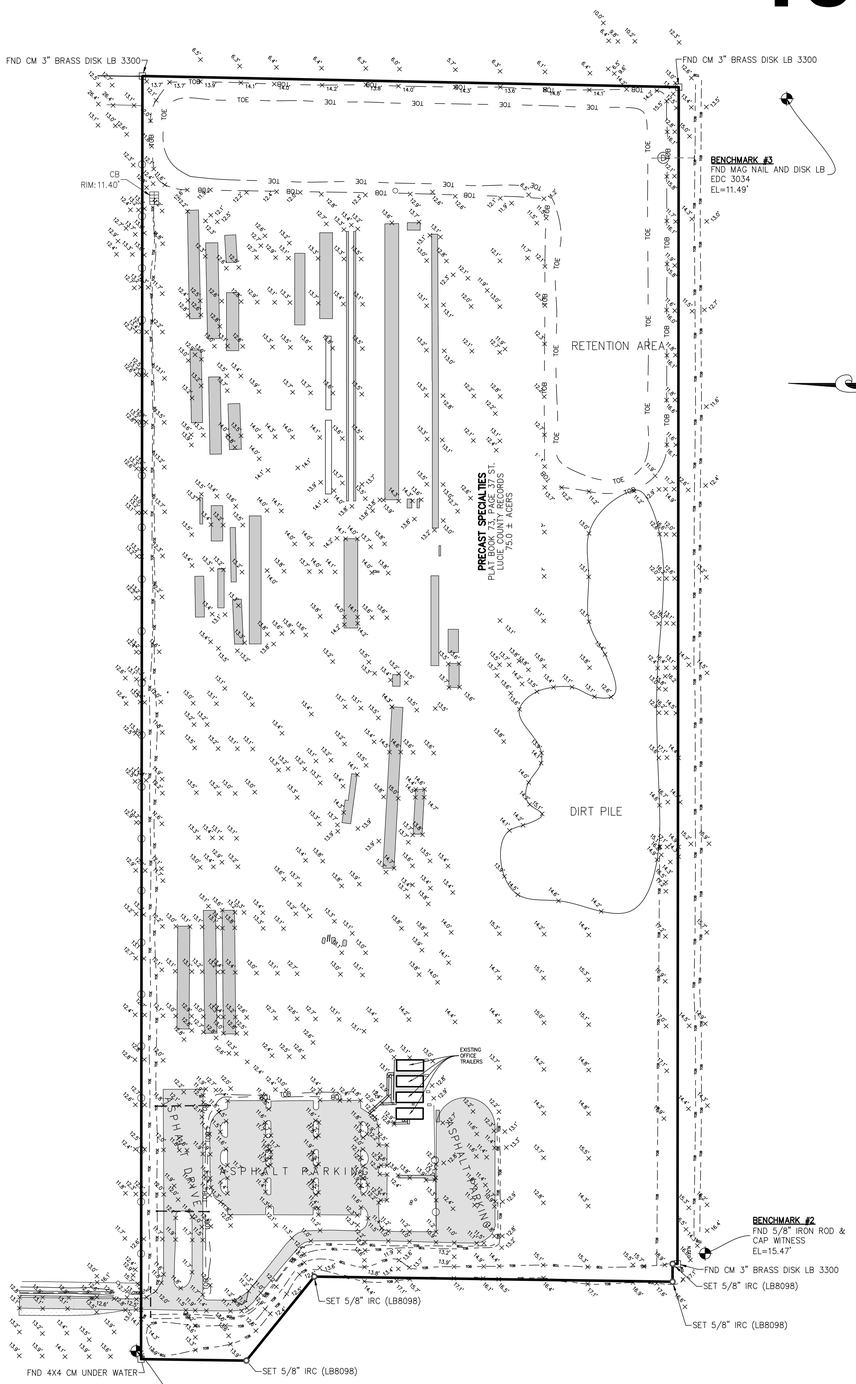
TOPOGRAPHIC SURVEY

FOR PRECAST SPECIALTIES

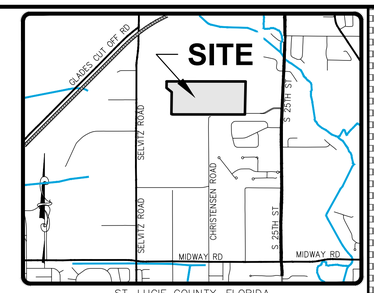


GRAPHIC SCALE

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 2132.0, 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, FL83-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:0.00% 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	TELE RISER	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	EB	ELECTRIC BOX	INV	INVERT	P.O.B.	POINT OF BEGINNING	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		
(C)	CALCULATED	EHH	ELECTRIC HAND HOLE (EHH)	IP	IRON PIPE	P.O.C.	POINT OF COMMENCEMENT	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
	CATCH BASIN	EM	ELECTRIC METER	IR	IRON ROD	P.C.C.	POINT OF COMPOUND CURVE	TWP	TOWNSHIP		
℄	CENTERLINE	ELEC PANEL	ELECTRICAL PANEL	IR/C	IRON ROD AND CAP	P.C.	POINT OF CURVATURE		TRAFFIC HAND HOLE		
CCR	CERTIFIED CORNER RECORD	EL./ELEV.	ELEVATION		IRRIGATION CONTROL VALVE	P.T.	POINT OF TANGENCY	TSCB	TRAFFIC SIGNAL CONTROL BOX		
CLF	CHAIN LINK FENCE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L	LENGTH	P.O.T.	POINT OF TERMINUS	TYP	TYPICAL		
CHD.	CHORD	F.O.	FIBER OPTIC		LIGHT POST	PVC	POLYVINYL CHLORIDE	U.E.	UTILITY EASEMENT		
CO O	CLEAN OUT	FOHH	FIBER OPTIC HAND HOLE	MAG/D	MAG NAIL MAG BRAND NAIL	PLS	PROFESSIONAL LAND SURVEYOR	SS	UNDERGROUND SANITARY		
COMM RISER	COMMUNICATION RISER		FIBER OPTIC MARKER		MAILBOX	R	RADIUS	DRN	UNDERGROUND STORM		
CONC	CONCRETE	FIBER RISER	FIBER OPTIC RISER	MHWL	MEAN HIGH WATER LINE	RGE	RANGE	UNK	UNKNOWN		
