# BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: LIVE OAK ESTATES GROUP

### LEGAL DESCRIPTION (BY SURVEYOR):

PARCEL A:

BEING A PARCEL OF LAND LYING IN BLOCK 'A', ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'32" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 45°07'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 497.21 FEET TO THE POINT OF BEGINNING.

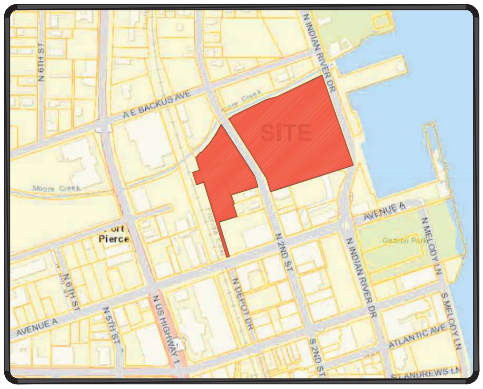
CONTAINING 5.268 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK E, PORTIONS OF LOTS 7 AND 8 OF BLOCK E; A PORTION OF AVENUE B AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK E AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 1274+63.7 TO STATION 1279+96.0, DATED SEPTEMBER 6, 1946; THENCE NORTH 18°21'32" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK E, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B, BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.48 FEET; THENCE NORTH 18°40'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°40'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°58'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 01°25'44" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND STREET (AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE); THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 69.41 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, SAID BLOCK E; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.80 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK E; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK E; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 8, SAID BLOCK E; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 8 A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.




ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

### FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON DECEMBER 19, 2019, JUNE 10, 2024, AND JANUARY 29, 2025 UTILIZING A DJI PHANTOM 4 PRO SERIES DRONE, WITH DRONE DEPLOY VERSION 2.34.0 FOR FLIGHT PLANNING AND POST PROCESSING.
2. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4297805.
3. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FLD3-(F AND UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE SAID ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE (GSD) AVERAGE DISTANCE (ASD) OF THE PHOTOGRAPHY UNDER ACCEPTABLE CONDITIONS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY, UNLESS OTHERWISE NOTED.
6. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.21 IN/PIXEL
   - TOTAL (RMSE) XI 0.0012 Y:0.0014 Z:0.0001

### GROUND CONTROL DATA:

| LABEL | X-ERROR(INCHES) | Y-ERROR(INCHES) | Z-ERROR(INCHES) |
|---|---|---|---|
| 1 | −0.0709 | 0.124 | 0.2765 |
| 2 | 0.0845 | −0.0472 | −0.2008 |
| 3 | −0.0433 | 0.0906 | 0.0906 |
| 4 | 0.0748 | −0.0591 | −0.232 |
| 5 | −0.0869 | 0.2441 | 0.0581 |
| 6 | 0.189 | | 0.2677 |
| 7 | 0.0394 | −0.1969 | −0.1587 |
| 8 | 0.0394 | 0.0197 | −0.0748 |
| 9 | −0.1496 | −0.0984 | −0.2008 |
| 10 | 0.0906 | −0.0394 | 0.1024 |
| 11 | −0.1811 | −0.0394 | 0.0748 |

### SHEET INDEX:


1 VICINITY MAP & NOTES
2 MAP SHEET


### SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 28, 2025.
3. UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS PART OF THE CLIENT, A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 7.1 ACRES, MORE OR LESS.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE OF PARCEL "A" PER THE LINE LABELED AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. THE SURVEY MAP SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION PROVIDED, THE DIMENSIONS 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.
10. 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.
11. 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.
12. THE SURVEYOR CANNOT ATTEST TO THE ACCURACY OF THE BOUNDARY DIMENSIONS INTO THE REALIGNED PORTION OF N. 2ND STREET. THE SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHT OF WAY DEDICATION FOR THIS REALIGNMENT AND IT IS UNCLEAR IF THIS TRIANGULAR PORTION HAS BEEN TAKEN FOR RIGHT OF WAY OR IS RETAINED AS OWNERSHIP.
13. MOORE'S CREEK AND PLATTED RIVER BANK HAVE BEEN DIGITIZED FROM THE PLAT OF AARON LEE'S MAP OF FORT PIERCE, FLORIDA, PER PLAT BOOK 1, PAGE 189, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
14. FLOOD ZONE LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON F.E.M.A. FIRM NO. 12111C0179K, DATED FEBRUARY 19, 2020. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONES X, ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), AE-4 & AE REGULATORY FLOODWAY AT THIS TIME. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

