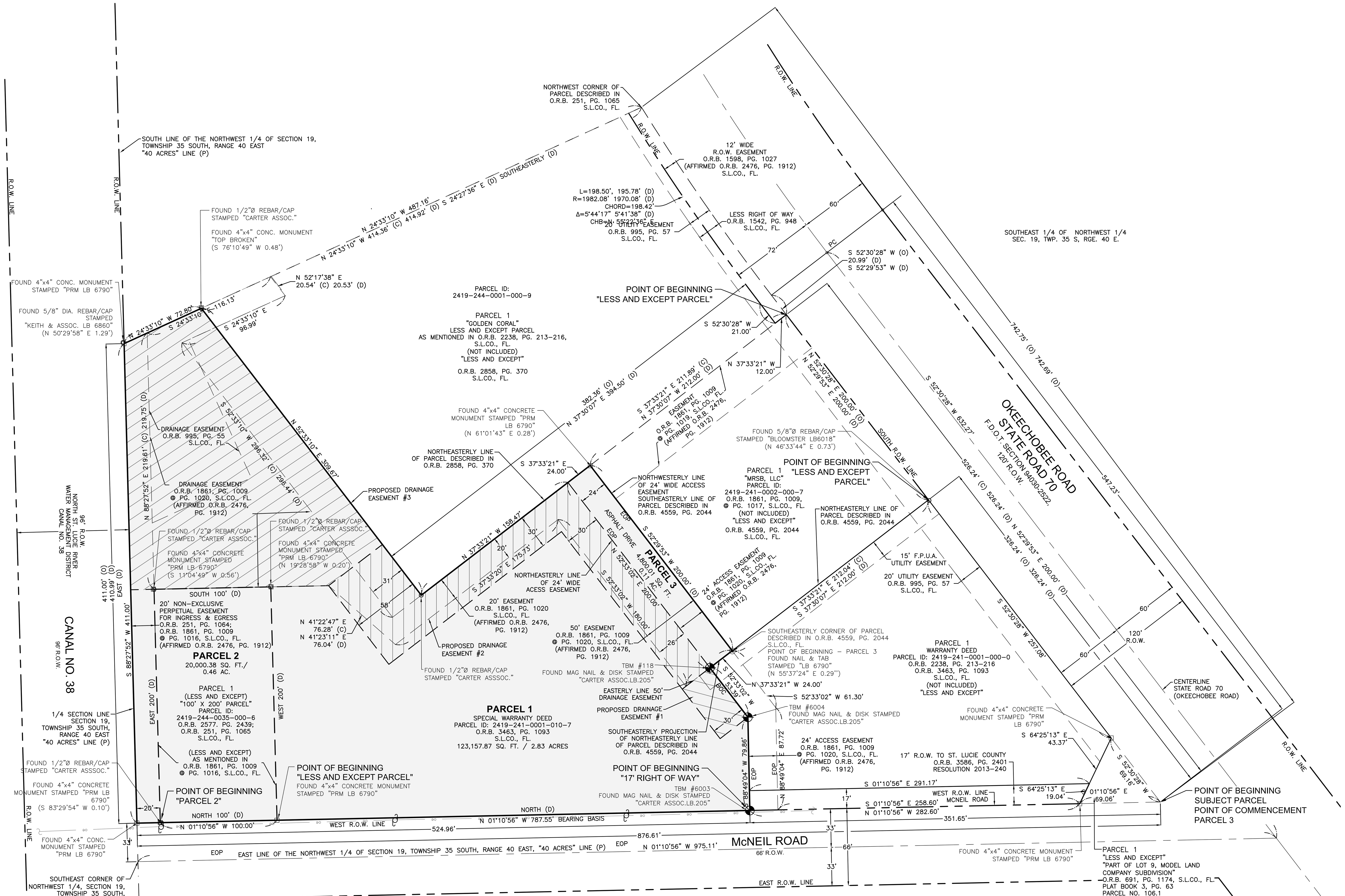

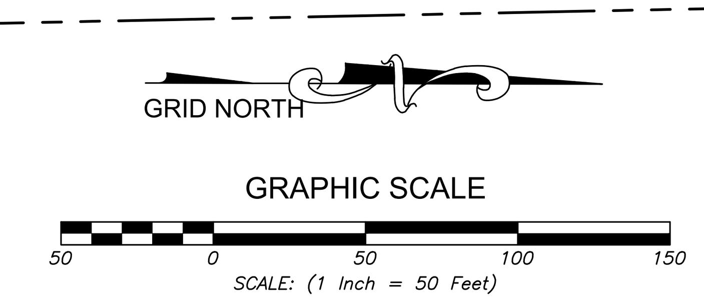

LEGEND

WATER METER			ELECTRICAL METER
ANCHOR & GUY WIRE		DIA.	DIAMETER
SIGN		EOP	EDGE OF PAVEMENT
DRAINAGE CATCH BASIN		R.O.W.	RIGHT OF WAY
SANITARY SEWER MANHOLE		CONC.	CONCRETE
		L.P.	LIQUID PROPANE
DRAINAGE MANHOLE		SWL	SWALE
OVERHEAD ELECTRIC		I.R.C., FL.	INDIAN RIVER COUNTY, FLORIDA
WATER VALVE		SRC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."
FIRE HYDRANT			
UTILITY POLE		FMAG	FOUND "MAG" NAIL AND DISK STAMPED "CARTER ASSOC."
(O) OBSERVED DATA		SRWC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "WIT.COR. LB.205"
(P) PLAT DATA			
(C) CALCULATED DATA		P.O.B.	POINT OF BEGINNING
(D) DEED DATA		P.O.C.	POINT OF COMMENCEMENT
		ORB	OFFICIAL RECORD BOOK
EXISTING WELL		PG	PAGE
TELEPHONE\CATV RISER		I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
SANITARY CLEAN-OUT		I.R.F.C.SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION
YARD LIGHT		S.L.CO., FL	ST. LUCIE COUNTY, FLORIDA
ELECTRICAL RISER		C.B.S.	CONCRETE BLOCK STRUCTURE
		F.P.U.A.	FT. PIERCE UTILITY AUTHORITY
			PROPOSED EASEMENT - (NO RECORD DOCUMENTATION PROVIDED)
		oe	OVERHEAD ELECTRIC

Apr. 15, 24, 4:20 PM S:\CAI\Projects\23-490 Mason Development\dwg\23-490S-TOPO.dwg, S-(1), Eric Hargreaves

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS NOVEMBER 21, 2023. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
3. BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
4. UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE 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. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
7. THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT AND MODIFIED BY THE SURVEYOR TO LESS OUT THE PARCEL TO BE RETAINED BY SOUTH STATE BANK. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. A TITLE COMMITMENT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY, AND WAS PREPARED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY, COMMITMENT NUMBER 1468211, WITH AN EFFECTIVE DATE OF DECEMBER 8, 2023, AT 11:00 A.M., AND IS SUBJECT TO THE SCHEDULE B-II EXCEPTIONS AS SHOWN THEREIN.
