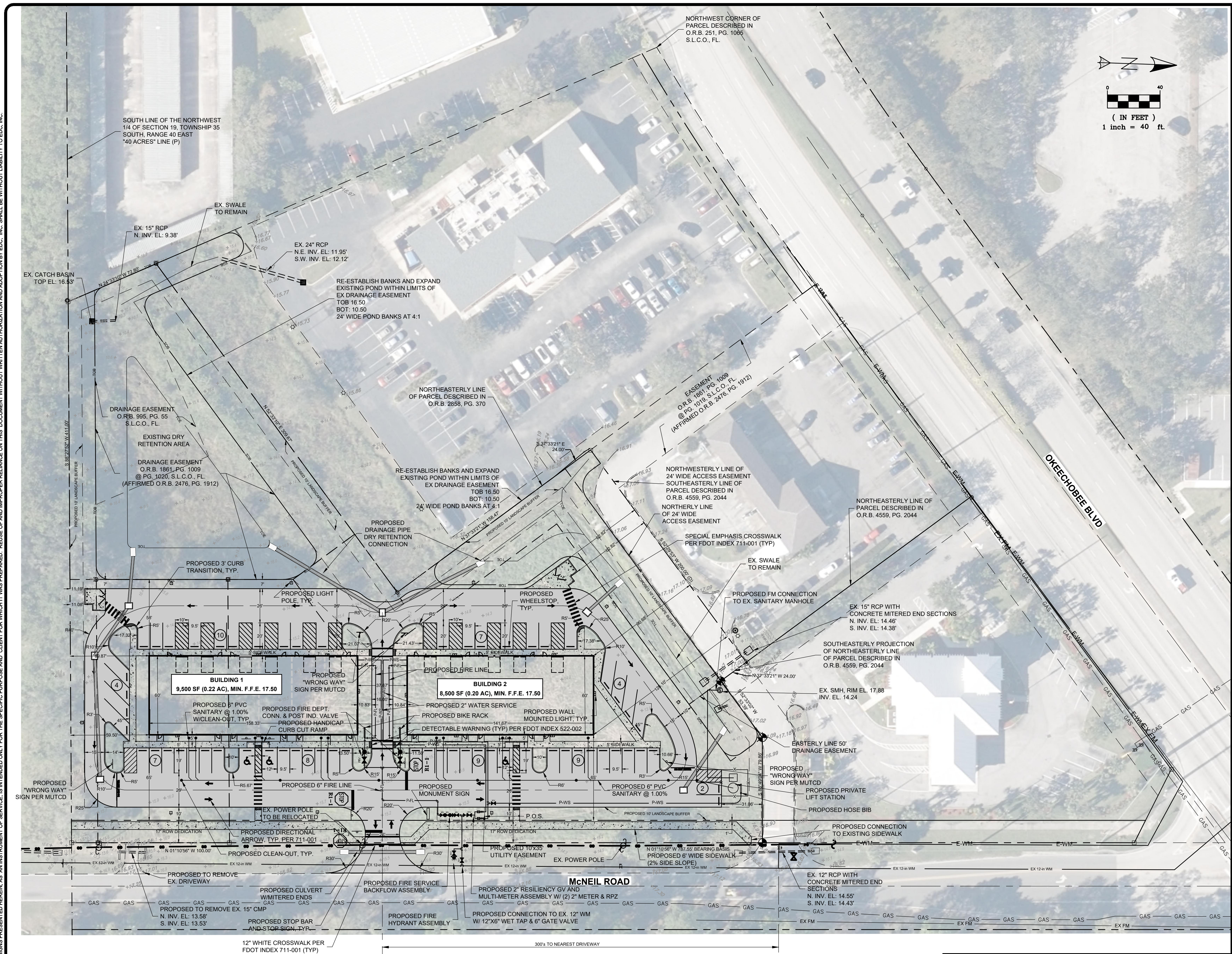


Z:\EDC-2024\34-158 - Mason - 2591 McNeil Road Review\ENGINEERING\AutoCAD\DWG\34-158 - Site Plan.dwg, CSP: 11/26/2024 12:53:52 PM, Steven F. EDC, Inc. EDC, Inc.



DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	YES			



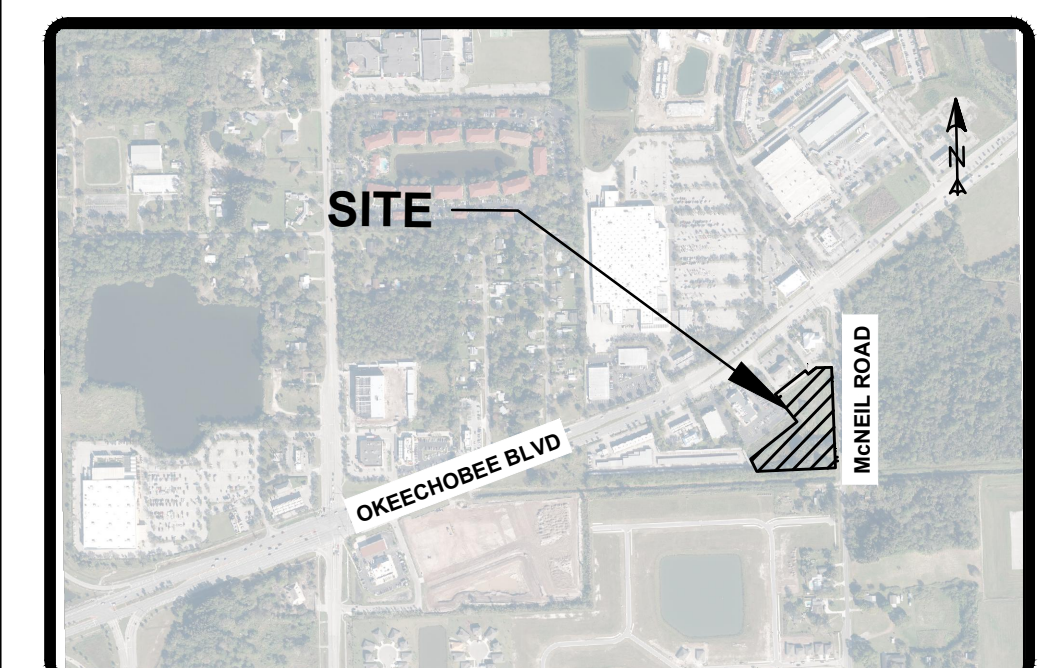
**ENVIRONMENTAL NOTE:**  
REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC, INC. ON MARCH 26, 2024.

**VERTICAL DATUM NOTE:**  
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.  
\*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

**NOTE:**  
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

**CONSTRUCTION NOTE:**  
ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 107, 119, 123 AND 125.

LEGEND			
	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT		PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE



**SITE DATA**  
**LEGAL 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 162.89 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 588.24 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 198.78 FEET TO THE NORTHWEST CORNER OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 251, PAGE 1065; THENCE SOUTH 24°27'38" 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 SOUTHEASTLY CORNER OF SAID PARCEL; SAID SOUTHEASTLY 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 SOUTHEASTLY 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 NORTHEASTLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN 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 NORTHEASTLY LINE A DISTANCE OF 24.00 FEET; THENCE RUN NORTH 52°33'02" EAST PARALLEL WITH AND NORMAL TO THE AFORESAID NORTHEASTLY 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 AFORESAID 24.00 FEET WIDE ACCESS EASEMENT A DISTANCE OF 253.39 FEET; THENCE RUN NORTH 88°49'48" EAST ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 79.86 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF MCNEIL ROAD (66.00 FEET WIDE RIGHT OF WAY); THENCE RUN NORTH 01°10'58" 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. 1061 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.

SEE PAGE 2 FOR CONTINUATION

**ENGINEERS & SURVEYORS**  
**ENVIRONMENTAL & LAND PLANNERS**  
**INTERIOR DESIGNERS**

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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DATE	REVISION COMMENTS

DATE	REVISION COMMENTS

**THE DISTRICT**

**FLORIDA**

**SITE PLAN**

**FORT PIERCE**

**ENGINEERS & SURVEYORS**  
**ENVIRONMENTAL & LAND PLANNERS**  
**INTERIOR DESIGNERS**

10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

**24-158**

**1 OF 2**

