

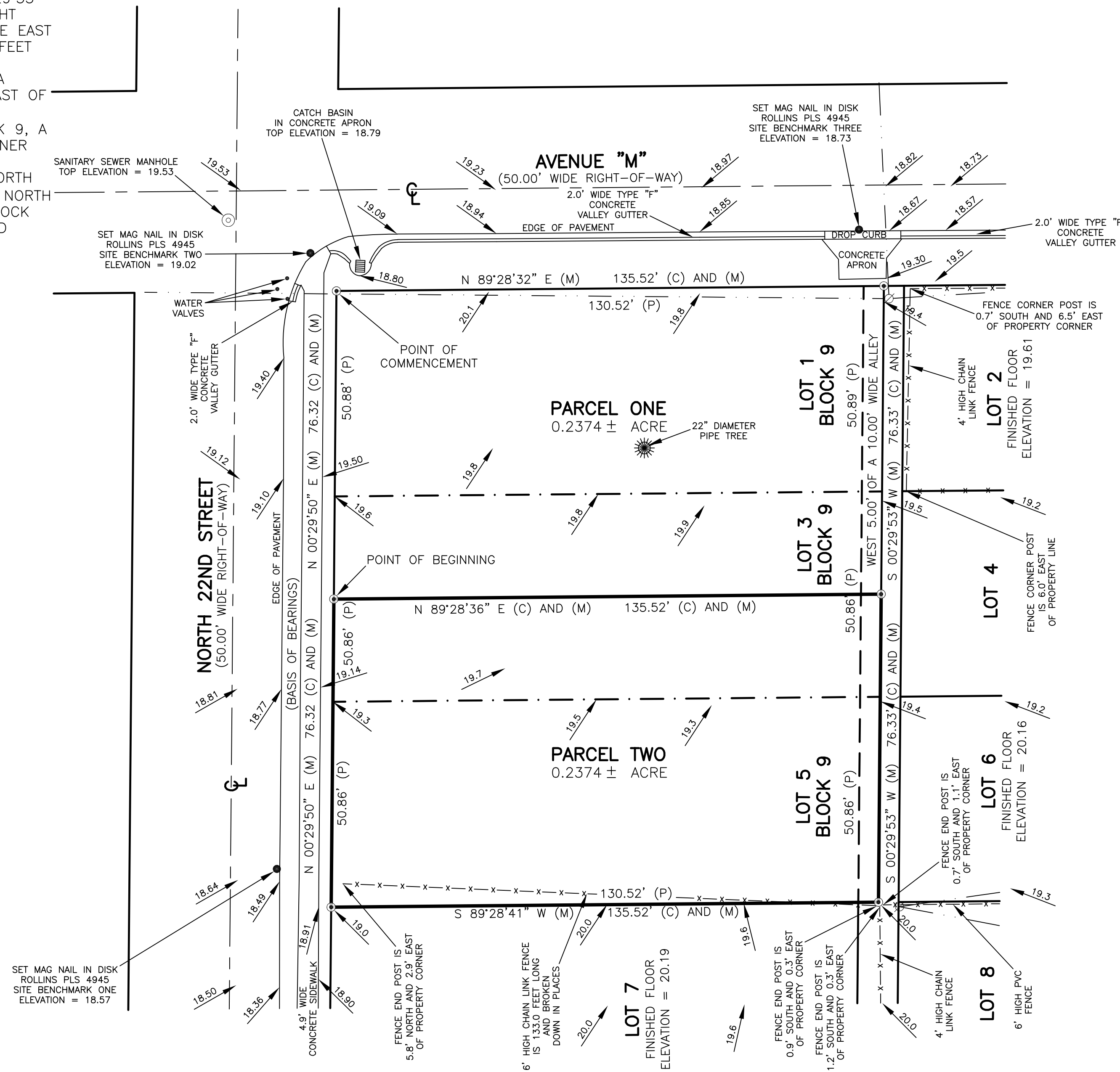
**LEGAL DESCRIPTION:**

**PARCEL TWO**

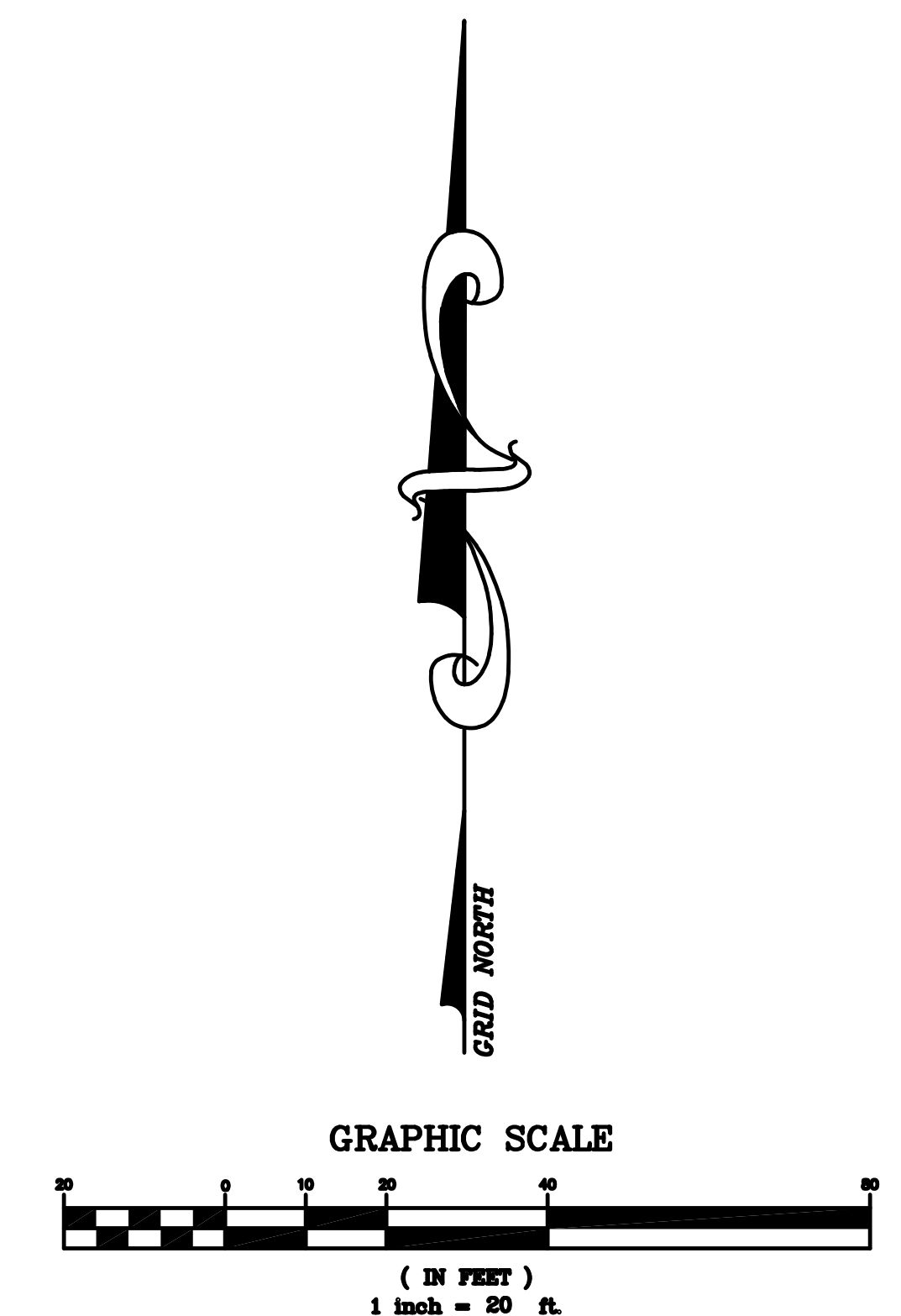
A PART OF LOTS 3 AND 5, BLOCK 9, AND THE WEST 5' OF A 10.00' WIDE ALLEY, SUNNY ACRES' SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AVENUE M AND THE EAST RIGHT-OF-WAY LINE OF NORTH 22ND STREET AND SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 9, SUNNY ACRES SUBDIVISION; THENCE SOUTH 00°29'50" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET AND THE WEST LINE OF SAID LOTS 1 AND 3, BLOCK 9, A DISTANCE OF 76.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°28'36" EAST, A DISTANCE OF 135.52 FEET TO A POINT ON A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF A 10.00 FEET ALLEYWAY AND THE EAST LINE OF SAID LOT 3, BLOCK 9; THENCE SOUTH 00°29'53" WEST, ALONG A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF A 10.00 FEET ALLEYWAY AND THE EAST LINE OF SAID LOTS 3 AND 5, BLOCK 9, A DISTANCE OF 76.33 FEET TO A POINT A LINE 5 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOTS 3 AND 5, BLOCK 9, A DISTANCE OF 76.33 FEET TO A POINT ON A LINE PROJECTED EAST OF THE SOUTH LINE OF SAID LOT 5, BLOCK 9; THENCE SOUTH 89°28'41" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 9, A DISTANCE OF 135.52 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 9 AND SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET; THENCE NORTH 00°29'50" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH 22ND STREET AND THE WEST LINES OF SAID LOTS 3 AND 5, BLOCK 9, A DISTANCE OF 76.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2374 ACRE OF LAND MORE OR LESS.