Michael T Owen Digitally signed by Michael T Owen
Date: 2025.05.16 16:29:52 -04'00'

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5056

DATE OF MAPS


ENGINEERS ● SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
FAX/CERTIFICATE OF AUTHORIZATION #6516
LB-0001-SURVEYING & MAPPING


| | |
|---|---|
| DRAWN BY | MTO |
| CHECKED BY | MTO |
| DATE | 04/14/2025 |
| SCALE | AS SHOWN |
| JOB NO. | 25-114 |

| DATE | DESCRIPTION |
|---|---|
| 05/16/25 | CHANGE OF PARCEL A |
| 05/16/25 | ADDED PARCEL C (WEST) |
| 05/16/25 | ADDED FLOOD ZONE |

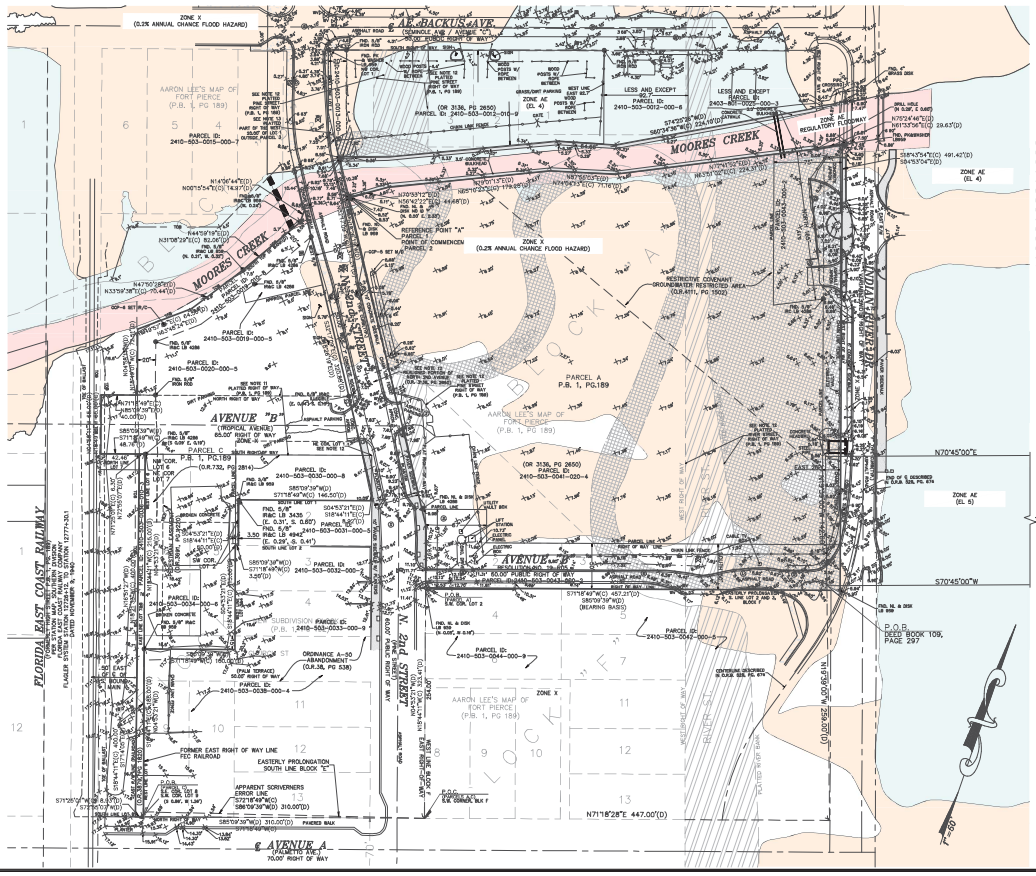
BOUNDARY & TOPOGRAPHIC SURVEY
FOR: LIVE OAK GROUP ESTATES
RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA


ENGINEERS ● SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455


25-114

# BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: LIVE OAK ESTATES GROUP




GRAPHIC SCALE

50 0 25 50 100 120

( IN FEET )
1 inch = 50 ft.

### ABBREVIATION & SYMBOL LEGEND

FND = FOUND
NL = NAIL
ID = IDENTIFICATION
(C) = CALCULATED
(D) = DEED
FEC = FLORIDA EAST COAST
IR&C = IRON ROD & CAP
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
PK = PARKER & CAYLON
F.A. = FLAT ASOK
CL= CENTERLINE
WV = WATER VALVE

= AT&T RISER
= BACK FLOW PREVENTER
= BENCH
= BENCHMARK
= BIKE RACK
= CABLE RISER
= CABLE/TV HANDHOLD
= CATCH BASIN
= CLEAN OUT
= CONCRETE LIGHT POST
= CONCRETE POWER POLE
= CONCRETE POWER POLE &/STREET LIGHT
= CONCRETE SIGNAL LIGHT POLE
= DECORATIVE LIGHT POST
= DIAMETER
= DRAINAGE MANHOLE
= ELECTRIC BOX
= ELECTRIC HAND HOLE
= ELECTRIC METER
= ELECTRICAL PANEL
X 0.00 = EXISTING ELEVATION
FO/J = FIBER OPTIC RISER
= FIBER OPTIC VAULT
= GROUND LIGHT
= GUARD RAIL
= GUY WIRE ANCHOR
= HYDRANT
= IRRIGATION CONTROL VALVE
= IRRIGATION PUMP
= IRRIGATION VALVE
= LIGHT POST
= MAILBOX
= METAL LIGHT POST
= MONITORING WELL
= OVERHEAD WIRE
= PARKING METER
= RECLAIMED WATER VALVE
= SANITARY VALVE
= SET IRON ROD WITH CAP "L.B. 6599"
= SET NAIL AND DISK "L.B. 6599"
= SIGN
= SPIGOT
= SPRINKLER VALVE
= STREET SIGN
= WATER SERVICE METER
= CURB INLET
= WATER VALVE
= WOOD POLE STREET LIGHT
= WOOD POWER POLE
= TRAFFIC HANDHOLD
= UNKNOWN HANDHOLD
= UNKNOWN RISER BOX
= BLUE PAINT MARKS
= RED PAINT MARKS
= GREEN PAINT MARKS
= ORANGE PAINT MARKS
= WHITE PAINT MARKS
= AIR RELEASE VALVE
= FPL MANHOLE
= UNKNOWN TYPE MANHOLE
= SANITARY MANHOLE
= STORMWATER DRAINAGE MANHOLE

### FLOOD ZONE LEGEND:

- ZONE X
- ZONE AE (BASEFLOOD ELEVATION 8')
- ZONE X (2% ANNUAL CHANCE FLOOD HAZARD)
- ZONE AE REGULATORY FLOODWAY


ENGINEERS ● SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
FAX/LC CERTIFICATE OF AUTHORIZATION 8001
AA CERTIFICATE OF AUTHORIZED ENTITY 9001


| | |
|---|---|
| DRAWN BY | JDM |
| CHECKED BY | MED |
| DATE | 04/14/2021 |
| LAYOUT | 1 |
| JOB NO. | 25-114 |
| SCALE | 1" = 50' |

| | |
|---|---|
| 02/08/21 | ADDED FLOOD ZONE LINES |
| 04/14/21 | ADDED TOPOGRAPHY |

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: LIVE OAK GROUP ESTATES
RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA


ENGINEERS ● SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455


25-114