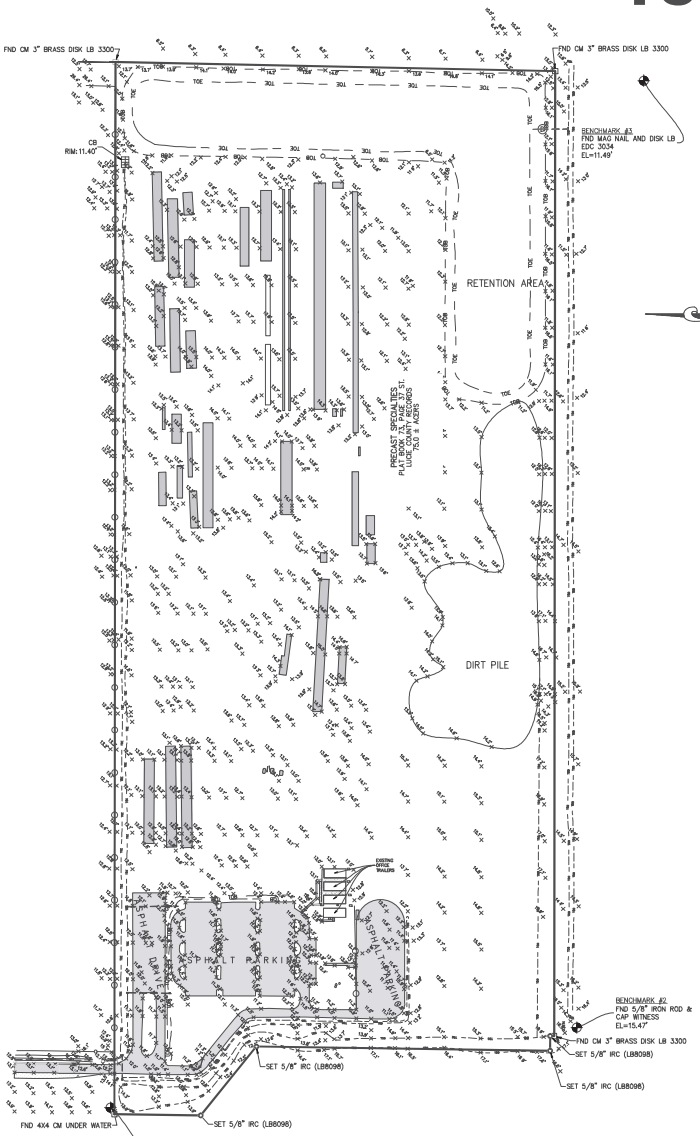
TOPOGRAPHIC SURVEY

FOR PRECAST SPECIALTIES

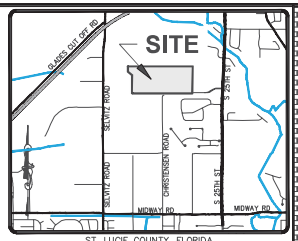


GRAPHIC SCALE

160 0 80 160 320 640

(IN FEET)
1 inch = 160 ft.

NORTH



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JUNE 25, 2024 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 21.32.0, OR PIX4DMAPPER VERSION 4.8.4 ON JUNE 25, 2024.
3. SENSOR(S) USED: ZENMUSE P1 45MP OR FC6310 18MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445 (MICHAEL)
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FLA13-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (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.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.31 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.00024 FT – Y:0.0016 FT – Z:0.0081 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.004 FT
   - CAMERA CALIBRATION/OPTIMIZATION:0.003% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED:652 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF:67.27 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

SYMBOL & ABBREVIATION LEGEND:

