

*This instrument prepared by  
and when recorded return to:*

PAXIN CLOSING AND ESCROW, LLC  
OLDE MILTON COMMONS  
3540 OLD MILTON PARKWAY  
ALPHARETTA, GEORGIA 30005  
770-416-1952 2-11150

#### SPECIAL WARRANTY DEED

THIS INDENTURE is made effective as of the 31st day of May, 2023, by **PEGGY SANCHEZ**, individually, **SANDRA JOY DANIELL**, individually and as Trustee of the Peggy Diane Sanchez Revocable Trust, **AMIR KHOSHBIN**, individually, and **TYL, INC.**, a Florida corporation (collectively, the "Grantor"), and is delivered to **PHMI WS FORT PIERCE LLC**, a Delaware limited liability company ("Grantee"), whose address is 60 Service Lane, Ringgold, Georgia 30736.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular tenements, hereditaments and appurtenances of Grantor thereto belonging or in anywise appertaining, the rights, members and appurtenances thereof that Grantor may have, subject to the Permitted Exceptions (as hereinafter defined), forever, IN FEE SIMPLE.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions") but this reference shall not reimpose same.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

Grantor hereby represents and warrants to Grantee that the Property is not the homestead of Grantor or any other person.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

Harley-Jamescott  
Signature of Witness 1

Harley-Jamescott  
Print Name of Witness 1

Suzanne J. Fuller  
Signature of Witness 2

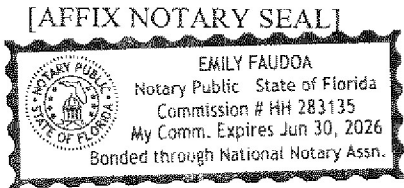
Jasmin Garcia  
Print Name of Witness 2

GRANTOR: Peggy Sanchez  
Sandra Joy Daniell (SEAL)  
Peggy Sanchez, by Sandra Joy Daniell, as Attorney-in-Fact

STATE OF Florida  
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of May, 2023, by Sandra Joy Daniell, as Attorney-in-Fact for Peggy Sanchez, on behalf of thereof, who is personally known to me or has produced FLDL as identification.

Emily Faudon  
Print name: Emily Faudon  
Notary Public, State of Florida at Large  
My Commission expires: Jun 30, 2026



Signed, sealed, and delivered  
in the presence of:

Harley Jean Scott  
Signature of Witness 1

Harley Jean Scott  
Print Name of Witness 1

Glebeil Jweese  
Signature of Witness 2

Josmin Garcia  
Print Name of Witness 2

GRANTOR:

Sandra Joy Daniell (SEAL)

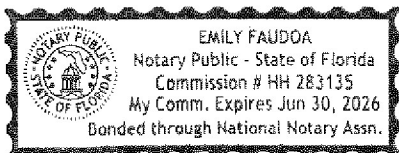
Sandra Joy Daniell, individually and as Trustee  
of the Peggy Diane Sanchez Revocable Trust

STATE OF Florida )  
COUNTY OF Hillsborough )


THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ]  
physical presence or [ ] online notarization, this 24<sup>th</sup> day of May, 2023, by Sandra Joy Daniell,  
individually and as Trustee of the Peggy Diane Sanchez Revocable Trust, on behalf of thereof,  
who are personally known to me or have produced FLDL as identification.

Emily Faudga  
Print name: Emily Faudga  
Notary Public, State of Florida at Large  
My Commission expires: Jun 30, 2026

[AFFIX NOTARY SEAL]



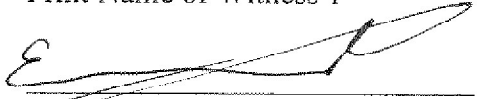
Signed, sealed, and delivered  
in the presence of:



Signature of Witness 1

José Ricardo SAMSON

Print Name of Witness 1



Signature of Witness 2

Emmanuel Auguste

Print Name of Witness 2

GRANTOR:



Amir Khoshbin

(SEAL)

STATE OF Florida )  
COUNTY OF Palm Beach )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ]  
physical presence or [ ] online notarization, this 24 day of May, 2023, by Amir Khoshbin on  
behalf of thereof, who are personally known to me or have produced Drivers License as  
identification.

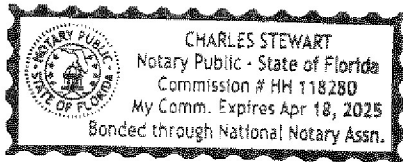
[AFFIX NOTARY SEAL]



Print name: Charles Stewart

Notary Public, State of FL at Large

My Commission expires: 04/18/2025



Signed, sealed, and delivered  
in the presence of:

[Signature]  
Signature of Witness 1

Thomas Caughman  
Print Name of Witness 1

[Signature]  
Signature of Witness 2

Luke Woodbridge  
Print Name of Witness 2

**GRANTOR:**

**TYL, Inc.,**  
a Florida corporation

By: [Signature]  
Name: Adrian Fairclough  
Title: President

STATE OF Florida  
COUNTY OF B. M. Beach

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of May, 2023, by Adrian Fairclough, as President of TYL, Inc., a Florida corporation, on behalf of thereof, who are personally known to me or have produced FLDL as identification.

