TOPOGRAPHIC SURVEY

FOR LARCH AVENUE DB4 LLC

ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

	ASPHALT	Ⓢ	SANITARY STRUCTURE
	BENCHMARK		SIGN
BFP	BACKFLOW PREVENTER		WOOD UTILITY POLE W/ LIGHT
	CATCH BASIN	BM ELEV	BENCHMARK ELEVATION
	CHAIN LINK FENCE	C.B.S.	CONCRETE BLOCK STUCCO
CO	CLEANOUT	℄	CENTER LINE
	CONCRETE	(D)	DEED
	CURB INLET	FFE	FINISHED FLOOR ELEVATION
	LIGHT POST	(M)	MEASURED
	PAVER BRICK		

SUBSURFACE NOTES AND REPORT:

1. SUBSURFACE LOCATIONS SHOWN HEREON WERE MARKED BY DIG SAFE FIRST AND FIELD LOCATED BY EDC–INC.
2. SUBSURFACE LOCATIONS WERE COMPLETED ON NOVEMBER 12, 2024.
3. SUBSURFACE MAPPING WAS COMPLETED ON NOVEMBER 13, 2024.
4. LOCATIONS REFLECTED ARE THOSE THAT WERE ACCESSIBLE AT TIME OF WORK.
5. CLIENT TO BE ADVISED AND AWARE THAT LIMITATIONS EXIST IN LOCATING NON–METALLIC MATERIALS AND UTILITIES WITHOUT TRACEABLE WIRE ATTACHED (MATERIALS SUCH AS, BUT NOT LIMITED TO, PLASTICS, POLYVINYL CHLORIDE, FIBERGLASS AND FIBER–OPTIC.
6. DUE TO VARIANCES IN EQUIPMENT, SOIL AND SITE CONDITIONS, NO DEPTHS WERE PROVIDED.
7. DIG SAFE FIRST IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THE UTILITY MARKINGS.

NOTE: THE SUBSURFACE UTILITY MARKS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AS DESIGNATED BY A SUB–CONSULTANT. EDC–INC MAKES NO WARRANTIES OR GUARANTEES REGARDING THE SUBSURFACE ACCURACY. SEE THE NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION.

- SUBSURFACE WATER/FIRE LINE
- SUBSURFACE ELECTRICAL LINE
- SUBSURFACE GAS LINE
- SUBSURFACE SANITARY OR STORM LINE
- SUBSURFACE COMMUNICATION LINE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 170 FEET AND THE EAST 25 FEET OF THAT CERTAIN PROPERTY LOCATED IN FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PART LYING EAST OF THE EAST RIGHT OF WAY OF U.S. HIGHWAY 1 (FLORIDA HIGHWAY NO. 5) OF THE SOUTH 110 FEET OF THE NORTH 610 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A NON–EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ENTRANCEWAY.

SURVEYORS NOTES AND REPORT:

1. THIS TOPOGRAPHIC 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 NOVEMBER 25, 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.
2. 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.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 13, 2024.
4. LEGAL DESCRIPTION(S) 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 3970, PAGE 1337, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 0.429 ACRES, MORE OR LESS.
6. THIS SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. 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.
10. ELEVATIONS ARE BASED ON THE FOLLOWING FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL CONTROL BENCHMARK:
    NAME: "SR5 94 05 BLC4" ELEVATION: 17.36' (NAVD 88)
11. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
12. 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, WITH A PRECISION OF ±0.05 FEET.
13. 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.
14. 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.
15. 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.
16. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0187K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
17. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED IN THE FIELD BY DIG SAFE FIRST AND THE MARKINGS WERE SUBSEQUENTLY LOCATED BY EDC, INC., A DIVISION OF HALEY WARD. EDC, INC. MAKES NO CLAIMS PERTAINING TO THE ACCURACY OF THIS DATA AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
18. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PERFORMED ARNOLD SURVEYING, INC. (LB# 7903) UNDER PROJECT NUMBER 24–810 AND DATED JULY 11, 2024. THE ACCURACY OF THIS BOUNDARY HAS NOT BEEN CONFIRMED BY EDC, INC. AND IS SHOWN FOR GRAPHICAL PURPOSES ONLY.