	AIR RELEASE VALVE	Δ	DELTA/CENTRAL ANGLE		GUY WIRE ANCHOR	PK/D	PARKER-KALON NAIL & DISK		STREET SIGN
AL	ARC LENGTH		DRAINAGE MANHOLE		HANDICAP	PCP	PERMANENT CONTROL POINT		TELEPHONE RISER BOX
ASPH	ASPHALT	DIP	DUCTILE IRON PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PRM	PERMANENT REFERENCE MONUMENT	TOE	TOE OF SLOPE
BFP	BACK FLOW PREVENTER	EP	EDGE OF PAVEMENT	HWF	HOG WIRE FENCE	P.B.	PLAT BOOK	TOB	TOP OF BANK/BERM
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	EOW	EDGE OF WATER		HYDRANT	(P)	PLAT DATA	T.O.N.	TOP OF NUT
CATV □	CABLE RISER		ELECTRIC BOX	INV	INVERT	P.O.B.	POINT OF BEGINNING	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
(C)	CALCULATED		ELECTRIC HAND HOLE (EHH)	IP	IRON PIPE	P.O.C.	POINT OF COMMENCEMENT	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
	CATCH BASIN		ELECTRIC METER	IR	IRON ROD	P.C.C.	POINT OF COMPOUND CURVE	TWP	TOWNSHIP
℄	CENTERLINE	EL./ELEV.	ELEVATION	IR/C	IRON ROD AND CAP	P.C.	POINT OF CURVATURE		TRAFFIC HAND HOLE
CCR	CERTIFIED CORNER RECORD	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		IRRIGATION CONTROL VALVE	P.T.	POINT OF TANGENCY	TSCB	TRAFFIC SIGNAL CONTROL BOX
CLF	CHAIN LINK FENCE	F.O.	FIBER OPTIC	L	LENGTH	P.O.T.	POINT OF TERMINUS	TYP	TYPICAL
CHD.	CHORD	FOHH	FIBER OPTIC HAND HOLE		LIGHT POST	PVC	POLYVINYL CHLORIDE	U.E.	UTILITY EASEMENT
CO	CLEAN OUT		FIBER OPTIC MARKER	MAG/D	MAG NAIL AND BRASS DISK	PLS	PROFESSIONAL LAND SURVEYOR	SS	UNDERGROUND SANITARY
COMM RISER	COMMUNICATION RISER	FIBER RISER	FIBER OPTIC RISER		MAILBOX	R	RADIUS	DRN	UNDERGROUND STORM
CONC	CONCRETE	(M)	FIELD MEASURED	MHWL	MEAN HIGH WATER LINE	RGE	RANGE	UNK	UNKNOWN
	CONCRETE LIGHT POST	F.F.E.	FINISHED FLOOR ELEVATION		METAL LIGHT POST	RTK	REAL TIME KINEMATIC	UHH	UNKNOWN HAND HOLE
CM	CONCRETE MONUMENT	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL POWER POLE	RWV	RECLAIMED WATER VALVE	UNK RISER	UNKNOWN RISER BOX
CPP	CONCRETE POWER POLE (CPP)	FPL	FLORIDA POWER AND LIGHT	MON	MONUMENT	RLS	REGISTERED LAND SURVEYOR	U	UNKNOWN TYPE MANHOLE
	CONCRETE POWER POLE W/STREET LIGHT	FT	FOOT	N/D	NON DESCRIPT NAIL AND DISK	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
	CONCRETE SIGNAL LIGHT POLE	FM	FORCE MAIN	N.R.	NON-RADIAL	R/W	RIGHT-OF-WAY	W	WATER SERVICE METER (WM)
CMP	CORRUGATED METAL PIPE	FND	FOUND	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	R/C	ROD AND CAP	WV	WATER VALVE (WV)
	CURB INLET		FPL MANHOLE	No.	NUMBER	SV	SANITARY VALVE		WELL
	DECORATIVE LIGHT POST	SQ FT.	SQUARE FEET	O.R.B.	OFFICIAL RECORDS BOOK	SEC	SECTION	WF	WOOD FENCE
(D)	DEED	GAS	GAS VALVE	OHW	OVER HEAD WIRES		PROPERTY CORNER		WOOD POLE STREET LIGHT
D.B.	DEED BOOK	GIS	GEOGRAPHIC INFORMATION SYSTEMS	PG	PAGE		RIGHT-OF-WAY CONTROL		WOOD POWER POLE
		GND	GROUND	PCN	PARCEL CONTROL NUMBER		SIGN		
				PK NAIL	PARKER-KALON NAIL		STATION		

LEGAL DESCRIPTION:

LOT 1, ACCORDING TO THE PLAT OF PRECAST SPECIALTIES, AS RECORDED IN PLAT BOOK 73, PAGES 37 AND 38 OF THE PUBLIC RECORDS OF ST. LUCIE , COUNTY FLORIDA.

