

DESCRIPTION

DESCRIPTION

(CONTINUED)

PARCEL 1

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way, thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°58'41" East, 137.24 feet; thence North 23°59'10" East, 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°8'17" East, 102.76 feet; thence North 20°24' West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence South 89°37'30" East along the Township line 628.90 feet; thence South 20°24' East along the East right-of-way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200 feet to the Point of Beginning. From the Point of Beginning run South 89°44' East 200 feet; thence South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way, thence North 20°24' West, along said right of way 453.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right-of-way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way, thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°58'41" East, 137.24 feet; thence North 23°59'10" East, 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°8'17" East, 102.76 feet; thence North 20°24' West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as Described in that certain Easement Agreement recorded in Official Record Book 513, page 701, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH

PARCEL X

A parcel in portions of Section 34, Township 34 South, Range 40 East, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the Township line 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right-of-way, thence run Northeast along said right-of-way line 327.4 feet to the South right-of-way of State Road A-1-A; thence East along said South right-of-way of State Road A-1-A; thence East along the South right-of-way of State Road A-1-A to the Point of Beginning; thence South 21 degrees 08'13" East 97.23 feet; thence North 68 degrees 51'47" East 151.06 feet to a point on a curve concave to the Northwest with a radius of 1737.28 feet and a central angle of 13 degrees 46'46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A-1-A right-of-way 48.32 feet; thence West along said South right-of-way 98.28 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 5

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right-of-way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200 feet to the Point of Beginning. From the Point of Beginning run South 89°44' East 200 feet; thence South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way, thence North 20°24' West, along said right of way 453.00 feet to the Point of Beginning.

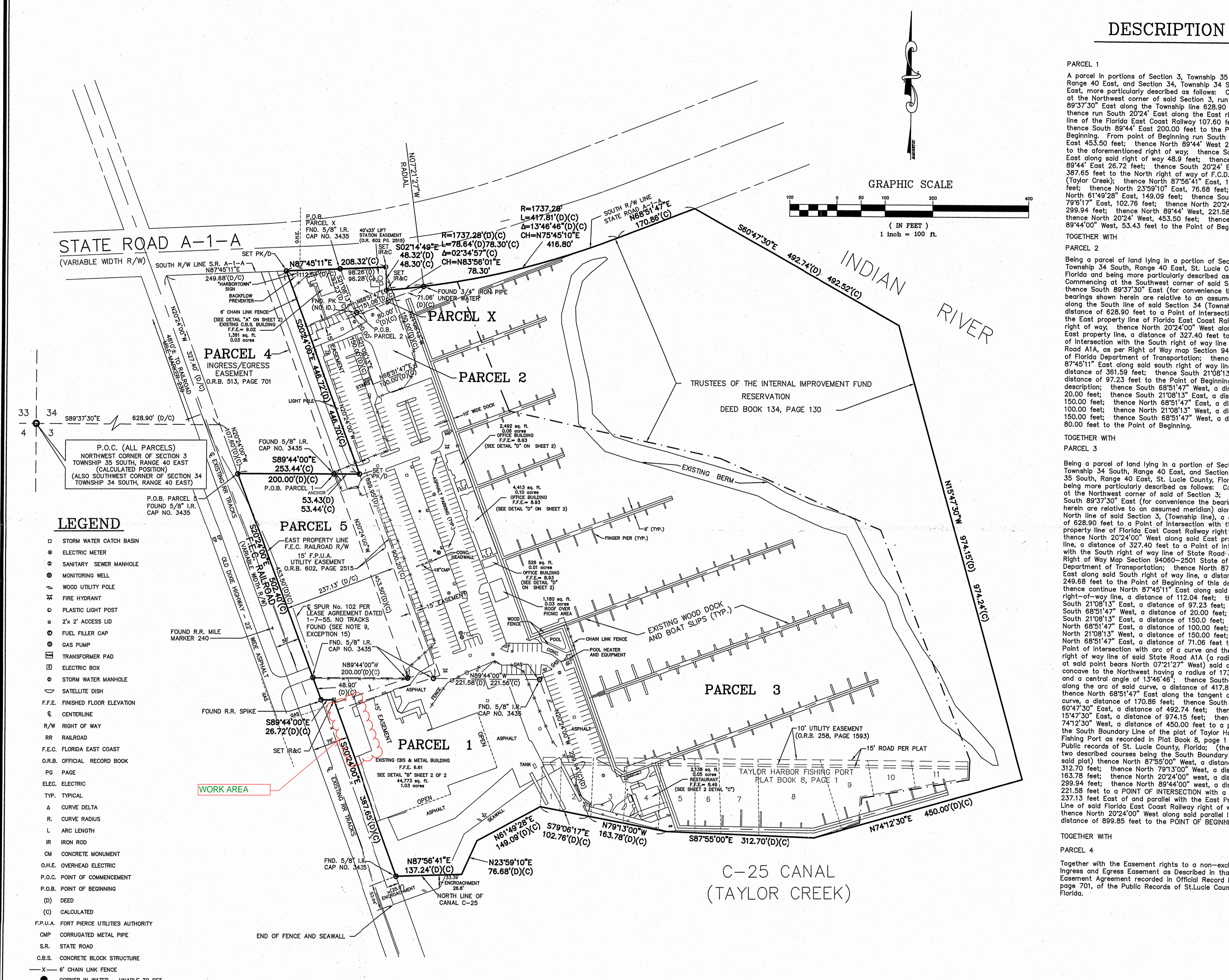
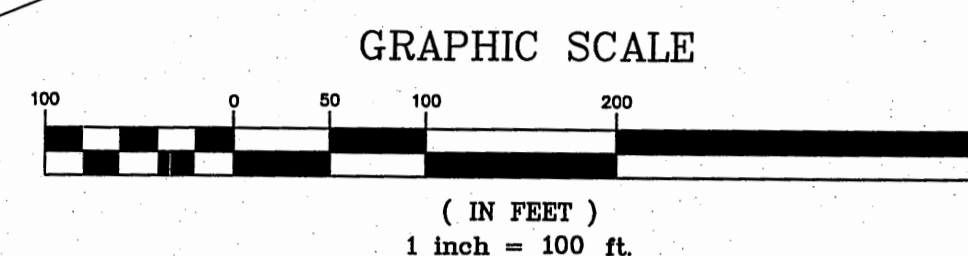
TOTAL AREA: 36.056 ACRES