[AFFIX NOTARY SEAL]

[Signature]  
Print name: S. Almeida  
Notary Public, State of Florida at Large  
My Commission expires: Nov. 13, 2026



EXHIBIT A

**LEGAL DESCRIPTION**

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, less the West 40 feet thereof for Jenkins Road right-of-way.

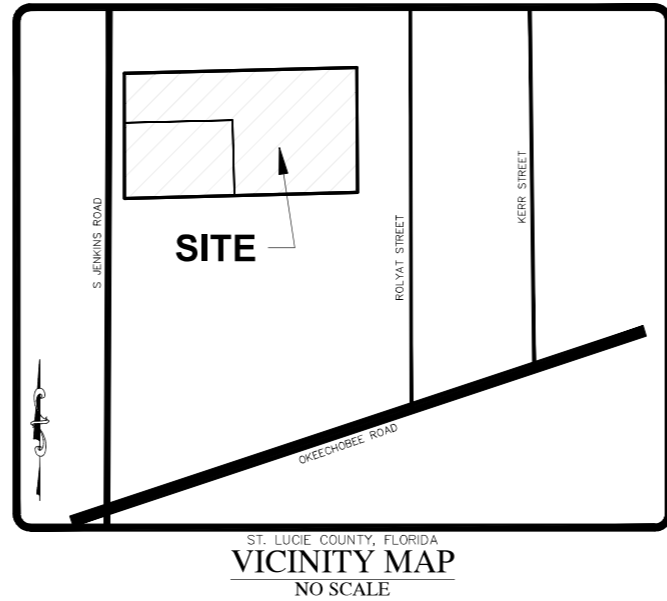
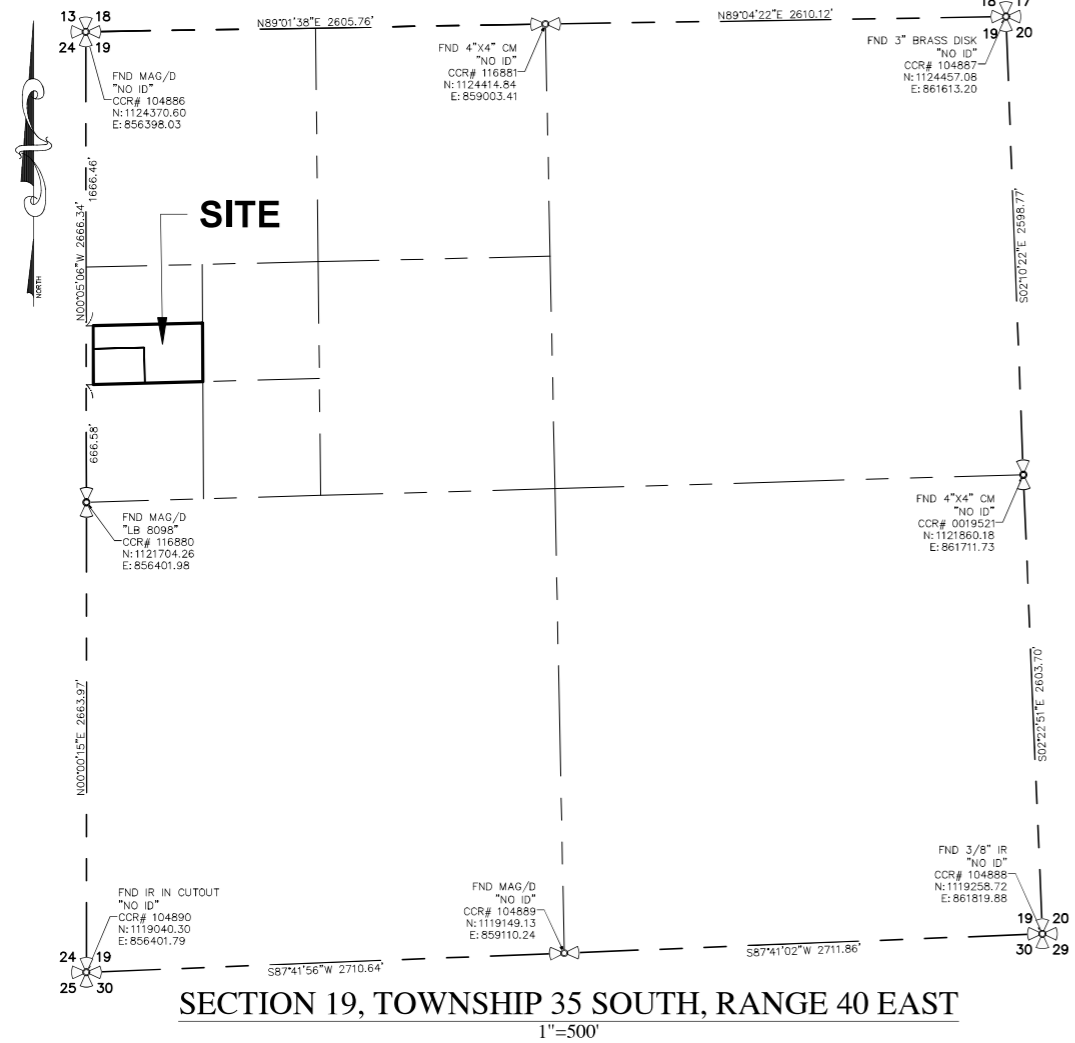
**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Resolution No. 99-99 of the Board of County Commissioners of St. Lucie County, Florida, including terms and conditions thereof, as recorded in Official Records Book 1230, Page 742, and re-recorded in Official Records Book 1238, Page 2067, of the Public Records of St. Lucie County, Florida.
3. Ordinance No. K-351 of the City of Fort Pierce, Florida, including terms and conditions thereof, as recorded in Official Records Book 2297, Page 2161, of the Public Records of St. Lucie County, Florida.
4. Easement granted to City of Fort Pierce and Fort Pierce Utilities Authority, as more fully set forth in the document recorded in Official Records Book 2853, Page 2427, of the Public Records of St. Lucie County, Florida.
5. Perpetual Easement to State of Florida Department of Transportation, as more fully set forth in the document recorded in Official Records Book 3643, Page 1178, of the Public Records of St. Lucie County, Florida.