Michael T Owen
Digitally signed by Michael T Owen
Date: 2024.11.25 13:32:33 -05'00'

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

SIGNATURE DATE:

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

DRAWN BY	ABB
CHECKED BY	MTO
FIELD CREW	TG
FILENAME	24-336 Checkers Topo.dwg
SCALE	AS SHOWN
DATE	November 19, 2024

REVISION COMMENTS

DATE

TOPOGRAPHIC SURVEY

FOR: LARCH AVENUE DB4 LLC

OFFICIAL RECORDS BOOK 3970, PAGE 1337
SEC 15, TWP 35 SOUTH, RGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
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772-462-2455

24-336

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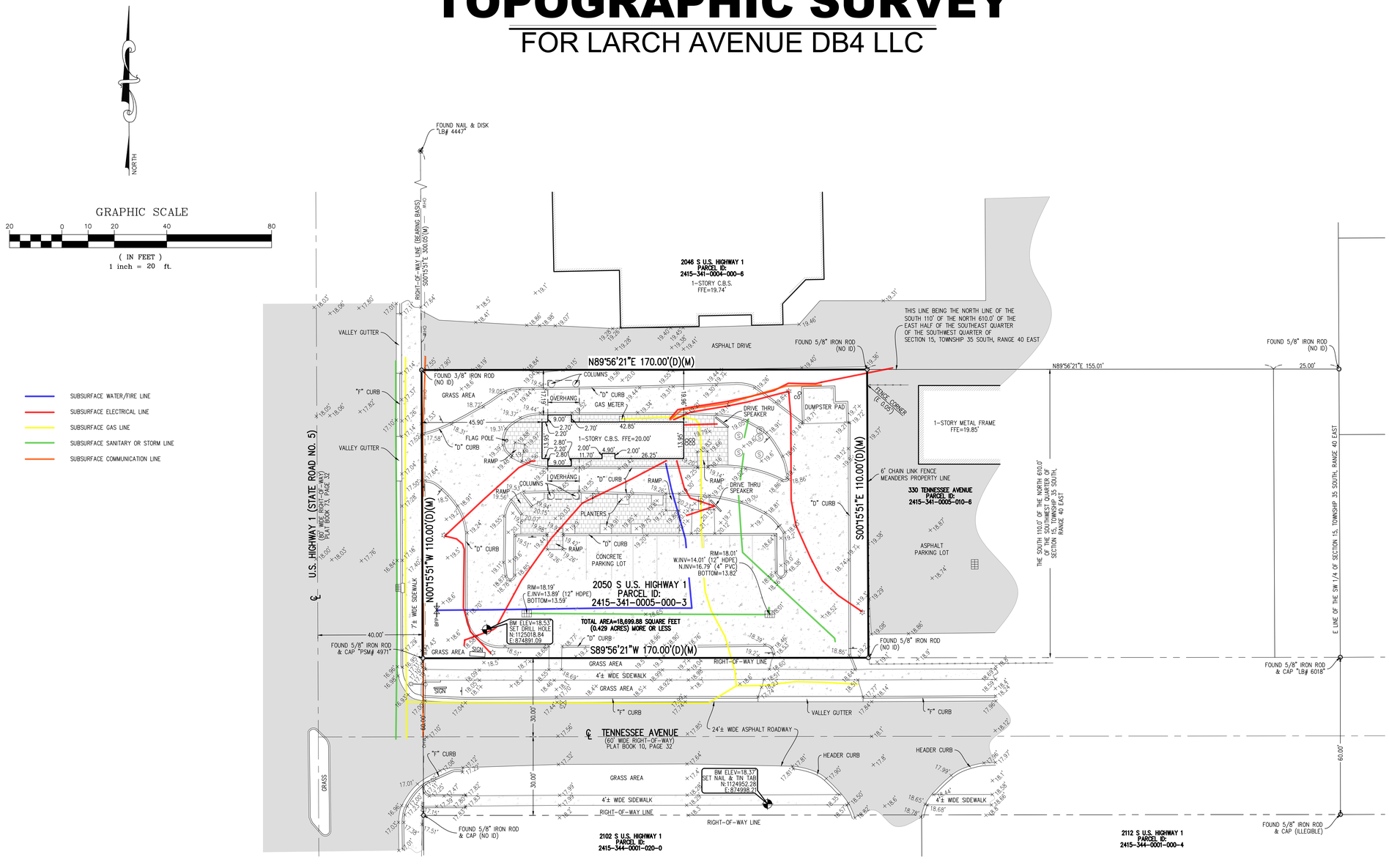

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