CONTAINING 75.0 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS TOPOGRPAHIC SURVEY (NOT A 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 OCTOBER 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 OCTOBER 28, 2024.
4. LEGAL DESCRIPTION(S) HEREON SHOWN PROVIDED BY 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.
5. THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAVD 83 (2011 ADJUSTMENT).
6. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. 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 ±0.06'–0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
9. 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.
10. 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 12111C0186K, HAVING AN EFFECTIVE DATE OF 2/19/2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

Michael T Owen Digitally signed by Michael T Owen
Date: 2024.12.11 16:52:43 -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

CTR DRAWN BY	JR FIELD CREW
MTO CHECKED BY	24-226 BT REV 1.DWG FILENAME
	AS SHOWN SCALE
	November 2, 2024 DATE

DATE	REVISION COMMENTS
11-08-24	TWP & STORM DATA

SCALE

TOPOGRAPHIC SURVEY
FOR: PRECAST SPECIALTIES, LLC.
RECORD INFORMATION
SEC. 32, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

24-226

Z:\EDC-2024\24-226 - Precast Specialties - Celebration\Survey\24-226 TOPOGRAPHICAL SURVEY.DWG Layout: 1 11/11/2024 9:18 AM
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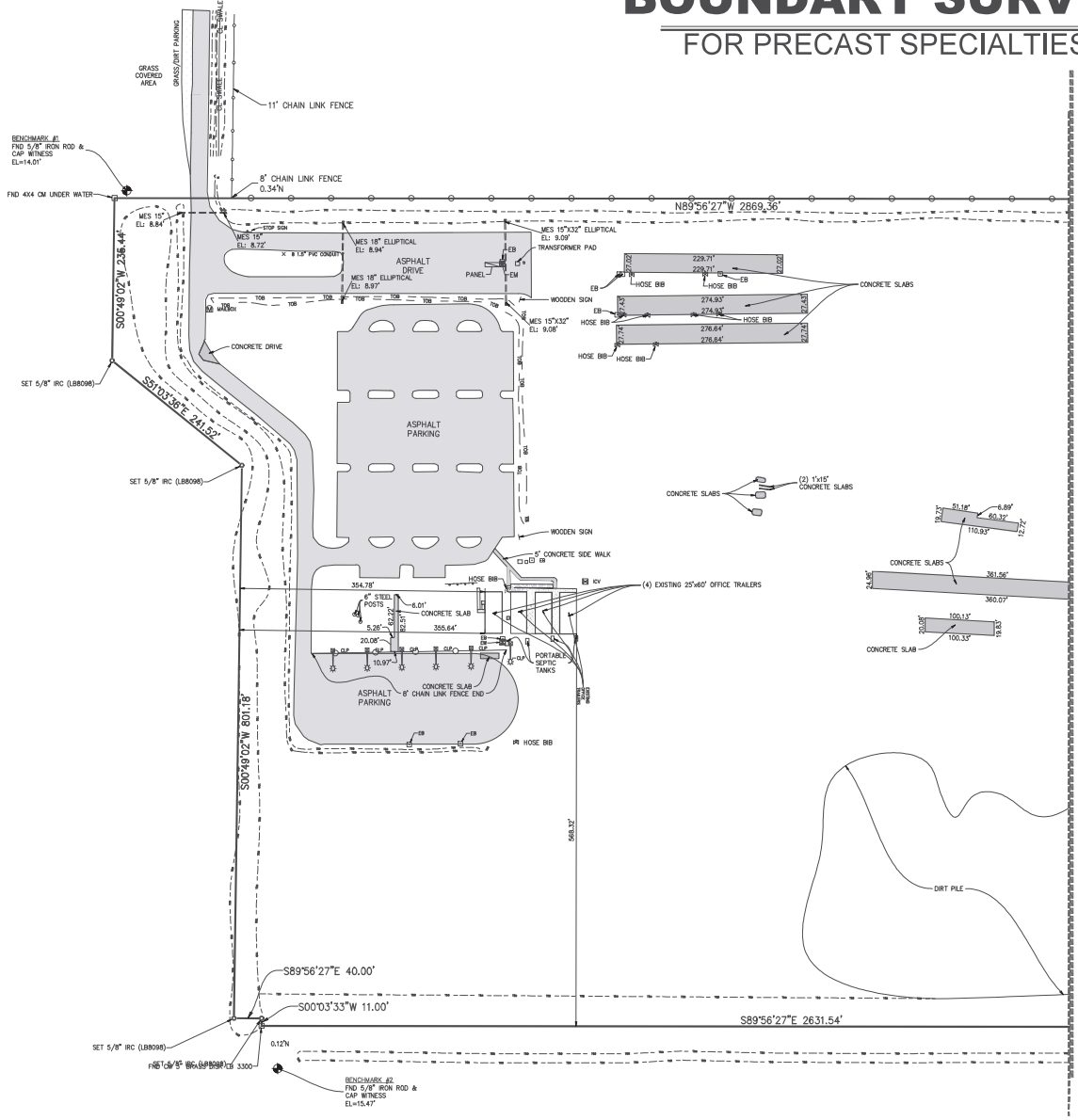
BOUNDARY SURVEY