8. THIS SURVEY MEETS THE REQUIREMENTS AS STATED IN THE STANDARDS OF PRACTICE (5J-17) FLORIDA ADMINISTRATIVE CODE AND MEETS THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) RECOMMENDED CLASSIFICATION FOR URBAN PROPERTY SURVEYS HAVING AN ACCEPTABLE RELATIVE POSITIONAL ACCURACY OF 0.07 FEET (21 MM) PLUS 50 PPM. *ACCURACY IS GIVEN AT THE 95 PERCENT CONFIDENCE LEVEL.
9. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.
10. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 12111C0167J AND 12111C0186, COMMUNITY NUMBER 120285, PANELS 0167 AND 0186, SUFFIX "J" MAP REVISED DATE FEBRUARY 16, 2012, MAP INDEX DATE FEBRUARY 16, 2012. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.
11. SURVEYOR NOTES THE PLAT OF MODEL LAND CO. SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DATED SEPTEMBER, 1911 NOTES A 15 FOOT STRIP RESERVED AROUND EACH 40 ACRES FOR ROADS - NOT GRAPHICALLY DEPICTED DUE TO UNCERTAINTY OF STATEMENT.

SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)
2. G.P.S. RECEIVER TYPE: LEICA GS 18 / CS 20 GPS/GLONASS/GALILEO GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), SBAS, CODE AND PHASE (L1, L2, L2C & L5 / L1, L2, L2C & L3 / E1, E5a, E5b, AltBOC, E6). THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS EQUIPMENT IS: HORIZONTAL: 8MM + 1PPM (RMS) VERTICAL: 15MM + 1PPM (RMS).
3. HORIZONTAL POSITIONS OF LOCAL SITE CONTROL WERE ESTABLISHED BY GPS RTK OBSERVATIONS UTILIZING THE FDOT FPRN NETWORK CORRECTIONS. LOCAL GPS SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) POSITIONS.
4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA INFINITY, VERSION 3.6.1 APPLYING THE GEOID 18 MODEL.