SURVEY NOTES

- 1. All Boundary-related surveying, including property line resolution, easements and encroachment information performed by James A. Fowler Land Surveying Company, under the direct supervision of James A. Fowler, Florida Professional Land Surveyor number 3435. All interior improvements, as well as their relationship to the property lines determined by James A. Fowler, were surveyed by Culpepper and Terpening, Inc.
2. The East right of way line of the Florida East Coast Railway is assumed to bear South 20°24'00" East, and all bearings shown hereon are relative thereto.
3. Finished floor elevations shown hereon are based on United States Coastal and Geodetic Survey marker stamped "C-231", with a published elevation of 7.697', based on the National Geodetic Vertical Datum of 1929.
4. Underground improvements and utilities not located as part of this survey.
5. Description provided by client and/or their agent.
6. Not valid unless signed, dated and embossed with seal of signing surveyors.
7. By graphic plotting only Property shown is located in Flood Zones X, AE5, AE5, and VE2 per flood zone maps number 121110177 G, dated 11-4-92 and 1211100179 G, dated 11-4-92.
8. Parcel 5 was added to the survey on 5-3-99. The date of the last field work was 1-31-05.
9. This is an update of a Boundary Survey originally performed by this office on July 5, 1995 and updated on April 30, 1999. The description for Parcel 3 shown and provided to this office does not close. The calculated data shown hereon is a resolution of the overall boundary for this parcel based on a composite of Parcels 1 through 5 and existing field monumentation.
10. Said property is subject to the following matters of record, provided to the surveyor in Owner's Title Insurance policy by Commonwealth Land Title Insurance Fund, Inc., Order No. 242687530A, in schedule "B", Section 2 Exceptions, effective date 12/5/04.
Schedule "B" Exceptions:
Exception 1-2: Not a survey matter.
Exception 3: None observed.
Exception 4: Not a survey matter.
Exception 5: Not a survey matter.
Exception 6: Not a survey matter.
Exception 7: Shown on survey.
Exception 8: Shown on survey.
Exception 9: Shown on survey.
Exception 10: Shown on survey.
Exception 11: Not applicable.
Exception 12: (Intentionally deleted with Underwriter's approval.)
Exception 13: Not applicable.
Exception 14: Not a survey matter.
Exception 15: Not accurately plottable from information supplied. Client is directed to contact Florida East Coast Railroad for exact location of License agreement boundary.
Exception 16: Shown on survey.
Exception 17: Not a survey matter.
Exception 18: (Exception intentionally deleted with Underwriter's approval.)
Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONIANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & MCCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA



- LEGEND
□ STORM WATER CATCH BASIN
● ELECTRIC METER
● SANITARY SEWER MANHOLE
● MONITORING WELL
● WOOD UTILITY POLE
✕ FIRE HYDRANT
⊕ PLASTIC LIGHT POST
= 2'x 2' ACCESS LID
● GAS FILLER CAP
● FUEL PUMP
■ TRANSFORMER PAD
■ ELECTRIC BOX
■ STORM WATER MANHOLE
○ SATELLITE DISH
- FINISHED FLOOR ELEVATION
ε CENTERLINE
R/W RIGHT OF WAY
RR RAILROAD
F.E.C. FLORIDA EAST COAST
O.R.B. OFFICIAL RECORD BOOK
PG PAGE
ELEC. ELECTRIC
TYP. TYPICAL
Δ CURVE DELTA
R. CURVE RADIUS
L. ARC LENGTH
IR IRON ROD
CM CONCRETE MONUMENT
O.H.E. OVERHEAD ELECTRIC
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(D) DEED
(C) CALCULATED
F.P.U.A. FORT PIERCE UTILITIES AUTHORITY
CMP CORRUGATED METAL PIPE
S.R. STATE ROAD
C.B.S. CONCRETE BLOCK STRUCTURE
-x 6" CHAIN LINK FENCE
● CORNER IN WATER - UNABLE TO SET

P:\Proj-2004\04-211\_HarborTown Marina\SURVEY\04-211MAP.DWG, 4/26/2011 1:29:56 PM, \lwf\BLDG 1 WIDE-R

Table with columns for COMPUTER FILE REF, FIELD BK./PG., and SIGNATURE DATE.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