**BOUNDARY AND TOPOGRAPHIC SURVEY**



- ABBREVIATIONS:  
 A/C = AIR CONDITIONER  
 (C) = CALCULATED  
 (C.F.T.) = CALCULATED FROM TRAVERSE  
 CL = CENTERLINE  
 C.B.S. = CONCRETE BLOCK STRUCTURE  
 C.L.S. = CONSTRUCTION LAYOUT SURVEY  
 E/P = EDGE OF PAVEMENT  
 E.O.W. = EDGE OF WATER  
 E.F.B. = ELECTRONIC FIELD BOOK  
 EL. = ELEVATION  
 FIRM = FLOOD INSURANCE RATE MAPS  
 FND. = FOUNDED  
 (L.D.) = LEGAL DESCRIPTION  
 (M) = MEASURED  
 N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929.  
 N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.  
 N.T.S. = NOT TO SCALE  
 O/S = OFFSET  
 P.C.P. = PERMANENT CONTROL POINT  
 (P) = PLAT  
 P.O.B. = POINT OF BEGINNING  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 (R) = RECORD  
 P.C. = POINT OF CURVATURE  
 P.I. = POINT OF INTERSECTION  
 S/W = SIDEWALK  
 T.O.S. = TOE OF SLOPE  
 T.O.B. = TOP OF BANK



NOTE: THE BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH 22ND STREET AND THE WEST LINE OF LOTS 1, 3, AND 5, BLOCK 9, SUNNY ACRES SUBDIVISION NO. 1 (SEE LEGAL DESCRIPTION) ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 00°29'50" EAST.

NOTE: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ADDRESS OF SUBJECT PROPERTY:  
 1308 NORTH 22ND STREET, FORT PIERCE, FLORIDA  
 CERTIFICATIONS AS WORDED AND PROVIDED BY CLIENT  
 CERTIFY TO:  
 1) 2ND GENERATION BUILDING CORP.

**ROLAND E. ROLLINS**  
**PROFESSIONAL LAND SURVEYOR**  
 3221 SW CRUMPACKER STREET  
 PORT ST. LUCIE, FLORIDA 34953  
 772-873-4700

BENCHMARK REFERENCE:  
 FOUND BRASS DISK IN CONCRETE STAMPED ST. LUCIE COUNTY SURVEY 2000 VERTICAL CONTROL BEN. LOCATED 15 FEET PLUS OR MINUS SOUTH OF THE SOUTH EDGE OF PAVEMENT OF ORANGE AVENUE (STATE ROAD #68) AND ANGLE ROAD. MARK IS AT THE BACK OF THE SIDEWALK, 33 FEET PLUS OR MINUS SOUTHWEST OF A TYPICAL METAL RAILING, 12.5 FEET PLUS OR MINUS SOUTHWEST OF THE NORTHWEST CORNER OF A TRAFFIC SIGNAL BOX, 13 FEET PLUS OR MINUS WEST OF A TRAFFIC LIGHT MAST ARM. ELEVATION = 20.669 N.A.V.D. OF 1988.

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS  $1.0 \rightarrow$

FLOOD ELEVATION INFORMATION

MAP NUMBER	1211100178J	DATE OF FIRM	FEBRUARY 16, 2012
COMMUNITY NUMBER	120286	PANEL	0178
FIRM ZONE	X	SUFFIX	J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/06/2024	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		05/06/2024	R.E.R.	R.E.R.
LOT SPLIT LEGAL			03/21/2025	R.E.R.	R.E.R.

- LEGEND:
- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
  - = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
  - ⊕ = MANHOLE (M.H.)
  - ⊞ = CATCH BASIN (C.B.)
  - ⊞ = FIRE HYDRANT (F.H.)
  - ⊞ = WATER METER (W.M.)
  - ⊞ = WOOD POWER POLE (WD. P.P.)
  - ⊞ = CONCRETE POWER POLE (CONC. P.P.)
  - ⊞ = ANCHOR AND GUY WIRE
  - ⋯ = OVERHEAD WIRES
  - X— = NOT TO SCALE
  - X— = FENCELINE

- NOTES:
- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
  - 2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
  - 3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
  - 4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
  - 5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 03/21/2025 10:30 AM EST

LOT SQUARE FOOTAGE: 0.475 ± ACRE

SCALE: 1" = 20'

DATE OF LAST FIELD WORK: 05/06/2024

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR NUMBER 4945 AS TIME STAMPED AND DIGITALLY SIGNED ABOVE. IF THIS SURVEY IS PRINTED IN PAPER FORM THEN IT BECOMES INVALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: RR240501PARCEL TWO