEL	MLWL	MEAN LOWER WATER LINE	SV	SANITARY VALVE
AL ARC LENGTH	ELEV. ELEVATION	MWL	METAL LIGHT POST	SEC	SECTION
ASPH ASPHALT	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	☆	METAL POWER POLE	○	PROPERTY CORNER
BFP BACK FLOW PREVENTER	F.O. FIBER OPTIC	MP	METAL PIPE	→	RIGHT-OF-WAY CONTROL SIGN
BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	FOHH FIBER OPTIC HAND HOLE	MON	MONUMENT	⊙	SPRINKLER VALVE
CATV □ CABLE RISER	F.O.H. FIBER OPTIC HAND HOLE	N/D	NON-DESCRIPT NAIL AND DISK	⊙	STATION
(C) CALCULATED	F.O.R. FIBER OPTIC RISER	N.R.	NON-RADIAL	⊙	STREET SIGN
CB CATCH BASIN	(M) FIELD MEASURED	NAV88	NORTH AMERICAN VERTICAL DATUM OF 1988	⊙	TELEPHONE RISER BOX
CL CENTERLINE	F.F.E. FINISHED FLOOR ELEVATION	No.	NUMBER	⊙	TOE OF SLOPE
CCR CERTIFIED CORNER RECORD	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	O.R.B.	OFFICIAL RECORDS BOOK	⊙	TOP OF BANK/BERM
CLF CHAIN LINK FENCE	FPL FLORIDA POWER AND LIGHT	OHW	OVER HEAD WIRES	⊙	TOP OF NUT
CHD. CHORD	FT FOOT	PG	PAGE	⊙	TOP OF SURFACE
CO O CLEAN OUT	FM FORCE MAIN	PKN	PARCEL CONTROL NUMBER	⊙	TOP OF SURFACE (SOFT SURFACE)
COMM. RISER □ COMMUNICATION RISER	FND FOUND	PK NAIL	PARKER-KALON NAIL	⊙	TOP OF SURFACE (HARD SURFACE)
CONC CONCRETE	FPL MANHOLE	PK/D	PARKER-KALON NAIL & DISK	⊙	TOWNSHIP
CP CONCRETE LIGHT POST	SQ FT. SQUARE FEET	PCP	PERMANENT CONTROL POINT	⊙	TRAFFIC HANDHOLD
CM CONCRETE MONUMENT	GAS VALVE	PRM	PERMANENT REFERENCE MONUMENT	⊙	TRAFFIC SIGNAL CONTROL BOX
CPP □ CONCRETE POWER POLE (COP)	GIS GEOGRAPHIC INFORMATION SYSTEM	P.B.	PLAT BOOK	⊙	UTILITY EASEMENT
CONC. POWER POLE W/STREET LIGHT POLE	GND GROUND	(P)	PLAT DATA	⊙	UNDERGROUND SANITARY
CONCRETE SIGNAL LIGHT POLE	GUY WIRE ANCHOR	P.O.B.	POINT OF BEGINNING	⊙	UNDERGROUND STORM
CMP CORRUGATED METAL PIPE	HANDICAP	P.O.C.	POINT OF COMMENCEMENT	⊙	UNKNOWN
CU CURB INLET	HDP HIGH DENSITY POLYETHYLENE PIPE	P.C.C.	POINT OF COMPOUND CURVE	⊙	UNKNOWN HANDHOLD
DECORATIVE LIGHT POST	HWF HOOD WIRE FENCE	P.C.	POINT OF CURVATURE	⊙	UNKNOWN RISER BOX
DEED	HYDRANT	P.T.	POINT OF TANGENCY	⊙	UNKNOWN TYPE MANHOLE
D.B. DEED BOOK	IN INCH	P.O.T.	POINT OF TERMINUS	⊙	VERIFIED CLAY PIPE
Δ DELTA/CENTRAL ANGLE	INV INVERT	PVC	POLYVINYL CHLORIDE SURVEYOR	⊙	WATER SERVICE METER (WM)
∅ DIAMETER (DIA.)	IP IRON PIPE	R	RANGE	⊙	REGISTERED LAND SURVEYOR
∅ DIAMETER (DIA.)	IR IRON ROD	R	RANGE	⊙	REINFORCED CONCRETE PIPE
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	RTK	REAL TIME KINEMATIC	⊙	RIGHT-OF-WAY
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	ROAD AND CAP
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE	⊙	RISER BOX
∅ DIAMETER (DIA.)	IR/C IRON ROD AND CAP	R/W	RECLAIMED WATER VALVE		

# ALTA/NSPS LAND TITLE SURVEY

## PREPARED WITH TOPOGRAPHY FOR JEREMIAH BARON



**ENGINEERS & SURVEYORS  
ENVIRONMENTAL**

10250 VILLAGE PARKWAY  
UNIT 201  
PORT ST. LUCIE, FL 34987  
772-462-2455  
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	
BY	
FIELD CREW	
22-424 ALTA/NSPS	
FILENAME	
AS SHOWN	
SCALE	
DATE	December 8, 2022