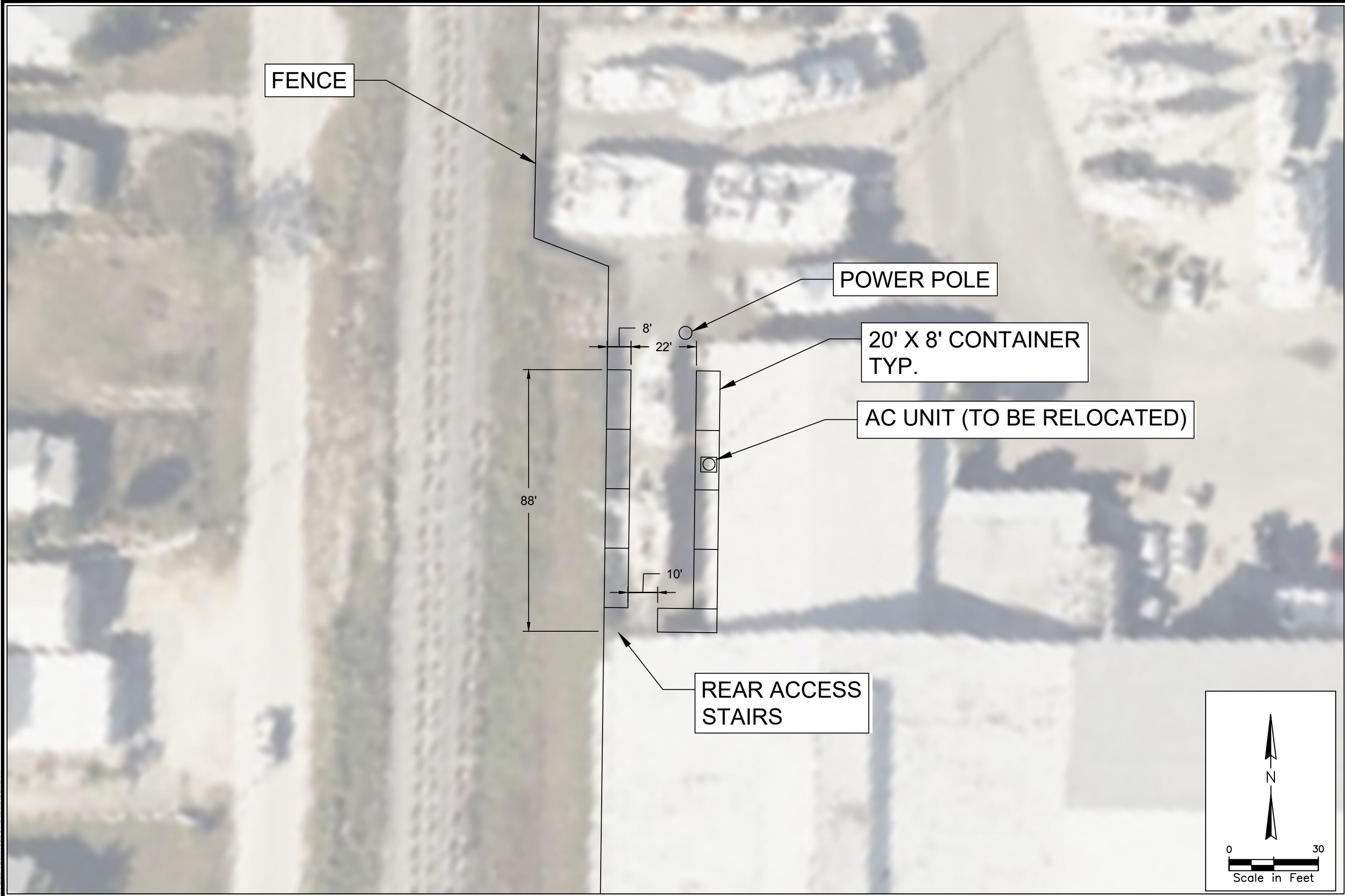
Table with columns for REVISIONS, BY, and DATE.

Table with columns for DESIGNED, DRAWN, CHECKED, APPROVED, BY, and DATE.

BOUNDARY SURVEY
FOR
RIVERFRONT DEVELOPMENT L.C.

Table with columns for DATE, HORIZ. SCALE, VERT. SCALE, JOB No., and SHEET.

C:\Users\elshar... OneDrive - Geosyntec\Desktop\Harbortown Fl Pierrel\Shearwater Expansion.dwg Layout 1 6/2/23  
NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



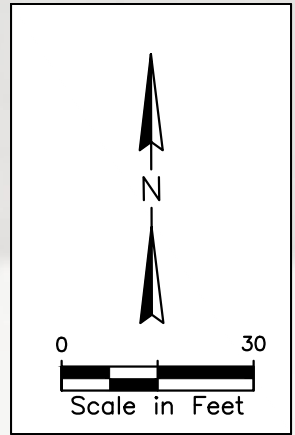
FENCE

POWER POLE

20' X 8' CONTAINER  
TYP.

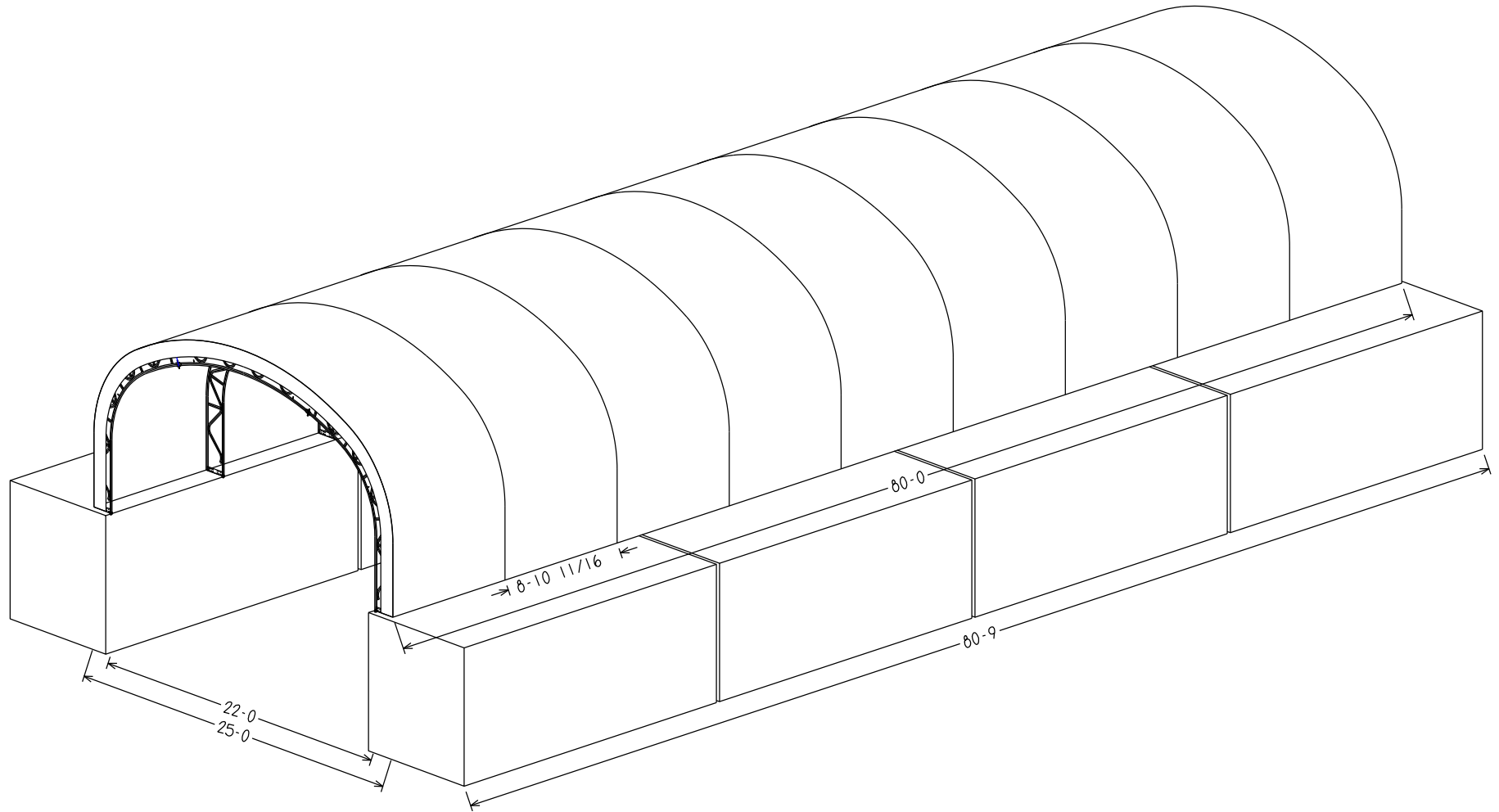
AC UNIT (TO BE RELOCATED)