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. SAID ELEVATIONS SHOWN ARE BASED ON A CLOSED DIFFERENTIAL LEVEL LOOP MEETING OR EXCEEDING +/-0.05 TIMES THE SQUARE ROOT OF THE DISTANCE OF THE LOOP IN MILES. GROUND ELEVATIONS SHOWN HEREON HAVE AN ESTIMATED ACCURACY OF +/-0.2 FEET, AND HARD (WELL DEFINED) FEATURES HAVE AN ESTIMATED ACCURACY OF +/-0.1 FEET.

ORIGINATING BENCH MARK(S):

SAINT LUICE COUNTY 2001 VERTICAL CONTROL DISK IN CONCRETE 0.4 MILES PLUS OR MINUS SOUTH OF OKEECHOBEE ROAD (STATE ROAD #70), 27 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF MCNEIL ROAD, 18 FEET PLUS OR MINUS NORTH OF THE NORTH EDGE OF PAVEMENT OF KIRBY LOOP ROAD, 15 FEET PLUS OR MINUS NORTHEAST OF A CATCH BASIN, 75 FEET PLUS OR MINUS WEST OF A WOOD UTILITY POLE.
ELEVATION: 14.40' (NAVD 1988)

TEMPORARY BENCHMARKS:

TBM #6003 MAG NAIL & DISK STAMPED "TRAV. PT. LB 205"	TBM #6004 MAG NAIL & DISK STAMPED "TRAV. PT. LB 205"	TBM #118 MAG NAIL & DISK STAMPED "TRAV. PT. LB 205"
N: 1122305.91	N: 1122304.21	N: 1122271.77
E: 859014.78	E: 858934.89	E: 858892.51
ELEVATION 17.04' NAVD'88	ELEVATION 17.17' NAVD'88	ELEVATION 17.12' NAVD'88

DESCRIPTION:

PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1468211

PARCEL 1:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER SECTION LINE TO THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE 100 FOOT X 200 FOOT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065. ALSO LESS AND EXCEPT THAT PART OF LOT 9, MODEL LAND COMPANY SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 691, PAGE 1174.

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY), THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 37°30'07" EAST FOR 212.00 FEET; THENCE SOUTH 52°29'53" WEST FOR 200.00 FEET; THENCE NORTH 37°30'07" WEST FOR 212.00 FEET (TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 70, 120 FOOT RIGHT-OF-WAY); THENCE NORTH 52°29'53" EAST (ALONG SAID RIGHT-OF-WAY LINE) FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST LYING SOUTH OF STATE ROAD 70 (OKEECHOBEE ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FT. RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD, 120 FOOT RIGHT-OF-WAY); THENCE SOUTH 52°29'53" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 526.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE SOUTH 52°29'53" WEST FOR 20.99 FEET TO THE POINT OF A RADIUS OF 1970.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°41'38" FOR AN ARC DISTANCE OF 195.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; THENCE SOUTH 24°27'36" EAST ALONG THE WESTERLY LINE OF SAID LANDS, FOR 414.92 FEET; THENCE NORTH 52°29'53" EAST FOR 310.08 FEET; THENCE NORTH 37°30'07" WEST FOR 394.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO SAINT LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY WARRANTY DEED OF DONATION RECORDED IN O.R. BOOK 3586, PAGE 2401.

LESS AND EXCEPT (SOUTH STATE BANK PARCEL) A PARCEL OF LAND BEING A PORTION OF ALL THAT CERTAIN LAND ACCORDING TO THE WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 213 THROUGH 216 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-000-0, LYING IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), THENCE RUN SOUTH 52°30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (EXHIBIT 'B') AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37°33'21" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHERLY LINE OF THAT CERTAIN 24.00 FEET WIDE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN SOUTH 52°33'02" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7, AND ALONG SAID NORTHERLY EASEMENT LINE A DISTANCE OF 200.00 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009, SAID SOUTHERLY CORNER ALSO LYING ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN AFORESAID OFFICIAL RECORDS BOOK 2238, PAGE 213 AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-9; THENCE RUN SOUTH 37°33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE RUN NORTH 52°33'02" EAST PARALLEL WITH AND NORMAL TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0002-000-7 AND ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 253.39 FEET; THENCE RUN NORTH 88°49'04" EAST ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 79.86 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF MCNEIL ROAD (66.00 FEET WIDE RIGHT OF WAY); THENCE RUN NORTH 01°10'56" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 351.65 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THEREFROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 106.1 ACCORDING TO DEED AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 691, PAGE 1174 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND,

LESS AND EXCEPT THE RIGHT OF WAY DONATION FOR MCNEIL ROAD DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 3586, PAGE 2401 (RESOLUTION 2013-240).