**ALTA/NSPS LAND TITLE  
SURVEY**

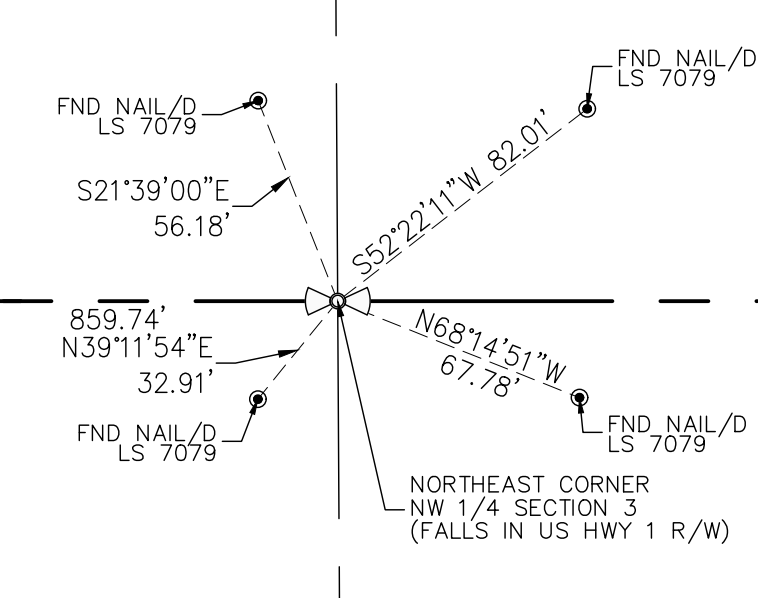
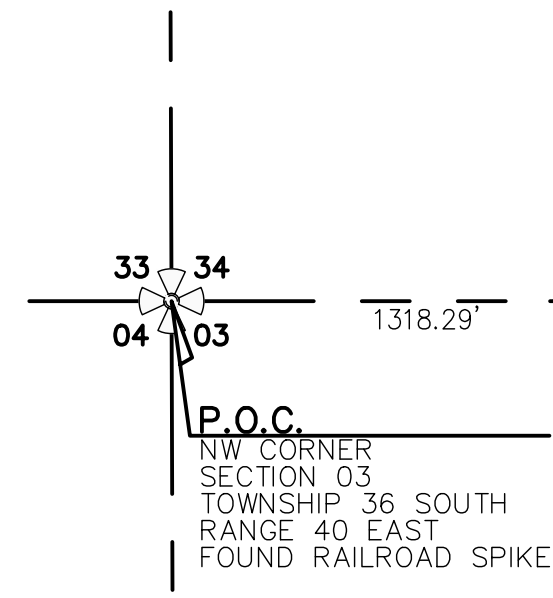
**PREPARED WITH TOPOGRAPHY  
FOR: JEREMIAH BARON**