REAR ACCESS  
STAIRS



SHM HTM Shearwater Expansion  
Expansion Layout  
June 2, 2023

SHELTER ISOMETRIC VIEW



X  
PLEASE SIGN ABOVE

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

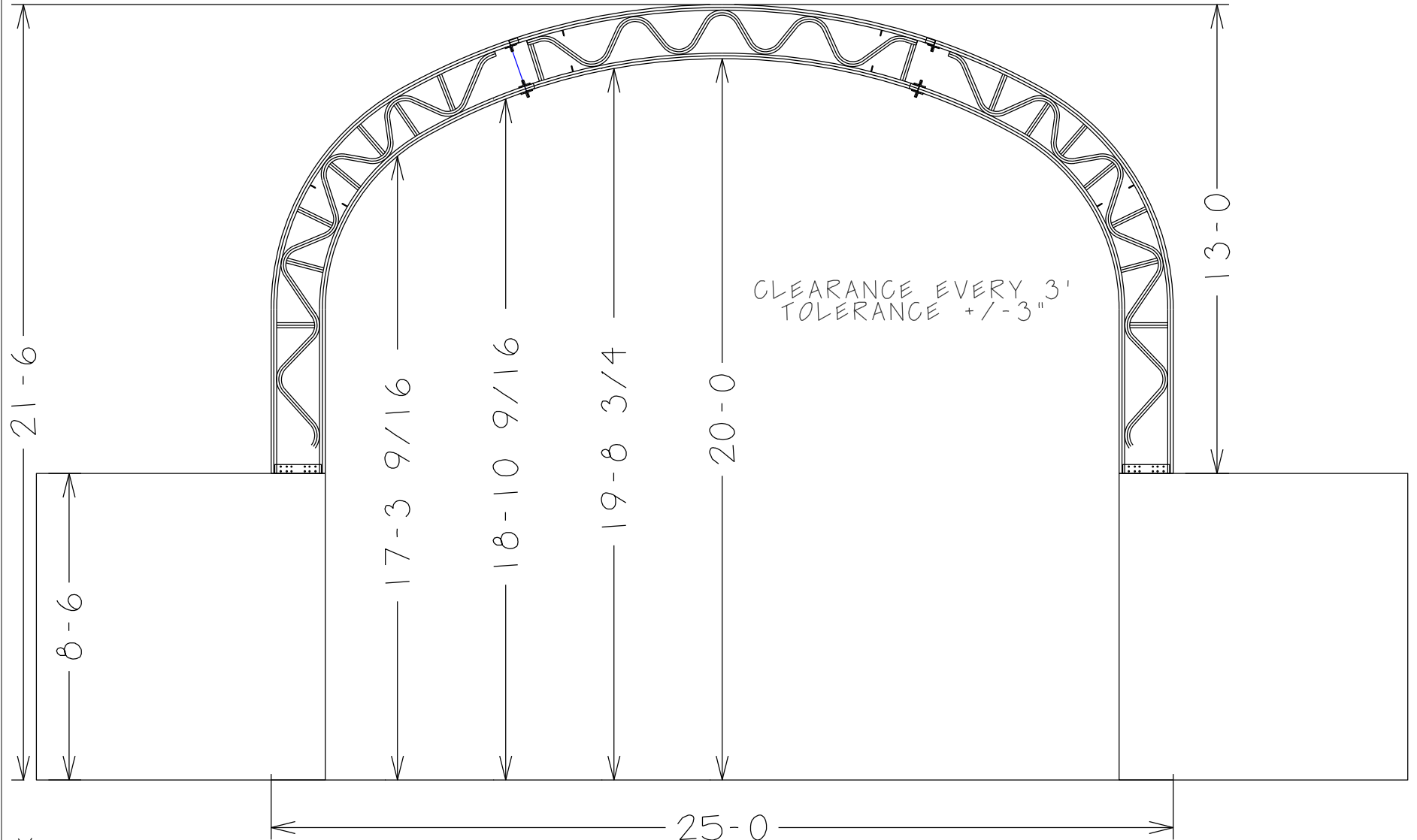
SAFE HARBOR  
HARBORTOWN  
25X80X13

\*ALL INFORMATION IS PROPERTY OF BIG TOP MANUFACTURING



3255 N. US 19  
PERRY, FLORIDA 32347  
PHONE 1-800-277-8677  
FAX (850)584-7713  
E-MAIL:  
sales@bigtopshelters.com

SHELTER CLEARANCE



CLEARANCE EVERY 3'  
TOLERANCE +/- 3"