# BOUNDARY SURVEY

## MINOR REPLAT FOR: PHMI WS FORT PIERCE LLC



### LEGAL DESCRIPTION (PARENT PARCEL):

THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF FOR JENKINS ROAD RIGHT-OF-WAY, CONTAINING 206,264.87 SQ.FT. (4.735 ACRES), MORE OR LESS.

### LEGAL DESCRIPTION (PARCEL 1):

THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF FOR JENKINS ROAD RIGHT-OF-WAY, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 19; THENCE NORTH 88°29'34" EAST, ALONG THE SOUTH LINE OF SAID SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 19, A DISTANCE OF 40.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S. JENKINS ROAD (80'-FOOT-WIDE RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604 AND THE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 88°29'34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 292.68 FEET; THENCE NORTH 01°25'09" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 201.03 FEET; THENCE SOUTH 88°34'51" WEST, A DISTANCE OF 287.99 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF S. JENKINS ROAD; THENCE SOUTH 00°25'06" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,833.78 SQ.FT. (3.394 ACRES), MORE OR LESS.

### LEGAL DESCRIPTION (PARCEL 2):

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 19; THENCE NORTH 88°29'34" EAST, ALONG THE SOUTH LINE OF SAID SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 19, A DISTANCE OF 40.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF S. JENKINS ROAD (80'-FOOT-WIDE RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604 AND THE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 88°29'34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 292.68 FEET; THENCE NORTH 01°25'09" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 201.03 FEET; THENCE SOUTH 88°34'51" WEST, A DISTANCE OF 287.99 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF S. JENKINS ROAD; THENCE SOUTH 00°25'06" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,431.05 SQ.FT. (1.341 ACRES), MORE OR LESS.

### SURVEYORS NOTES AND REPORT:

- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON AUGUST 16, 2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS AUGUST 27, 2024.
- PARENT LEGAL DESCRIPTION HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 4997, PAGE 2817, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. PARCEL 1 & 2 LEGAL DESCRIPTIONS WERE PREPARED BY THIS OFFICE. A TITLE SEARCH FOR THE PARENT PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- PARCELS CONTAIN A TOTAL OF 4.735 ACRES, MORE OR LESS.
- THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
- UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN BOTH AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AND AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 1211C01674, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