FOR PRECAST SPECIALTIES



SYMBOL & ABBREVIATION LEGEND:

A	AIR RELEASE VALVE	FPL	FLORIDA POWER AND LIGHT	P.O.T.	POINT OF TERMINUS
AL	ARC LENGTH	FT	FEET	PVC	POLYVINYL CHLORIDE
ASPH	ASPHALT	FM	FORCE MAIN	PLS	PROFESSIONAL LAND SURVEYOR
BFP	BACK FLOW PREVENTER	FND	FOUND	R	RADIUS
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)		FPL MANHOLE	RGE	RANGE
		SQ. FT.	SQUARE FEET	RTK	REAL TIME KINEMATIC
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CLF	CHAIN LINK FENCE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	S	SANITARY MANHOLE
CHD.	CHORD	HWF	HOG WIRE FENCE	SV	SANITARY VALVE
CO	CLEAN OUT	HYD	HYDRANT	SEC	SECTION
COMM RISER	COMMUNICATION RISER	INV	INVERT		PROPERTY CORNER
CONC	CONCRETE	IP	IRON PIPE		RIGHT-OF-WAY CONTROL
	CONCRETE LIGHT POST	IR	IRON ROD		SIGN
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	CONCRETE SIGNAL LIGHT POLE		LIGHT POST	TOE	TOE OF SLOPE
		MAG/D	MAG NAIL MAG BRAND NAIL	TOB	TOP OF BANK/BERM
CMP	CORRUGATED METAL PIPE	M	MAILBOX	T.O.N.	TOP OF NUT
	CURB INLET	MHWL	MEAN HIGH WATER LINE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
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D.B.	DEED BOOK	MON	MONUMENT		TRAFFIC HAND HOLE
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EOW	EDGE OF WATER	O.R.B.	OFFICIAL RECORDS BOOK	DRN	UNDERGROUND STORM
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FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	P.C.	POINT OF CURVATURE		
		P.T.	POINT OF TANGENCY		

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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ENGINEERS SURVEYORS ENVIRONMENTAL
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CTS	DRAWN BY
MTO	CHECKED BY
JR	FIELD CREW
24-226 BT REV 1.DWG	FILENAME
AS SHOWN	SCALE
November 8, 2024	DATE