X  
PLEASE SIGN ABOVE  
ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

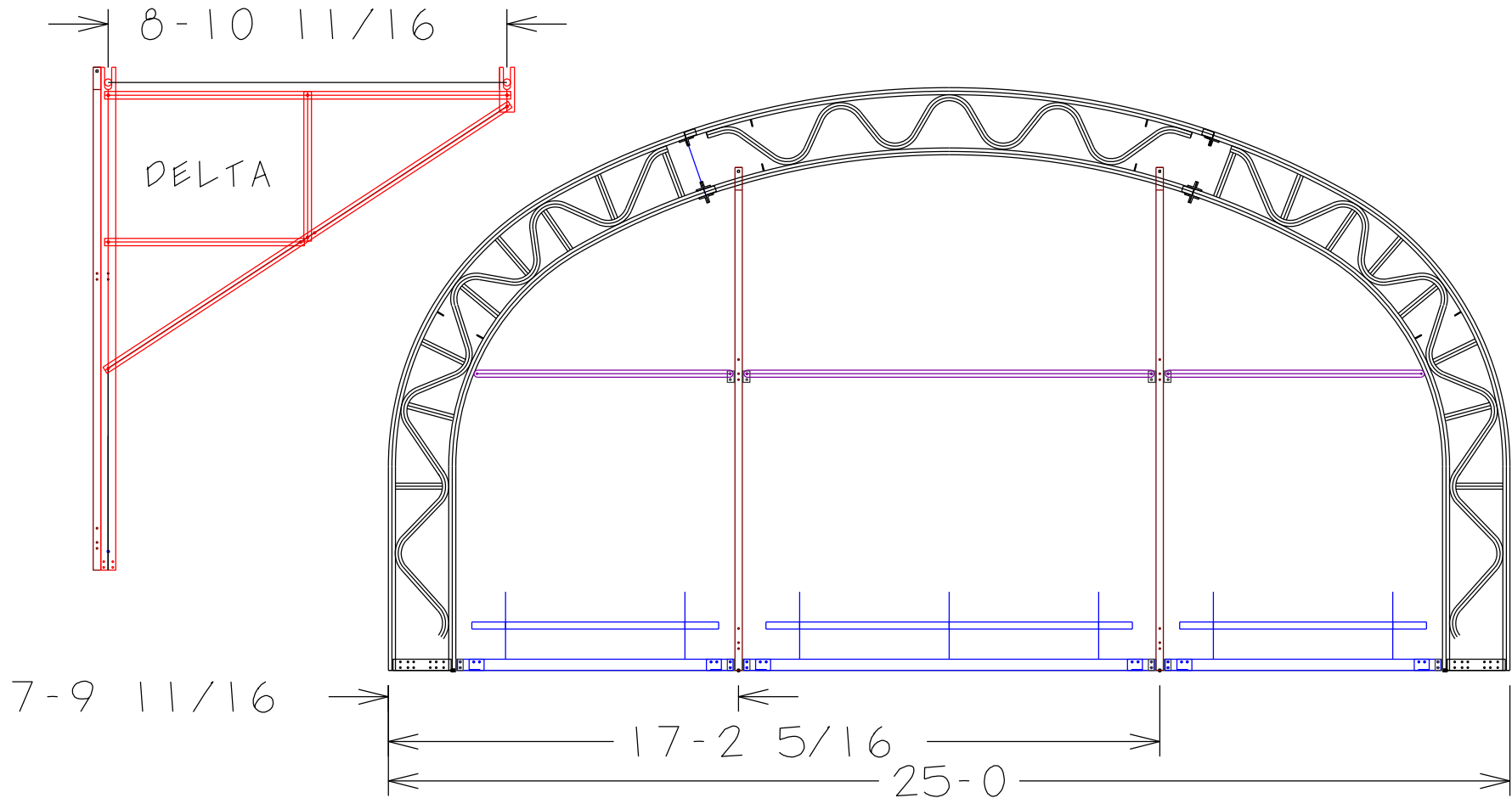
DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

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# SHELTER ENDPANEL



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X

PLEASE SIGN ABOVE

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

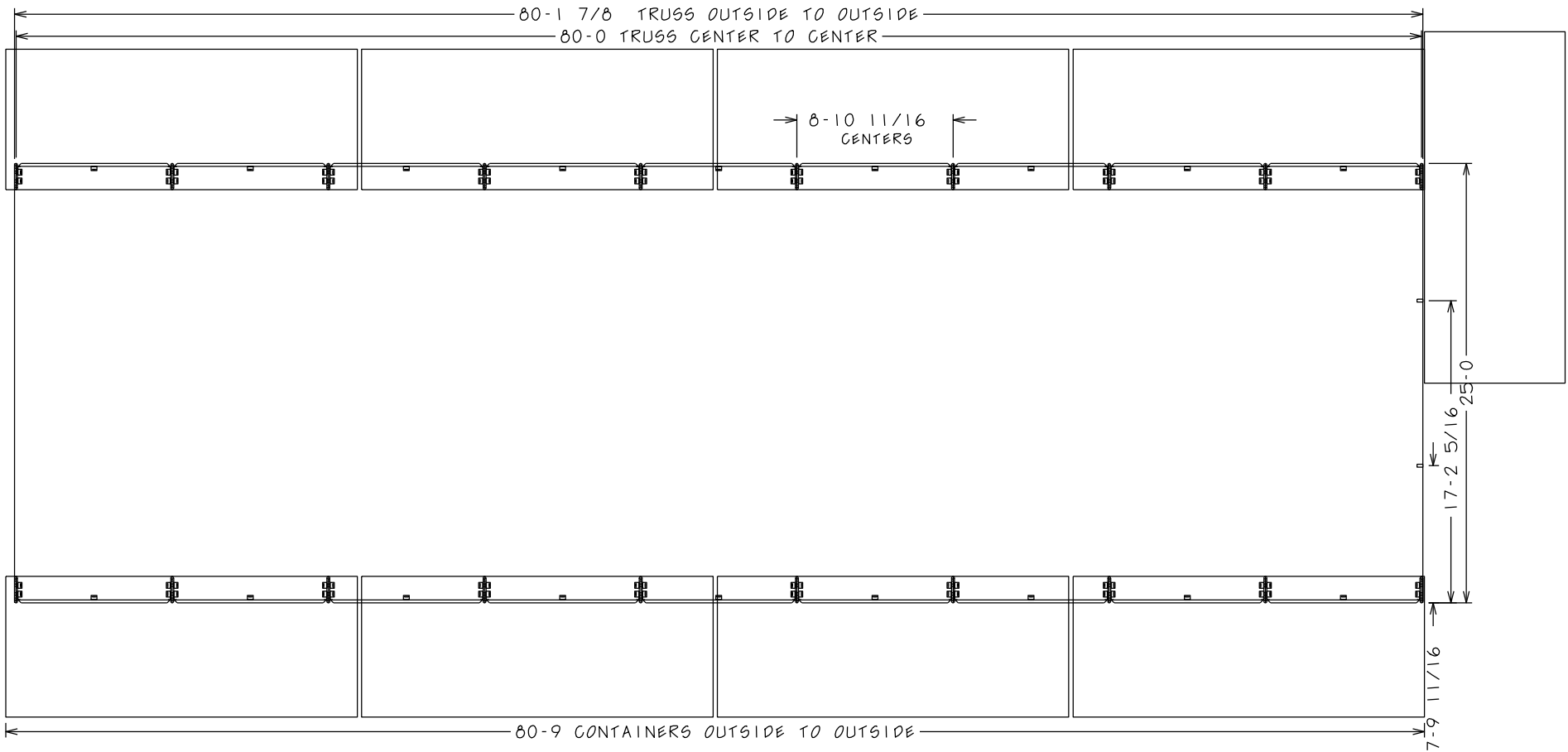
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# SHELTER FOOTPRINT