TOGETHER WITH AND SUBJECT TO AND AGREEMENT FOR EASEMENTS OF ACCESS AND DRAINAGE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 AT PAGE 1020 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 123,157.87 SQ. FT OR 2.83 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BELOW DESCRIBED NON EXCLUSIVE PERPETUAL EASEMENT AND THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD, RUN NORTH ALONG WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD 100 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 19 A DISTANCE OF 200 FEET; THENCE RUN SOUTH A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF SAID PERPETUAL EASEMENT; THENCE RUN EAST 200 FEET TO POINT OF BEGINNING.

NON-EXCLUSIVE PERPETUAL EASEMENT BEING THE SOUTH 20 FEET, THE SAID 20 FEET BEING MEASURED AT RIGHT ANGLES AND PARALLEL TO THE ONE-QUARTER SECTION LINE, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), RUN THENCE SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 742.69 FEET; THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 WHICH IS 410.99 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD; THENCE RUN EAST ALONG SAID QUARTER-SECTION LINE TO THE WEST RIGHT-OF-WAY-LINE OF MCNEIL ROAD; THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LANDS LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

THE ABOVE-DESCRIBED PARCEL CONTAINING 20,000.38 SQ. FT OR 0.46 ACRES, MORE OR LESS.

PARCEL 3 (24.00 FEET WIDE STRIP FROM CENTERSTATE BANK):

A 24.00 FEET WIDE STRIP OF LAND BEING A PORTION OF A PARCEL ACCORDING TO THE SPECIAL WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 3463, PAGE 1093 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-241-0001-010-7, LYING IN PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MCNEIL ROAD (66 FEET WIDE RIGHT OF WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD - RIGHT OF WAY VARIES), RUN SOUTH 52°30'28" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 70 A DISTANCE OF 326.24 FEET TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA, AS PARCEL NO. 2419-241-0002-000-7; THENCE RUN SOUTH 37°33'21" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 212.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL, SAID SOUTHEASTERLY CORNER ALSO LYING ON THE NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1009 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 52°29'53" WEST ALONG SAID NORTHWESTERLY LINE OF THAT CERTAIN 24.00 FEET WIDE ACCESS EASEMENT, ALSO BEING THE SOUTHEASTERLY LINE THAT AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED ON OFFICIAL RECORD BOOK 2858, PAGE 370 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND IDENTIFIED BY THE TAX ROLE OF ST. LUCIE COUNTY, FLORIDA AS PARCEL NO. 2419-244-0001-000-9; THENCE RUN SOUTH 37°33'21" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 24.00 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE RUN NORTH 52°33'02" EAST ALONG THE SOUTHEASTERLY LINE OF AFOREMENTIONED 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE RUN NORTH 37°33'21" WEST ALONG THE SOUTHEASTERLY PROJECTION OF THE AFOREMENTIONED NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4559, PAGE 2044, A DISTANCE OF 24.00 FEET TO THE AFOREMENTIONED SOUTHEASTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

SAID 24.00 FEET WIDE STRIP PARCEL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 4,800.01 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ALL OF THE ABOVE LANDS (PARCELS 1, 2 AND 3) LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, CONTAINING 3.40 ACRES, MORE OR LESS.

