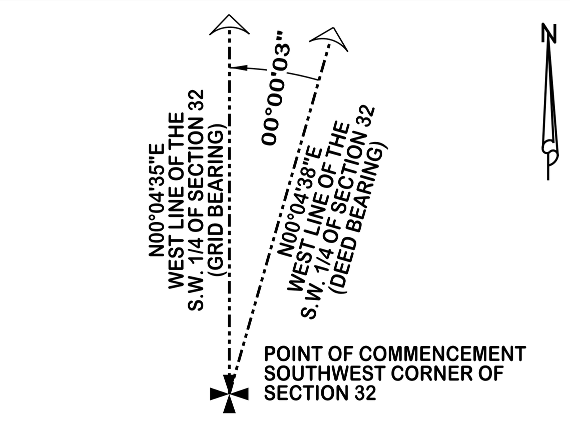
AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OF6-8933765 DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM	SURVEYOR COMMENTS
				I . General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that woul d be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●		●		7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
●			●	8. Subject to that certain mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671 , Page 1135, Public Records of St. Lucie County, Florida..	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OF6-8933749 DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●		●		7. Drainage Easement in favor of St. Lucie County recorded in O.R. Book 183, Page 908, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I & SELVITZ II
●			●	8. Subject to that certain Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671, Page 1190, Public Records of St. Lucie County, Florida.	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OF6-8933737 DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●		●		7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I ONLY
●			●	8. Subject to Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O.R. 4671 , Page 1247, Public Records of St. Lucie County, Florida.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	ATTORNEYS' TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770 DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM	SURVEYOR COMMENTS
●		●		1. Deed of Conservation Easement in favor of South Florida Water Management District recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
●			●	2. Right of Way Agreement with the St. Lucie County Board of County Commissioners recorded in O.R. Book 4178, Page 2502, Public Records of Saint Lucie County, Florida.- Parcel 2	EXPIRED NO LATER THAN 08/27/2020
				3. Note: The subject property appears to border on a body of water.	
				4. Rights of the lessees under unrecorded leases.	



NOTE: TO CONVERT DEED BEARINGS TO STATE PLANE GRID BEARINGS ROTATE DEED BEARINGS 00°00'03" COUNTER CLOCKWISE

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04′38″ EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55′22″ EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04′38″ EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58′14″ EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01′46′ EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58′14″ EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07′05″ EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55′13″ WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01′42″ EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57′24″ WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02′36′ WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57′24″ WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