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X \_\_\_\_\_  
 PLEASE SIGN ABOVE

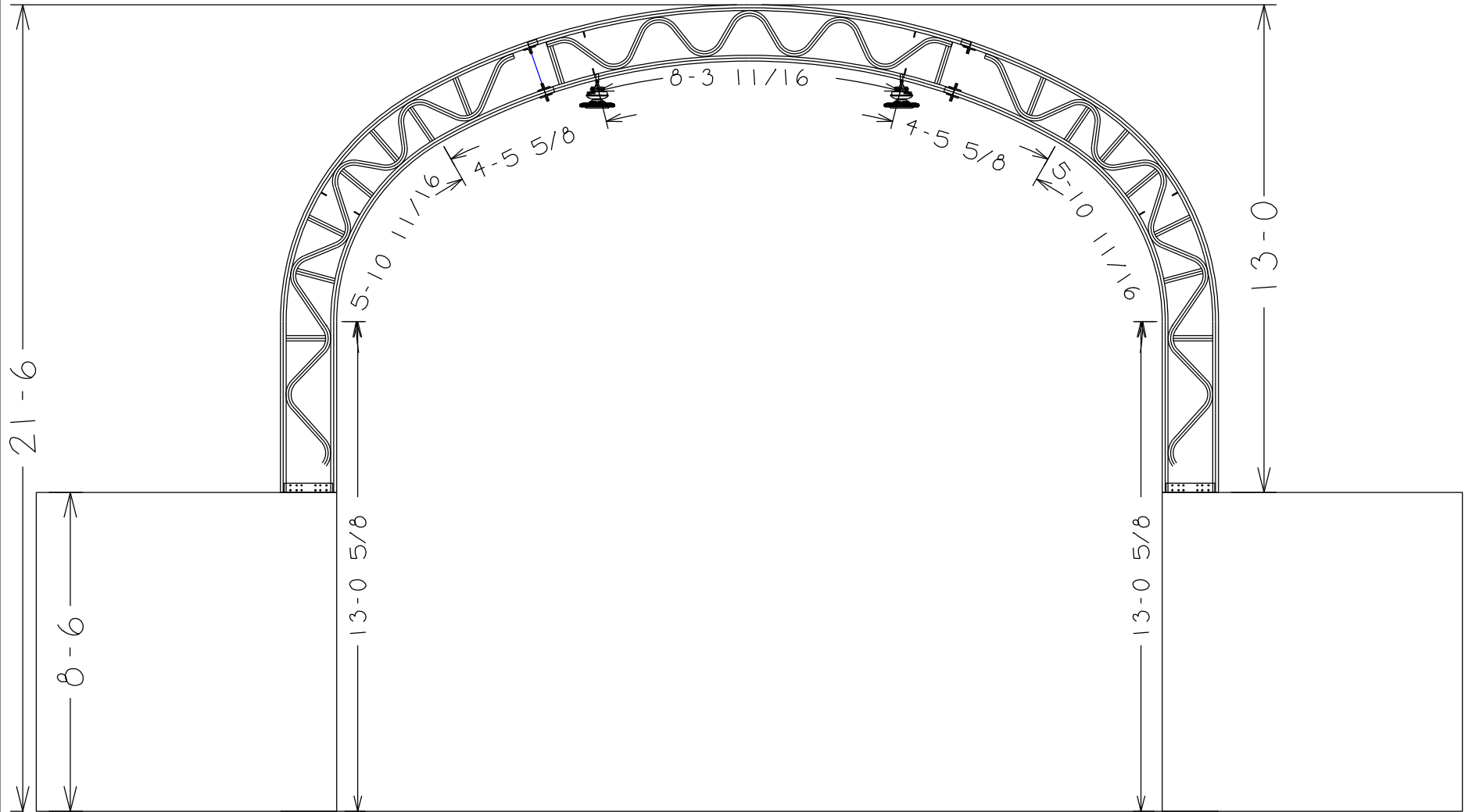
DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