### SYMBOL & ABBREVIATION LEGEND:

ASPH	ASPHALT	MAG/D	MAG NAIL MAG BRAND NAIL
BFP	BACK FLOW PREVENTER	Ⓜ	MAILBOX
CB	CATCH BASIN	☆	METAL LIGHT POST
CL	CENTERLINE	O.R.B.	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD	OHW	OVER HEAD WIRES
CLF	CHAIN LINK FENCE	PG	PAGE
CMC	CONCRETE	P.B.	PLAT BOOK
C.B.S.	CONCRETE BLOCK STRUCTURE	P.O.B.	POINT OF BEGINNING
CM	CONCRETE MONUMENT	P.O.C.	POINT OF COMMENCEMENT
DDCV	DOUBLE DETECTOR CHECK VALVE	R/W	RIGHT-OF-WAY
DMH	DRAINAGE MANHOLE	Ⓢ	SANITARY MANHOLE
EDP	EDGE OF PAVEMENT	SEC	SECTION
FC	FIRE DEPARTMENT CONNECTION	SON	SON
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	T.O.B.	TOP OF BANK/BERM
FND	FOUND	TNSHP	TOWNSHIP
GAS	GAS VALVE	URH	UNDERGROUND STORM PIPE
GA	GLY WIRE ANCHOR	UWH	UNKNOWN HANDHOLD
HYD	HYDRANT	WV	WATER VALVE (WV)
IR	IRON ROD	WF	WOOD FENCE
IR/C	IRON ROD AND CAP	W.P.	WOOD POWER POLE
ICV	IRRIGATION CONTROL VALVE		

### SCHEDULE B-II ITEMS (PARENT PARCEL)

**TITLE COMMITMENT PREPARED BY**  
**STEWART TITLE GUARANTEE COMPANY**  
**COMMITMENT # 2-11174**

**COMMITMENT DATE: MARCH 23, 2024, AT 8:00 AM**

- TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- RESOLUTION NO. 99-99 OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, INCLUDING TERMS AND CONDITIONS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1230, PAGE 742, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1238, PAGE 2067, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
**DOES NOT AFFECT SUBJECT PROPERTY; NOT SHOWN HEREON.**
- ORDINANCE NO. K-351 OF THE CITY OF FORT PIERCE, FLORIDA, INCLUDING TERMS AND CONDITIONS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2297, PAGE 2161, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- EASEMENT GRANTED TO CITY OF FORT PIERCE AND FORT PIERCE UTILITIES AUTHORITY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 2853, PAGE 2427, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
**AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**
- PERPETUAL EASEMENT TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 3643, PAGE 1178, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
**AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**
- PENDING SUCH TIME AS THE IMPROVEMENTS UNDER CONSTRUCTION ON INSURED PREMISES SHALL BE COMPLETED, LIABILITY UNDER THIS POLICY IS LIMITED TO THE PURCHASE PRICE PAID FOR THE LAND PLUS THE COST OF EXISTING IMPROVEMENTS, LIABILITY HERUNDER INCREASING AS THE IMPROVEMENTS PROGRESS, IN THE AMOUNT OF THE COST THEREOF, UP TO THE FACE AMOUNT OF THIS POLICY. THE EFFECTIVE DATE OF THIS POLICY WILL NOT CHANGE AND WILL BE STATED ON SCHEDULE "A" HEREOF.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES.  
**AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
- THOSE MATTERS AS SHOWN ON THAT CERTAIN PRELIMINARY ALTA/NSPS LAND TITLE SURVEY, PREPARED FOR PHMI GROUP, PREPARED BY EDC ENGINEERS & SURVEYORS, DATED OCTOBER 6, 2022, LAST REVISED JUNE 24, 2024, AS FOLLOWS:  
A. GAS VALVE AND GAS LINE LOCATED IN WEST PORTION OF SUBJECT PROPERTY.  
**AFFECTS SUBJECT PROPERTY; GAS VALVE SHOWN HEREON; UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.**  
B. SWALE, WITH TOP OF BANK OR BERM LOCATED IN WEST PORTION OF SUBJECT PROPERTY.  
**AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**  
C. DRAINAGE MANHOLE LOCATED IN WEST PORTION OF SUBJECT PROPERTY.  
**AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**

**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 9695  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DATE	August 27, 2024
SCALE	AS SHOWN
FILE NAME	22-219 MINOR REPLAT.rvt
FIELD CREW	
APPROVAL	
CHECKED BY	
DRAWN BY	

REVISION COMMENTS	
DATE	

**BOUNDARY SURVEY**

**MINOR REPLAT FOR:**  
**PHMI WS FORT PIERCE LLC**

**LAND LYING IN**  
**SEC. 19, TNSHP. 35 SOUTH, RGE. 40 EAST**  
**ST. LUCIE COUNTY, FLORIDA**

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

22-378

1 OF 2

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

Z:\EDC\2024\2024-08-16-PMI-WS-FortPierce-Survey\04-Field-Notes\04-Field-Notes.rvt (2024/08/27 10:48:46 AM) C:\Users\mowen\AppData\Local\Temp\AutoCAD\AutoCAD.Application.Data\2024\2024-08-16-PMI-WS-FortPierce-Survey\04-Field-Notes.rvt (2024/08/27 10:48:46 AM)