	CONCRETE LIGHT POST	(M)	FIELD MEASURED		METAL LIGHT POST	RTK	REAL TIME KINEMATIC	UNK HH	UNKNOWN HAND HOLE		
CM	CONCRETE MONUMENT	F.F.E.	FINISHED FLOOR ELEVATION		METAL POWER POLE	RWV	RECLAIMED WATER VALVE	RISER BOX	UNKNOWN RISER BOX		
CPP	CONCRETE POWER POLE (CPP)	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MON	MONUMENT	RLS	REGISTERED LAND SURVEYOR		UNKNOWN TYPE MANHOLE		
	CONCRETE POWER POLE W/STREET LIGHT	FPL	FLORIDA POWER AND LIGHT	N/D	NON DESCRIPT NAIL AND DISK	RCP	REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE		
	CONCRETE SIGNAL LIGHT POLE	FT	FOOT	N.R.	NON-RADIAL	R/W	RIGHT-OF-WAY		WATER SERVICE METER (WM)		
CMP	CORRUGATED METAL PIPE	FM	FORCE MAIN	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	R/C	ROD AND CAP	WV	WATER VALVE (WV)		
	CURB INLET	FND	FOUND	No.	NUMBER		SANITARY MANHOLE		WELL		
	DECORATIVE LIGHT POST	Ⓕ	FPL MANHOLE	O.R.B.	OFFICIAL RECORDS BOOK	SV	SANITARY VALVE	WF	WOOD FENCE		
(D)	DEED	SQ FT.	SQUARE FEET	OHW	OVER HEAD WIRES	SEC	SECTION		WOOD POLE STREET LIGHT		
D.B.	DEED BOOK	GAS	GAS VALVE	PG	PAGE		PROPERTY CORNER		WOOD POWER POLE		
		GIS	GEOGRAPHIC INFORMATION SYSTEMS	PCN	PARCEL CONTROL NUMBER		RIGHT-OF-WAY CONTROL				
		GND	GROUND	PK NAIL	PARKER-KALON NAIL	STA	SIGN 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 28, 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 ALL.
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 12111C0188K, 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

