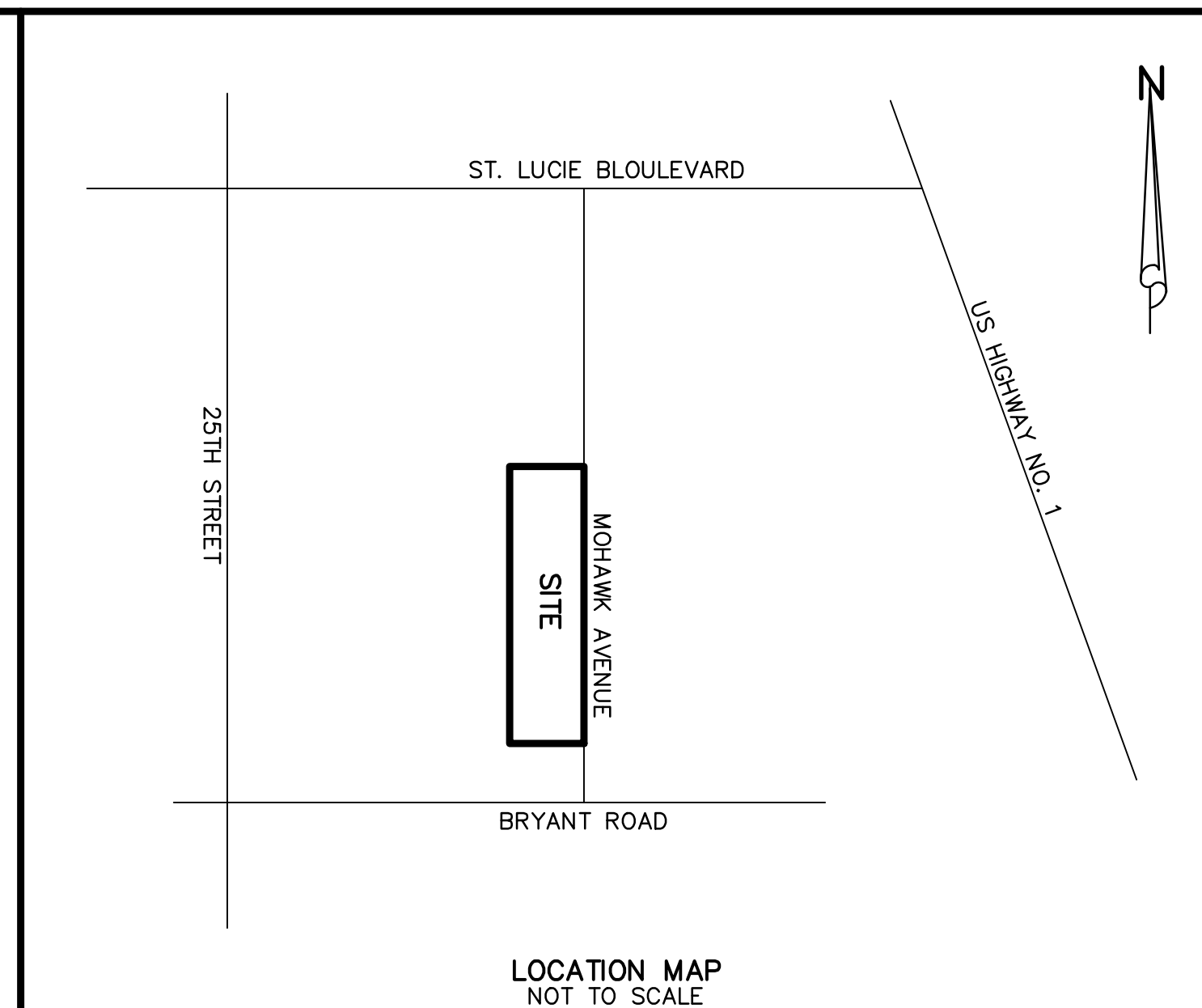


LEGAL DESCRIPTION:
 LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.



SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
- SURVEY BASED ON EXISTING MONUMENTATION AND THE PLAT OF SAN LUCIE PLAZA UNIT ONE AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-9047746, DATED: MARCH 7, 2022 @ 02:11 PM, SUBJECT TO THE FOLLOWING:
 - ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #4) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED, IN OR BOOK 311, PAGE 1405, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #5) (SHOWN)
 - AGREEMENT BETWEEN CODY BANKS AND THE FORT PIERCE UTILITIES AUTHORITY AS RECORDED IN OR BOOK 281, PAGE 1743 AND OR BOOK 281, PAGE 1745, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #6) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - ORDINANCE NO. L-15 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE RECORDED IN OR BOOK 2965, PAGE 1923, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #7) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 126, PAGE 103, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (B11 #8) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
- BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE PLATTING AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JUNE 10, 2022. 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.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100176 K, EFFECTIVE DATE 2-19-20.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: THE OUTDOOR QUALITY, LLC. INTEGRITY 1ST PROPERTIES, INC.
- © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ABBREVIATIONS:		SYMBOLS:	
(C) = CALCULATED	PCOR = PROPERTY CORNER	[Symbol] = GUY WIRE ANCHOR	[Symbol] = CABLE TELEVISION BOX
CBS = CONCRETE BLOCK STRUCTURE	PL = PROPERTY LINE	[Symbol] = CATCH BASIN	[Symbol] = TELEPHONE BOX
CMB = COMMISSIONERS' MINUTES BOOK	POB = POINT OF BEGINNING	[Symbol] = CLEANOUT	[Symbol] = SIGN
CONC = CONCRETE	POC = POINT OF COMMENCEMENT	[Symbol] = ELECTRIC BOX	[Symbol] = SANITARY MANHOLE
CLF = CHAIN LINK FENCE	PRM = PERMANENT REFERENCE MONUMENT	[Symbol] = TELEPHONE BOX	[Symbol] = STORM MANHOLE
(D) = DEED	R/W = RIGHT-OF-WAY	[Symbol] = SIGN	[Symbol] = FIRE HYDRANT
DE = DRAINAGE EASEMENT	RCP = REINFORCED CONCRETE PIPE	[Symbol] = SIGN	[Symbol] = LIGHT POLE
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION	RGE = RANGE	[Symbol] = SIGN	[Symbol] = CONCRETE POWER POLE
DB = DEED BOOK	SEC = SECTION	[Symbol] = SIGN	[Symbol] = BACKFLOW PREVENTOR
FFE = FINISHED FLOOR ELEVATION	TWP = TOWNSHIP	[Symbol] = SIGN	[Symbol] = IRRIGATION VALVE
FND = FOUND	UE = UTILITY EASEMENT	[Symbol] = SIGN	[Symbol] = GAS VALVE
FPL = FLORIDA POWER & LIGHT	PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT	[Symbol] = SIGN	[Symbol] = WATER VALVE
INV = INVERT	R = RADIUS OF CURVE	[Symbol] = SIGN	[Symbol] = WELL
IP = 3/4" IRON PIPE	L = LENGTH OF CURVE	[Symbol] = SIGN	[Symbol] = WATER METER
IRC = 5/8" IRON REBAR "NO IDENTIFICATION"	Δ = DELTA OF CURVE	[Symbol] = SIGN	[Symbol] = WOOD POWER POLE
IR = IRON ROD WITH PLASTIC CAP		[Symbol] = SIGN	[Symbol] = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330
LB = LICENSE BUSINESS		[Symbol] = SIGN	
LS = LICENSE SURVEY		[Symbol] = SIGN	
(M) = MEASURED		[Symbol] = SIGN	
MON = MONUMENT		[Symbol] = SIGN	
ORB = OFFICIAL RECORD BOOK		[Symbol] = SIGN	
(P) = PLAT		[Symbol] = SIGN	
PB = PLAT BOOK		[Symbol] = SIGN	
PG = PAGE		[Symbol] = SIGN	

DATE:	REVISIONS:	BY:

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 LB#7280

BOUNDARY SURVEY
SAN LUCIE PLAZA
 PLAT BOOK 5, PAGE 37
 AS PREPARED FOR
THE OUTDOOR QUALITY, LLC. & INTEGRITY 1ST PROPERTIES, INC.

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG		
REF	K:\OUTDOOR QUALITY\MOHAWK\22-8788MG.DWG		
FLD	BF	DG	PG.
OFF	LW		
CKD	AJP	SHEET	1 OF 1
		JOB	22-8788
		DATE	9-07-22
		DWG	D-1026