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X

PLEASE SIGN ABOVE

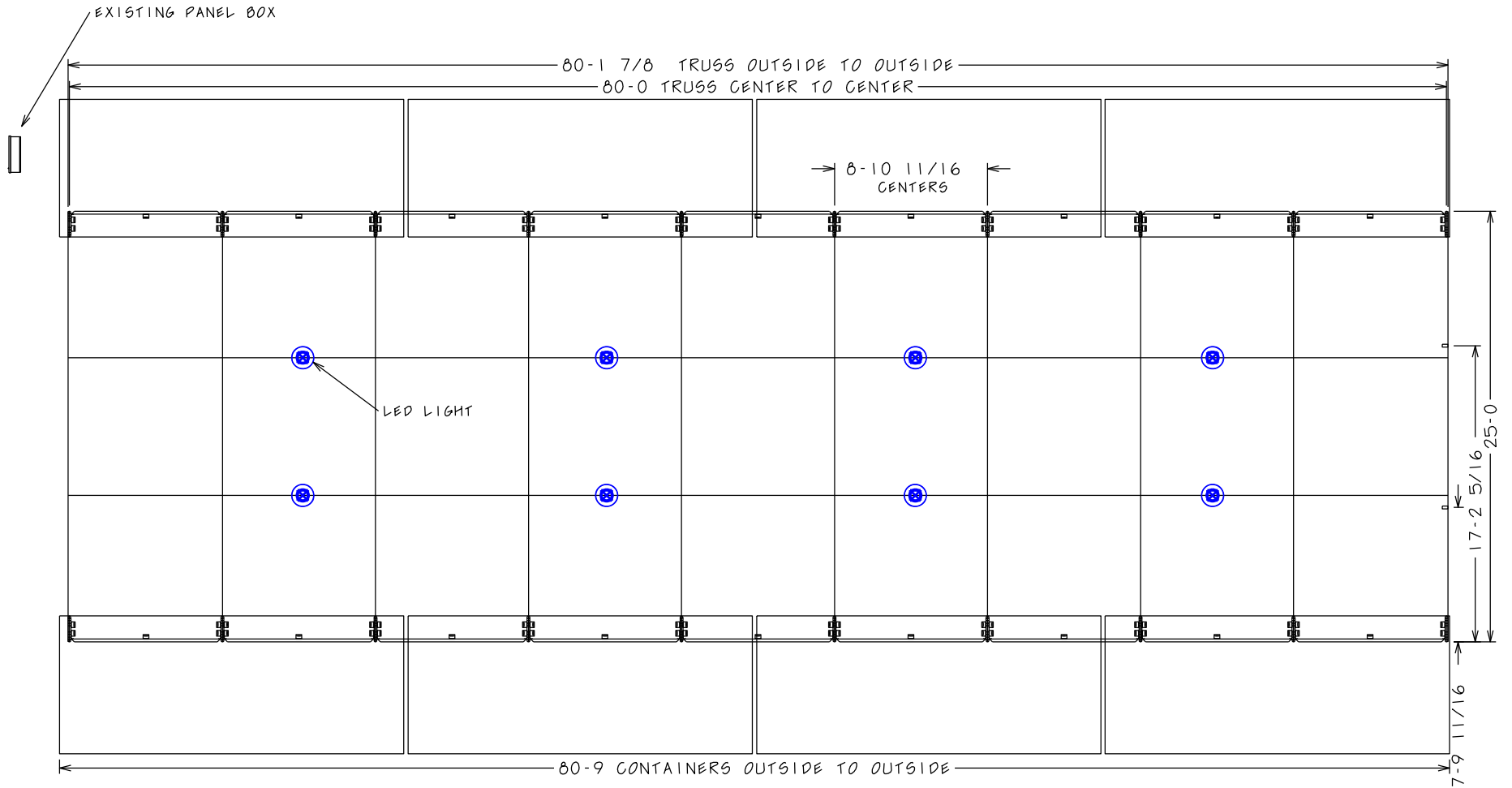
DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

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X  
PLEASE SIGN ABOVE

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DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

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DESCRIPTION

DESCRIPTION

(CONTINUED)

PARCEL 1

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East, 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°56'41" East, 137.24 feet; thence North 23°59'10" East, 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°6'17" East, 102.76 feet; thence North 20°24' West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said Section 3; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said South right of way line, a distance of 361.59 feet; thence South 20°24'00" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning of the description; thence continue North 87°45'11" East along said South right-of-way line, a distance of 112.04 feet; thence South 21°08'13" East, a distance of 112.04 feet; thence South 68°51'47" West, a distance of 97.23 feet; thence South 21°08'13" East, a distance of 20.00 feet; thence North 68°51'47" East, a distance of 150.00 feet; thence North 21°08'13" West, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence Point of Intersection with arc of a curve and the South right of way line of said State Road A1A (a radial bearing at said point bears North 07°21'27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13°46'46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68°51'47" East, a distance of 417.81 feet; thence South 60°47'30" East, a distance of 492.74 feet; thence South 15°47'30" East, a distance of 974.15 feet; thence South 74°12'30" West, a distance of 450.00 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port, as recorded in Plat Book 8, page 1 of the Public records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87°55'00" West, a distance of 312.70 feet; thence North 79°13'00" West, a distance of 163.78 feet; thence North 20°24'00" West, a distance of 299.94 feet; thence North 89°44'00" West, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway right of way; thence North 20°24'00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as Described in that certain Easement Agreement Recorded in Official Record Book 513, page 701, of the Public Records of St. Lucie County, Florida.