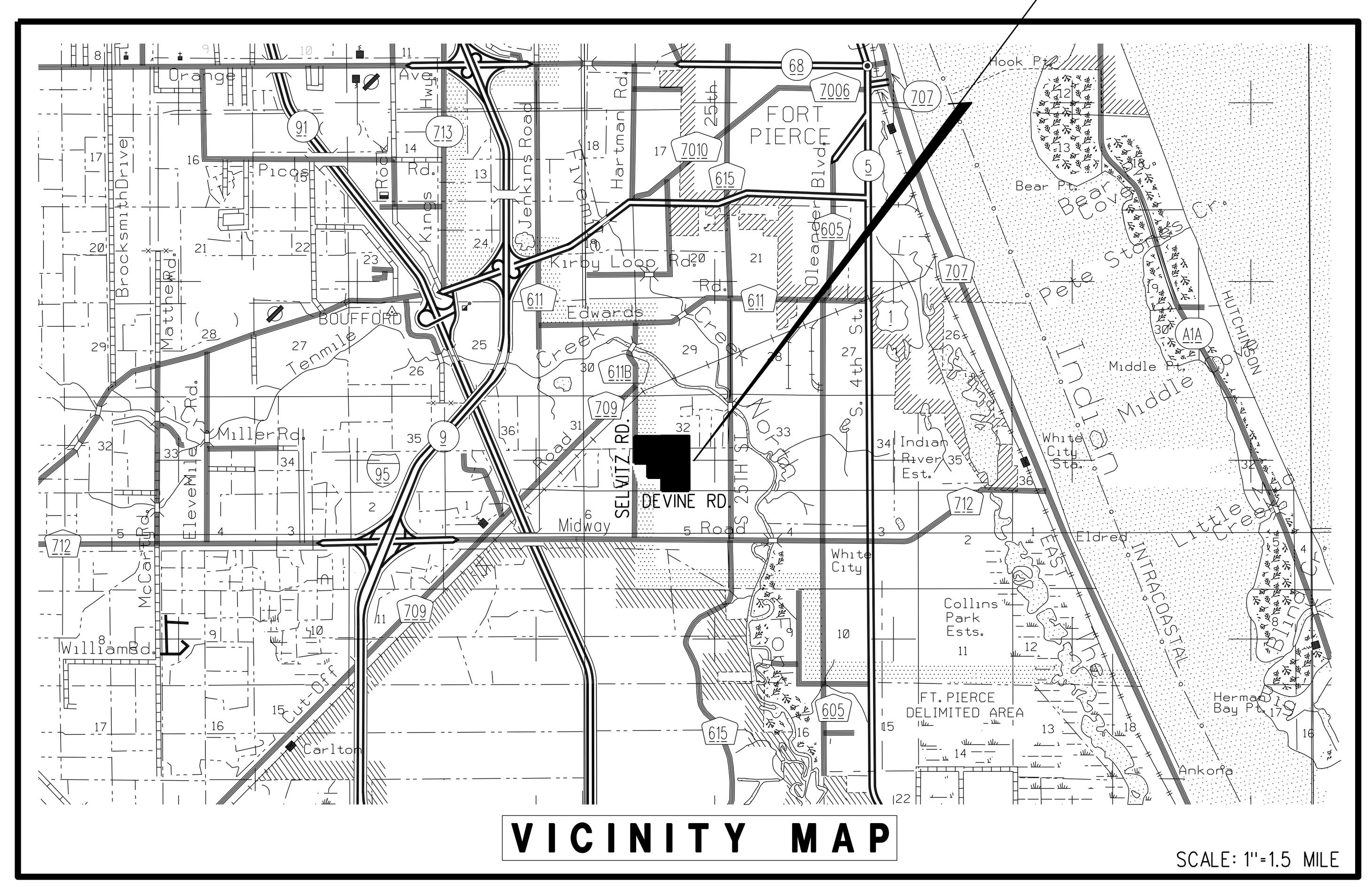
ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04′38″ EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55′22″ EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04′38″ EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58′14″ EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01′46′ EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58′14″ EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07′05″ EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55′13″ WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01′42″ EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57′24″ WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02′36′ WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57′24″ WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

SUBJECT PROPERTY



ABBREVIATIONS:

(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
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F.P.L. = FLORIDA POWER & LIGHT
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INV. = INVERT
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LP = LIGHT POLE
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M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS IN OFFICIAL RECORD BOOK 4671, PAGE 1132; OFFICIAL RECORD BOOK 4671, PAGE 1187 AND OFFICIAL RECORD BOOK 4671, PAGE 1245 AND THE TITLE INSURANCE POLICIES LISTED HEREON.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30′24″ EAST.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INSURANCE RATE MAP NO.: 12111C0188K MAP REVISED: FEBRUARY 19, 2020.

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS.

6. 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. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8933765, DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8933749, DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OF6-8933737, DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM;
ATTORNEYS′ TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770, DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT: AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM.

7. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1′ IN 7,500′.

8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO ST LUCIE COUNTY BENCHMARKS "JAMES", EL. 14.82 NAVD88 AND FRANK EL. 15.63 NAVD88.

9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SELVITZ I, LLC SELVITZ II, LLC SELVITZ III, LLC.

10. © COPYRIGHT 2024 BY LIDBERG LAND SURVEYING, 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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

TO SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 18, 2024
DATE OF PLAT OR MAP: OCTOBER 18, 2024

LIDBERG LAND SURVEYING, INC.