**WEST 7 ACRES OF LOT 6  
SUBDIVISION OF WHITE CITY**

**SEC. 03, TOWNSHIP 36 SOUTH, RGE. 40 EAST  
ST. LUCIE COUNTY, FLORIDA**

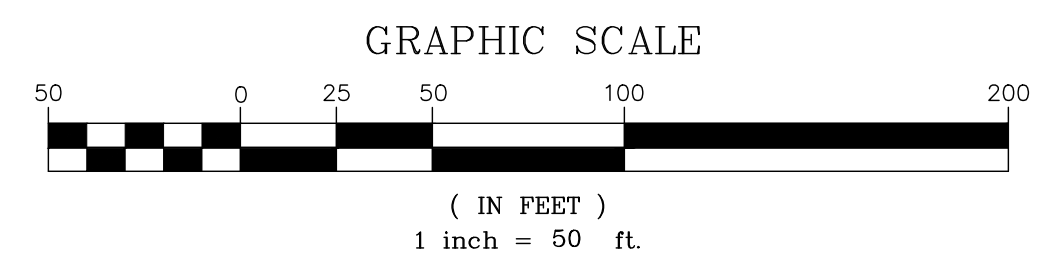
**22-424**

**2 OF 2**



### SYMBOL & ABBREVIATION LEGEND:

AL	AIR RELEASE VALVE	FM	FORCE MAIN	PLS	PROFESSIONAL LAND SURVEYOR
AL	ARC LENGTH	FND	FOUND	R	RADIUS
ASPH	ASPHALT	FPL	FPL MANHOLE	RGE	RANGE
BFP	BACK FLOW PREVENTER	SO FT.	SQUARE FEET	RTK	REAL TIME KINEMATIC
BM	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	GAS	GAS VALVE	RWV	RECLAIMED WATER VALVE
CATV	CABLE RISER	GIS	GEOGRAPHIC INFORMATION SYSTEMS	RLS	REGISTERED LAND SURVEYOR
(C)	CALCULATED	GND	GUY WIRE ANCHOR	RCP	REINFORCED CONCRETE PIPE
CB	CATCH BASIN	R/W	RIGHT-OF-WAY	R/C	ROD AND CAP
CL	CENTERLINE	HC	HANDICAP	S	SANITARY MANHOLE
CCR	CERTIFIED CORNER RECORD	HOPE	HIGH DENSITY POLYETHYLENE PIPE	SV	SANITARY VALVE
CLF	CHAIN LINK FENCE	HWF	HOG WIRE FENCE	SEC	SECTION
CHD	CHORD	IN	INCH	○	PROPERTY CORNER
CO	CLEAN OUT	INV	INVERT	●	RIGHT-OF-WAY CONTROL
COMM	COMMUNICATION RISER	IP	IRON PIPE	—	SIGN
CONC	CONCRETE	IR/C	IRON ROD AND CAP	SPIGOT	SPIGOT
CLP	CONCRETE LIGHT POST	IRV	IRRIGATION CONTROL VALVE	SV	SPRINKLER VALVE
CM	CONCRETE MONUMENT	L	LENGTH	STA	STATION
CPP	CONCRETE POWER POLE (COP)	LP	LIGHT POST	ST	STREET SIGN
CS	CONCRETE POWER POLE W/STREET LIGHT	MAG/D	MAG NAIL MAG BRAND NAIL	TEL	TELEPHONE RISER BOX
CS	CONCRETE SIGNAL LIGHT POLE	M	MAILBOX	TOE	TOE OF SLOPE
CMP	CORRUGATED METAL PIPE	MH/M	MEAN HIGH WATER LINE	TOB	TOP OF BANK/BERM
CI	CURB INLET	M/LM	MEAN LOWER WATER LINE	T.O.N.	TOP OF NUT
DL	DECORATIVE LIGHT POST	M/LP	METAL LIGHT POST	X O.D.	TOPOGRAPHIC DATA (SOFT SURFACE)
(D)	DEED	M/P	METAL PIPE	X O.D.	TOPOGRAPHIC DATA (HARD SURFACE)
D.B.	DEED BOOK	MON	MONUMENT	T	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	N/D	NON-DESCRIPT NAIL AND DISK	TH	TRAFFIC HANDHOLD
φ	DIAMETER (DIA.)	N.R.	NON-RADIAL	TSCB	TRAFFIC SIGNAL CONTROL BOX
DM	DRAINAGE MANHOLE	NAV888	NORTH AMERICAN VERTICAL DATUM OF 1988	TYP	TYPICAL
DIP	DUCTILE IRON PIPE	No.	NUMBER	U.E.	UTILITY EASEMENT
EOP	EDGE OF PAVEMENT	O.R.B.	OFFICIAL RECORDS BOOK	DRN	UNDERGROUND SANITARY
EW	EDGE OF WATER	OHW	OVER HEAD WIRES	UNK	UNKNOWN
EB	ELECTRIC BOX	PG	PAGE	UNH	UNKNOWN HANDHOLD
EHH	ELECTRIC HAND HOLE (EHH)	PCN	PARCEL CONTROL NUMBER	RISER BOX	UNKNOWN RISER BOX
EM	ELECTRIC METER	PK NAIL	PARKER-KALON NAIL	U	UNKNOWN TYPE MANHOLE
EL/ELEV.	ELEVATION	PK/D	PARKER-KALON NAIL & DISK	VCP	WTRIFIED CLAY PIPE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PCP	PERMANENT CONTROL POINT	W	WATER SERVICE METER (WM)
F.O.	FIBER OPTIC	PRM	PERMANENT REFERENCE MONUMENT	WF	WOOD FENCE
FOHH	FIBER OPTIC HAND HOLE	P.B.	PLAT BOOK	WV	WATER VALVE (WV)
FOM	FIBER OPTIC MARKER	(P)	PLAT DATA	W	WELL
F.P.	FIBER OPTIC RISER	P.O.B.	POINT OF BEGINNING	WF	WOOD FENCE
(M)	FIELD MEASURED	P.O.C.	POINT OF COMMENCEMENT	WSP	WOOD POLE STREET LIGHT
F.F.E.	FINISHED FLOOR ELEVATION	P.O.C.	POINT OF COMPOUND CURVE	WPP	WOOD POWER POLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.C.	POINT OF CURVATURE		
FPL	FLORIDA POWER AND LIGHT	P.T.	POINT OF TANGENCY		
FT	FOOT	P.O.T.	POINT OF TERMINUS		
		PVC	POLYVINYL CHLORIDE		



Z:\EDC\2022\22-424 - Jeremias Baron - 7 Acres Weatherbee Survey\Drawings - PDF\SURVEY\22-424 ALTA AND NSPS\2022\4-22-22  
 COPYRIGHT © 2022 BY EDC INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS IN THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. THESE CONCEPTS AND DESIGNS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION AND ADIPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.