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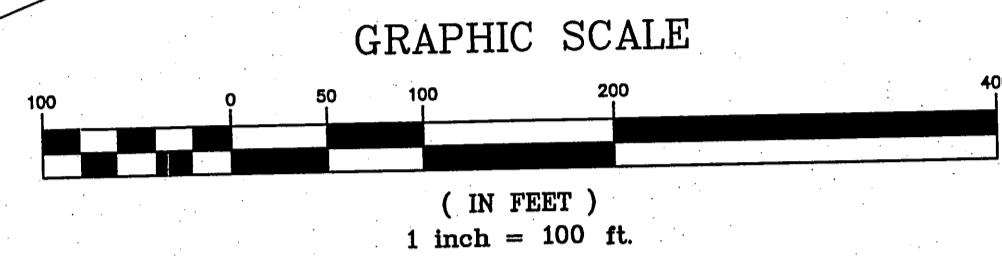
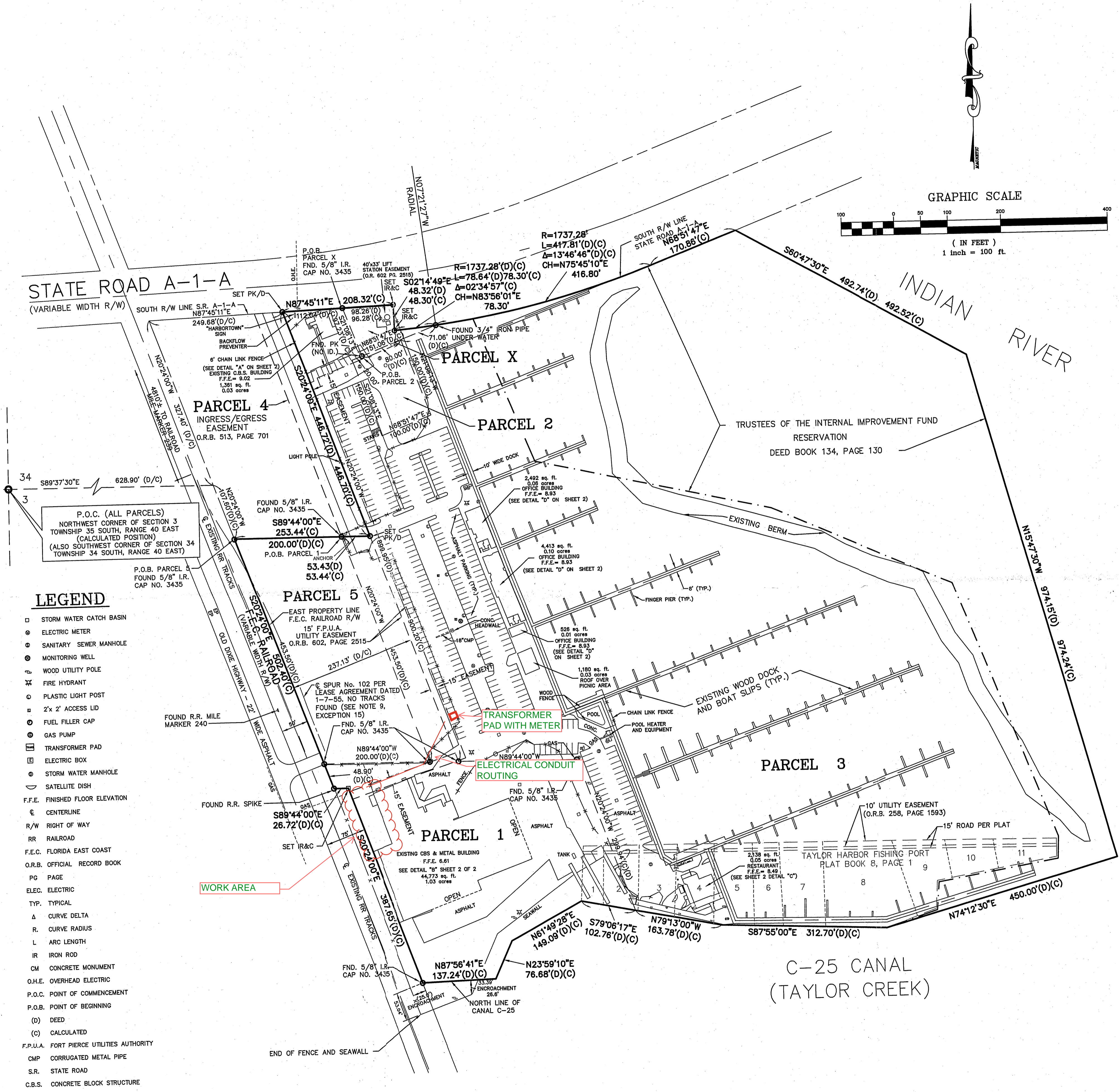
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Exception 6: Not a survey matter.
Exception 7: Shown on survey.
Exception 8: Shown on survey.
Exception 9: Shown on survey.
Exception 10: Shown on survey.
Exception 11: Not applicable.
Exception 12: (Intentionally deleted with Underwriter's approval.)
Exception 13: Not applicable.
Exception 14: Not a survey matter.
Exception 15: Not accurately plottable from information supplied. Client is directed to contact Florida East Coast Railroad for exact location of License agreement boundary.
Exception 16: Shown on survey.
Exception 17: Not a survey matter.
Exception 18: (Exception intentionally deleted with Underwriter's approval.)
Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & McCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA



LEGEND

- STORM WATER CATCH BASIN
ELECTRIC METER
SANITARY SEWER MANHOLE
MONITORING WELL
WOOD UTILITY POLE
FIRE HYDRANT
PLASTIC LIGHT POST
2' x 2' ACCESS LID
FUEL FILLER CAP
GAS PUMP
TRANSFORMER PAD
ELECTRIC BOX
STORM WATER MANHOLE
SATELLITE DISH
FINISHED FLOOR ELEVATION
CENTERLINE
R/W RIGHT OF WAY
RR RAILROAD
F.E.C. FLORIDA EAST COAST
O.R.B. OFFICIAL RECORD BOOK
PG PAGE
ELEC. ELECTRIC
TYP. TYPICAL
A CURVE DELTA
R. CURVE RADIUS
L. ARC LENGTH
IR IRON ROD
CM CONCRETE MONUMENT
O.H.E. OVERHEAD ELECTRIC
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(D) DEED
(C) CALCULATED
F.P.U.A. FORT PIERCE UTILITIES AUTHORITY
CMP CORRUGATED METAL PIPE
S.R. STATE ROAD
C.B.S. CONCRETE BLOCK STRUCTURE
X 6' CHAIN LINK FENCE
CORNER IN WATER - UNABLE TO SET

Table with 2 columns: COMPUTER FILE REF, FIELD BK./PG.
04-211CALC, 0498/26

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Table with 2 columns: REVISIONS, BY, DATE. Includes rows for DESIGNED, CALCS., DRAWN, DETAILED, CHECKED, APPROVED.

Table with 2 columns: BY, DATE. Includes rows for DESIGNED, CALCS., DRAWN, DETAILED, CHECKED, APPROVED.

BOUNDARY SURVEY
FOR
RIVERFRONT DEVELOPMENT L.C.

Table with 2 columns: DATE, HORIZ. SCALE, VERT. SCALE, JOB No., SHEET.
DATE: 2-08-05
HORIZ. SCALE: 1"= 100'
VERT. SCALE:
JOB No. 04-211
SHEET 1 OF 1