REFERENCES:

BOUNDARY SURVEY BY CARTER & ASSOCIATES. PROJECT No. 22-103S, DATED MARCH 14, 2022
FIELD BOOK 939, PG. 1, DRAWING No. 22209-C

CERTIFIED TO:

CRAIG R. MASON

ACREAGE TABLE:

PARCEL 1: 123,157.87 SQ. FT. - 2.83 ACRES
PARCEL 2: 20,000.38 SQ. FT. - 0.46 ACRES
PARCEL 3: 4,800.01 SQ. FT. - 0.11 ACRES
TOTAL: 147,958.26 SQ. FT. - 3.40 ACRES

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: DavidL@CarterAssoc.com

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MASON DEVELOPMENT & CONSTRUCTION
880 JUPITER PARK DRIVE, SUITE 10
JUPITER, FLORIDA 33458
TEL: 561-623-8801 EMAIL: cmason@masondc.com

NO.	REVISION	DATE
6		
5		
4		
3	ADD SHEET 2 (TOPOGRAPHIC SURVEY), EJH	04/10/24
2	ADD ADDITIONAL AREA TO PARCEL 1, REVISE LEGAL DESCRIPTION, EJH	03/22/24
1	ADD TITLE COMMITMENT, EBH	01/09/24

BOUNDARY SURVEY
SOUTH STATE BANK PARCELS 1 & 2
SEC 19, TWP 35 SOUTH, RNG 40 EAST
FORT PIERCE, FLORIDA 34947

DATE
David E. Luethje, PSM #5728
Digitally signed by David E. Luethje, PSM #5728 Date: 2024.07.23 08:28:57 -04'00'

DAVID E. LUETHJE, P.S.M.
FL. LIC. NO. 5728
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : 11/30/2023
PROJ. # : 23-490S
DRAWN BY: BAR
DATUM : SEE SURVEY
REF. # : 22-103
F.B. & PG. : 967MM/62

SHEET TITLE:
BOUNDARY SURVEY

DWG. NO: 22727-C

LEGEND

DIA.	DIAMETER
EOP	EDGE OF PAVEMENT
R.O.W.	RIGHT OF WAY
CONC.	CONCRETE
L.P.	LIQUID PROPANE
SWL	SWALE
I.R.C., FL.	INDIAN RIVER COUNTY, FLORIDA
SRC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."
SMAG	SET "MAG" NAIL AND DISK STAMPED "CARTER ASSOC."
SRWC	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "WIT.COR. LB.205"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
ORB	OFFICIAL RECORD BOOK
PG	PAGE
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
I.R.F.C.SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION
S.L.CO., FL	ST. LUCIE COUNTY, FLORIDA
C.B.S.	CONCRETE BLOCK STRUCTURE
F.P.U.A.	FT. PIERCE UTILITY AUTHORITY
+25.31	EXISTING SPOT ELEVATION (HARD)
+19.4	EXISTING SPOT ELEVATION (SOFT)
OE	OVERHEAD ELECTRIC
	TOP OF BERM
	SWALE
	FENCE
	PROPOSED EASEMENT – (NO RECORD DOCUMENTATION PROVIDED)
WM	WATER METER
	ANCHOR & GUY WIRE
	SIGN
	DRAINAGE CATCH BASIN
S	SANITARY SEWER MANHOLE
D	DRAINAGE MANHOLE
OE	OVERHEAD ELECTRIC
W	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
(O)	OBSERVED DATA
(P)	PLAT DATA
(C)	CALCULATED DATA
(D)	DEED DATA
W	EXISTING WELL
T	TELEPHONE\CATV RISER
S	SANITARY CLEAN–OUT
	YARD LIGHT
E	ELECTRICAL RISER
	CABBAGE PALM W/SIZE
10	OAK TREE W/SIZE
10	PINE TREE W/SIZE
U	UNKNOWN TREE W/SIZE

CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: Inquiries@CarterAssoc.com

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MASON DEVELOPMENT & CONSTRUCTION
880 JUPITER PARK DRIVE, SUITE 10
JUPITER, FLORIDA 33458
TEL: 561-623-8801 EMAIL: cmason@masondc.com

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

TOPOGRAPHIC SURVEY

SOUTH STATE BANK PARCELS 1 & 2
SEC 19, TWP 35 SOUTH, RNG 40 EAST
FORT PIERCE, FLORIDA 34947

THIS SURVEY CONSISTS OF 2 SHEETS.
ONE IS NOT VALID WITHOUT THE OTHER(S).

DATE : April 15, 2024
PROJ. # : 23-490S
DRAWN BY: EJH
DATUM : SEE SURVEY
REF. # : 22-103, 23-490
F.B. & PG. : 973MM/21

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET
2 OF 2
DWG. NO: 22727-C

GRID NORTH

GRAPHIC SCALE
30 0 30 60 90
SCALE: (1 Inch = 30 Feet)

S:\CAI\Projects\23-490 Mason Development\dwg\23-490S-TOPO.dwg S (C) Eric Hargreaves
Apr. 15, 24, 4:20 PM