DRAWN BY	CPS
CHECKED BY	MTO
FIELD CREW	JR
FILENAME	24-226 BT REV 1.dwg
SCALE	AS SHOWN
DATE	November 8, 2024

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

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

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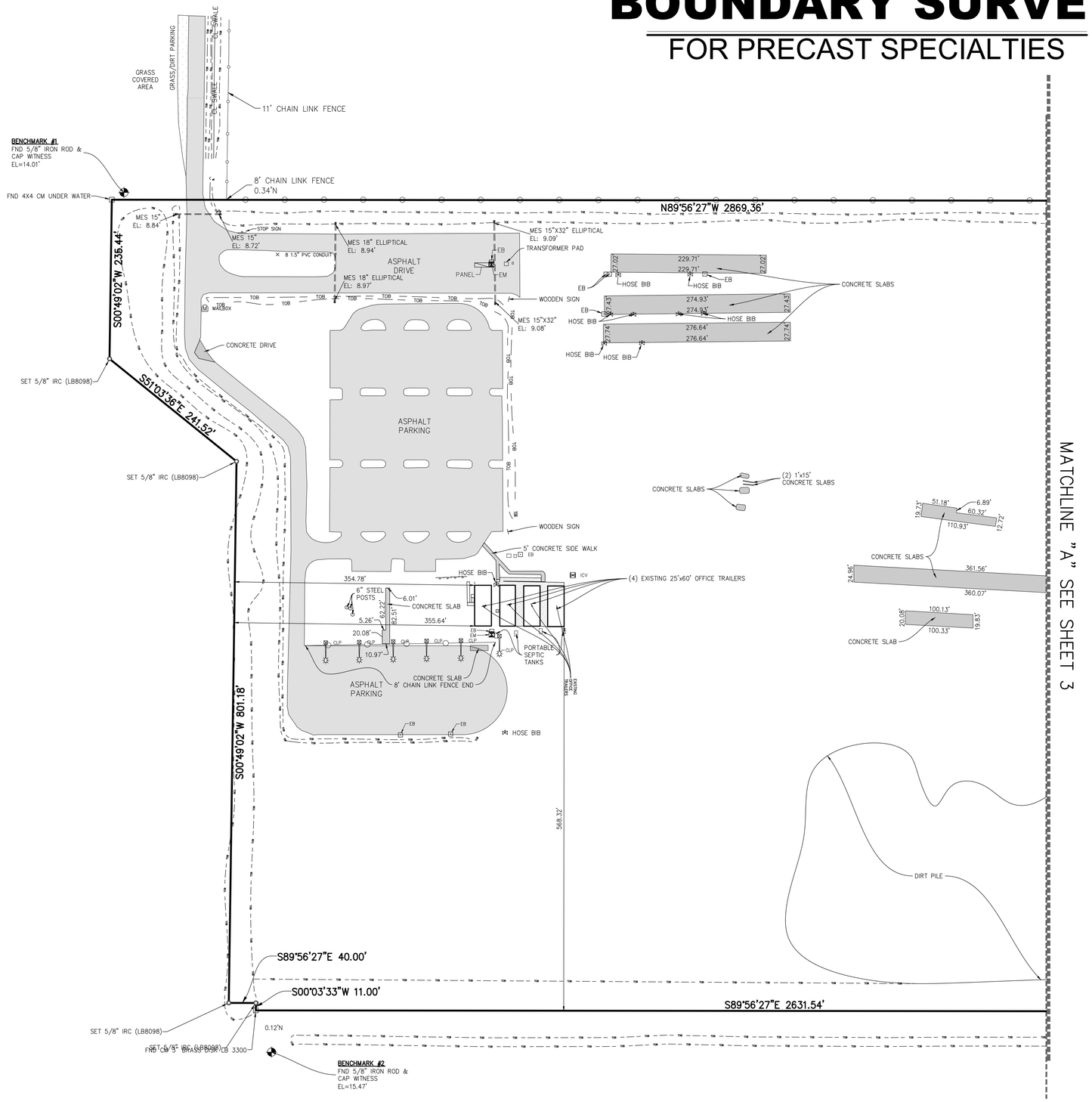
BOUNDARY SURVEY

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	FOOT	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)	(F)	FPL MANHOLE	RGE	RANGE
		SQ FT.	SQUARE FEET	RTK	REAL TIME KINEMATIC
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CONC	CONCRETE	IP	IRON PIPE		RIGHT-OF-WAY CONTROL
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	CONCRETE SIGNAL LIGHT POLE		LIGHT POST	TOE	TOE OF SLOPE
	CORRUGATED METAL PIPE	MAG/D	MAG NAIL MAG BRAND NAIL	TOB	TOP OF BANK/BERM
CMP		(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)	DEED		METAL POWER POLE	TWP	TOWNSHIP
D.B.	DEED BOOK	MON	MONUMENT	(T)	TRAFFIC HAND HOLE
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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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CPS	DRAWN BY
MRO	CHECKED BY
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24-226 BT REV 1.dwg	FILENAME
AS SHOWN	SCALE
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11-08-24	TOPO & STORM DATA