Kenneth J Buchanan
Digitally signed by Kenneth J Buchanan
Date: 2024.10.24 09:38:51 -04'00'

KENNETH J. BUCHANAN LICENSE NUMBER LS7202 STATE OF FLORIDA Professional Surveyor and Mapper

BY:
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202

DATE:	REVISIONS:	BY:
10/18/2024	UPDATE SURVEY - 13-040-104A - FB846/31 (PRINT) K.F.	R.J.W.
09/11/2024	TOPO LAKE W/3 SECTIONS - 13-040-105 - FB846/18 K.F.	R.J.W.
07/30/2021	UPDATE SURVEY 13-040-104 (in office)	L.J.C.
06/20/18	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	L.J.C.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB:683 PG:77 PC:J.S. WO:13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-20-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
FLD. J.P.	FB. 638	PG. 78-80	JOB 13-040-101
OFF. CASASUS			DATE APRIL 16, 2013
CKD. D.C.L.	SHEET 1	OF 3	DWG. D13-040

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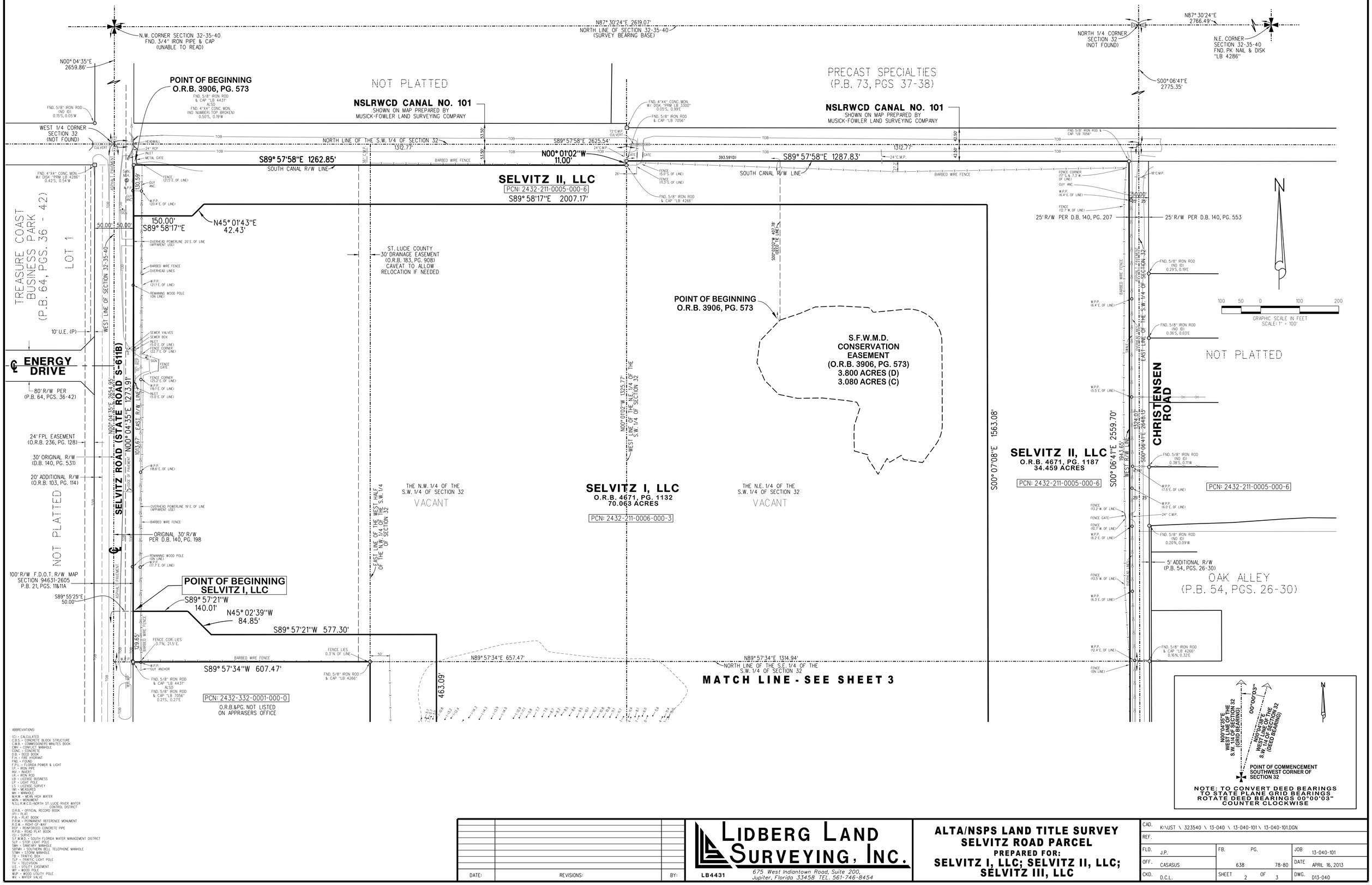