REVISION COMMENTS	DATE
TOPO & STORM DATA	11-08-24

BOUNDARY SURVEY
FOR: PRECAST SPECIALTIES, LLC.
RECORD INFORMATION
SEC. 32, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
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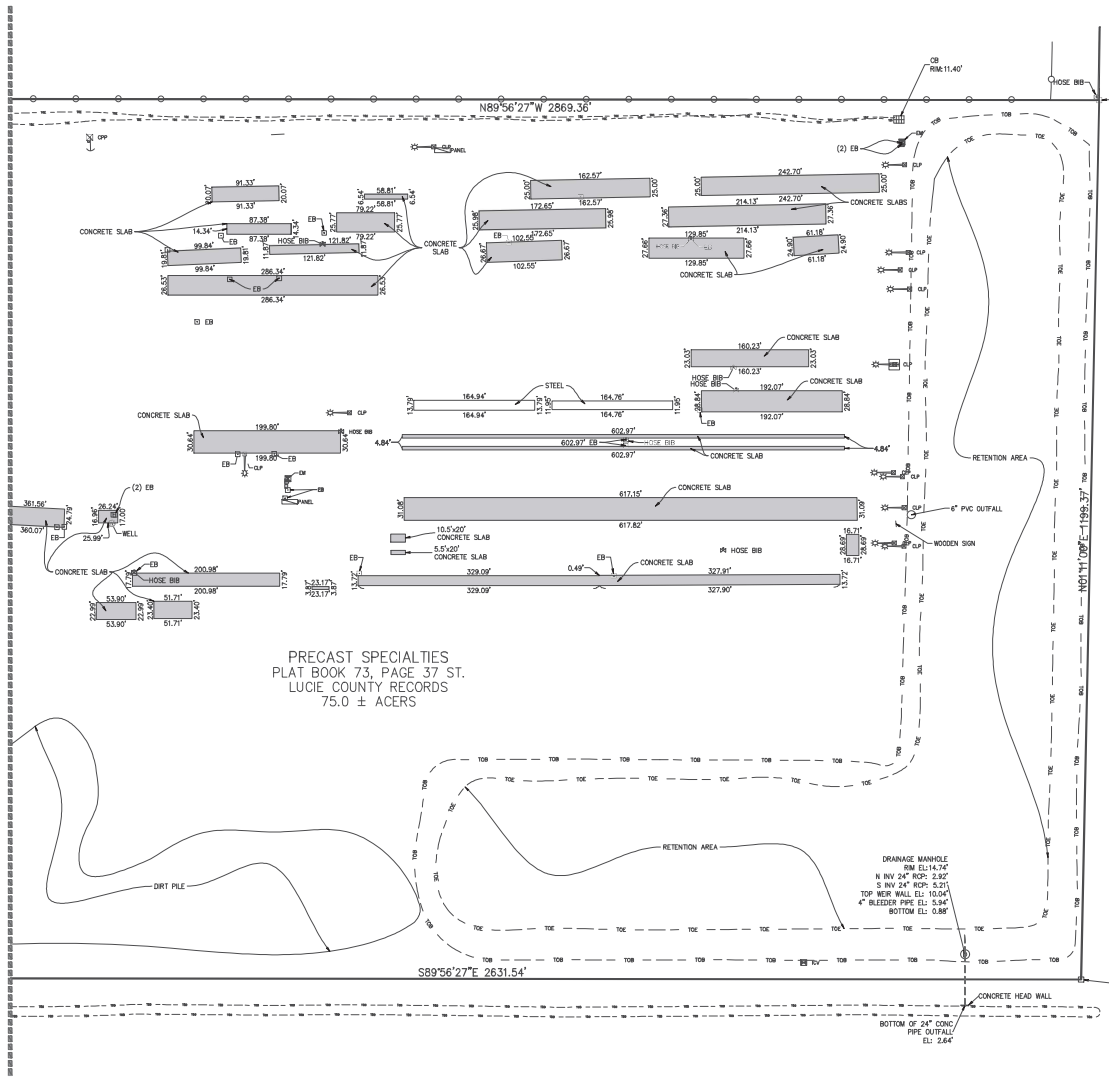
FOR PRECAST SPECIALTIES



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JR	FIELD CREW
24-226 BT REV 1.DWG	FILENAME
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11-08-24	DWG & STORM DATA

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