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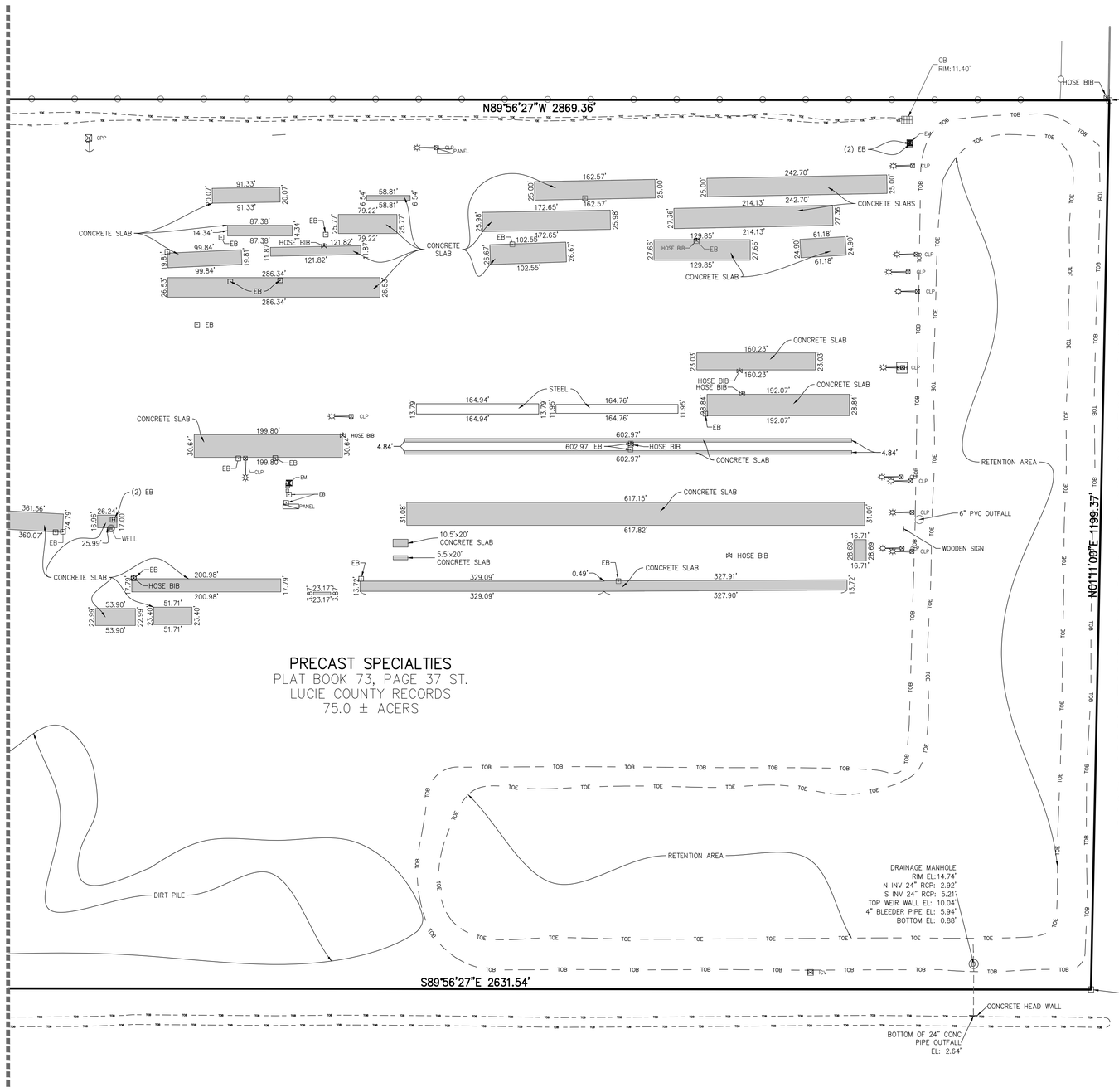
FOR PRECAST SPECIALTIES



NORTH

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24-226 BT REV 1.dwg	FILENAME
AS SHOWN	SCALE
November 8, 2024	DATE

DATE	REVISION COMMENTS
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FOR: PRECAST SPECIALTIES, LLC.

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772-462-2455

24-226

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