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WUP = WOOD UTILITY POLE
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DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC;
SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN		
REF.			
FLD. J.P.	FB. 638	PG. 78-80	JOB 13-040-101
OFF. CASASUS			DATE APRIL 16, 2013
CKD. D.C.L.	SHEET 2	OF 3	DWG. D13-040

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PER D.B. 140, PG. 198

REMAINING WOOD POLE (ON LINE) W.P.P. (17.7'E. OF LINE)

100' R/W F.D.O.T. R/W MAP SECTION 94631-2605 P.B. 21, PGS. 11&11A

S89°55'25"E 50.00'

POINT OF BEGINNING SELVITZ I, LLC

S89°57'21"W 140.01'

N45°02'39"W 84.85'

S89°57'21"W 577.30'

EAST LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

30' DRAINAGE EASEMENT (O.R.B. 183, PG. 908)

FENCE COR. LIES 3.7'N, 21.5'E.

129.65' BARBED WIRE FENCE

FENCE LIES 0.3'N. OF LINE

BARBED WIRE FENCE

S89°57'34"W 607.47'

W.P.P. (GUY ANCHOR)

FND. 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 5/8" IRON ROD & CAP "LB 7056" 0.21'S, 0.27'E

FND. 5/8" IRON ROD & CAP "LB 4266"

PCN: 2432-332-0001-000-0

O.R.B.&PG. NOT LISTED ON APPRAISERS OFFICE

MATCH LINE - SEE SHEET 2

N89°57'34"E 657.47'

N89°57'34"E 1314.94'

NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

S00°07'08"E 1563.08'

(NO ID) 0.20'N, 0.09'W

5' ADDITIONAL R/W (P.B. 54, PGS. 26-30)

OAK ALLEY (P.B. 54, PGS. 26-30)

FENCE (13.5'W. OF LINE)

W.P.P. (16.3'E. OF LINE)

W.P.P. (12.4'E. OF LINE)

FENCE (ON LINE)

FND. 5/8" IRON ROD & CAP "LB 4266" 0.16'N, 0.32'E

50.00' 50.00'

663.74'

NOT PLATTED

THE N.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

(NOT INCLUDED)

PCN: 2432-332-0002-000-7

O.R.B.&PG. NOT LISTED ON APPRAISERS OFFICE

WEST LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

N00°01'46"E 663.31'

463.09

N00°01'39"E

APPROXIMATE LAKE TOP OF BANK SCALED FROM AERIAL - NOT LOCATED

662.88'

N00°01'02"W

THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

SELVITZ I, LLC
O.R.B. 4671, PG. 1132
70.063 ACRES

PCN: 2432-211-0006-000-3

VACANT

THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

S89°55'10"W 1414.65'

25' R/W PER D.B. 140, PG. 207

25' R/W PER D.B. 132, PG. 460

W.P.P. (11.7'E. OF LINE)

S00°06'41"E 2559.70'

ASPHALT PAVEMENT

CHRISTENSEN ROAD

OAK ALLEY (P.B. 54, PGS. 26-30)

GRAPHIC SCALE IN FEET
SCALE: 1" = 100'

100 50 0 100 200

SELVITZ ROAD (STATE ROAD S-611B)
N00°04'35"E 2654.95'(OVERALL)
1452.72'

WEST LINE OF SECTION 32-35-40

663.74'

NOT PLATTED

EAST R/W LINE

N89°55'21"E 658.01'

FENCE COR. LIES 9.7'N.

BARBED WIRE FENCE (POOR CONDITION)

FND. 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 1" IRON PIPE (NO NUMBER) 1.49'N, 1.69'W

S89°55'21"W 658.01'
SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

PCN: 2432-334-0006-000-1
O.R.B. 4492, PG. 304

PCN: 2432-334-0003-000-9
O.R.B. 3152, PG. 386

PCN: 2432-334-0001-000-6
O.R.B. 3602, PG. 2556

N00°01'46"E 663.31'

NOT PLATTED

THE S.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32

(NOT INCLUDED)

PCN: 2432-333-0001-000-3

O.R.B. 3046, PG. 54

100' R/W F.D.O.T. R/W MAP SECTION 94631-2605 P.B. 21, PGS. 11&11A

50.00' 50.00'

FND. 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 4" IRON ROD (NO NUMBER) 0.29'N, 0.10'W

FENCE COR. LIES 7.4'N

FND. 5/8" IRON ROD & CAP "LB 4431"

FENCE COR. LIES 1.5'S, 0.2'E

N89°55'21"E 1291.02'

SET 5/8" IRON ROD & CAP "LB 4431"

SELVITZ II, LLC
O.R.B. 4671, PG. 1187
34.459 ACRES

PCN: 2432-211-0005-000-6

VACANT

N00°01'02"W 616.88'

WEST LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32

HOG & BARBED WIRE FENCE LIES 1.6'W OF LINE

SELVITZ III, LLC
O.R.B. 4671, PG. 1245
18.278 ACRES

PCN: 2432-343-0001-000-4

S00°06'41"E 616.05'

BARBED WIRE FENCE

WEST R/W LINE

EAST LINE OF THE S.W. 1/4 OF SECTION 32

W.P.P. (11.7'E. OF LINE)

FENCE (ON LINE)

25' R/W PER D.B. 132, PG. 265

25' R/W PER D.B. 132, PG. 460

5' ADDITIONAL R/W (P.B. 54, PGS. 26-30)

S00°06'41"E 2648.13'

ASPHALT PAVEMENT

OAK ALLEY (P.B. 54, PGS. 26-30)

WIRE FENCE

FND. 5/8" IRON ROD & CAP "LB 4431" ALSO FND. 4" IRON ROD (NO NUMBER) 0.29'N, 0.10'W

C.P.P. (13.0'E. OF LINE)

FENCE COR. LIES 7.4'N

W.P.P. (15.5'N. OF LINE)

OVERHEAD LINES

C.P.P.

C.P.P. (16.5'N. OF LINE)

OVERHEAD LINES (APPARENT USE)

C.P.P. (68.1'N. OF LINE)

W.P.P. (6.1'N. OF LINE)

46' WIDE EASEMENT FOR COUNTY ROAD PURPOSES PER D.B. 260, PG. 214

C.P.P. 199.1'N. & 28'W. OF LINE

FENCE CORNER (0.5'W. OF LINE)

W.P.P. (10.3'E. OF LINE)

GUY ANC.

W.P.P. (11.7'E. OF LINE)

OVERHEAD LINES (APPARENT USE)

GATE

18" C.M.P.

WIRE FENCE

SHELL ROCK ROAD (APPARENT USE)

50.00'

TOB

N.S.L.R.W.C.D CANAL NO. 102

97.00'

DEVINE ROAD

658.55'

658.55'

46.00' 46.00'

FENCE LIES 2.5'S OF LINE

BARBED WIRE FENCE

CONC. HEADWALL

12"PVC OUTFALL

S89°53'07"W 1292.03'

1317.11'

WIRE FENCE ON LINE

GUY ANC.

W.P.P. (17.8'N. OF LINE)

CANAL

SET 5/8" IRON ROD & CAP "LB 4431"

S89°53'07"W 2634.22'

SOUTH LINE OF SECTION 32-35-40

W.P.P. (16.5'N. OF LINE)

POINT OF COMMENCEMENT SELVITZ I, LLC
S.W. CORNER OF SECTION 32-35-40
FND. 1" IRON ROD (NO NUMBER) IN ASPHALT CUT OUT

NSLRWCD CANAL NO. 102
SHOWN ON MAP PREPARED BY MUSICK-FOWLER LAND SURVEYING COMPANY

SOUTH 1/4 CORNER SECTION 32-35-40 (NOT FOUND)

ABBREVIATIONS:

(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
GP = GUY POLE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
M = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST.LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T.B. = TELEPHONE
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
FLD. J.P.	FB. 638	PG. 75-80	JOB 13-040-101
OFF. CASASUS			DATE APRIL 16, 2013
CKD. D.C.L.	SHEET 3 OF 3		DWG. D13-040

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