



Property Identification

Site Address: S OCEAN DR
 Sec/Town/Range: 18/35S/41E
 Parcel ID: **2413-501-0102-000-7**
 Jurisdiction: Saint Lucie County
 Land Use Code: 1000 - Vac Comm
 Account #: **24350**
 Map ID: [25/18N](#)
 Zoning: Hutch Isla



Legal Description

SURFSIDE HARBOR BLK 8 LOTS 10, 11, 12, 13, 20, 21, 22 AND 23 (OR 209-2992: 269-1437:
 393-358: 1224-906: 1486-615)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.73
Land Size (SF):	31,750

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

[Sources/links:](#)



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: South Ocean Drive

2. Legal description of real property for which annexation is being requested:
Lots 10, 11, 12, 13, 20, 21, 22, 23, Block 8, SURFSIDE HARBOR, according to the plat thereof,
as recorded in Plat Book 10, Page 68, of the Public Records of St. Lucie County, Florida.
 Property Tax ID: 2413-501-0102-000-7

3. Size of described property: 31,750 square feet

4. Project description: Annexation into the City of Ft. Pierce

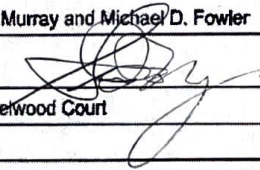
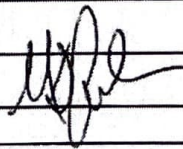
5. Current St. Lucie County Future Land Use Designation: Residential/Commercial

6. Current St. Lucie County Zoning: Hutchinson Island

7. Is this a Historic property? No

8. Appraised value: \$134,000.00

9. Name of Owner(s): Sean M. Murray and Michael D. Fowler

Signature of Owner(s):  

Mailing Address: 9530 Laurelwood Court

City Ft. Pierce State FL Zip 34951

Phone 772-579-6147 Fax 772-617-1252

10. Name of Representative: TONY ACERRA
Signature of representative: Anthony D. Acerra
Mailing Address: 302 S.W. KANEVA AVE.
City) PORT SAINT LUCIE State FL. Zip 34953
Phone 732-822-1859 Fax _____
E-mail: TONY.ACERRA@COMCAST.NET

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1721574 OR BOOK 1224 PAGE 0906
Recorded: 05-20-99 11:04 A.M.

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950

[TITLE NOT EXAMINED BY SCRIVENER]

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed on May 14, 1999, between Lela McCarty Mitchell, as Successor Personal Representative of the Estate of MICHAEL S. MCCARTY, deceased, pursuant to execution of letters of administration on October 16, 1996, whose post office address is Post Office Box 976, Thomasville, Georgia 31799, Grantor, and Michael D. Fowler, Grantee, whose mailing address is P. O. Box 1270, Fort Pierce, Florida 34954.

WITNESSETH:

WHEREAS, MICHAEL S. MCCARTY (the "Decedent") died testate resident of St. Lucie County, Florida, on May 6, 1995.

WHEREAS, the decedent in his Last Will and Testament, dated April 10, 1995, which has been duly admitted to probate by the Circuit Court of the Nineteenth Judicial Circuit in and for St. Lucie County, Florida, Probate Division, in File No. 95-394-CP on the 26th day of May, 1995 along with the execution of Letters of Administration on May 26, 1995 and

WHEREAS, Michael D. Fowler is entitled to reasonable compensation for services rendered as the attorney of record for the predecessor personal representative, Lisa McCarty, and has agreed to take in kind distribution of real property in lieu of monetary remuneration and

NOW, THEREFORE, in the consideration of the sum of One Dollars (\$1.00), and pursuant to the agreement between the parties hereto to settle the outstanding balance of attorneys fee due Michael D. Fowler, the Grantor has granted, bargained, sold, released, conveyed and confirmed to the said Grantee, his heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

An undivided one-half interest in and to the following:
Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR,
Plat Book 10, page 68, in the Public Records of St. Lucie County,
Florida.

TIN # 2413-501-0102-0007

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by grantor) and acceptance (by grantee)

0.00
0.70
0.00

* Doc Assump: \$
* Doc Tax : \$
* Int Tax : \$

OR BOOK 1224 PAGE 0907

of this deed, the grantor and the grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

TOGETHER with all singular tenements, hereditaments and appurtenances belonging or in any way appertaining to that real property.

TO HAVE AND TO HOLD, the above described premises unto the Grantee in fee simple forever, and the Grantor, as Successor Personal Representative, does hereby covenant with the Grantee against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor as Personal Representative, that the Grantor as Successor Personal Representative is lawfully possessed of the above described premises, that they are free and clear of all encumbrances and that the grantor as Successor Personal Representative has good, right and lawfully authority to sell, convey, alienate, hypothecate, transfer and assign the same and that in all things preliminary to and in and about, this conveyance, the laws of Florida have been followed and complied with in all respects. The Grantor as Successor Personal Representative does hereby fully warrant the title to that land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor as Successor Personal Representative.

IN WITNESS WHEREOF, the Grantor, as duly constituted and appointed Successor Personal Representative of the Estate of MICHAEL S. MCCARTY, Deceased, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the Presence of:

Patricia B. Durawee
Witness's Signature

Patricia B. Durawee
Witness's Printed Name

Travis Shepherd
Witness's Signature

Travis Shepherd
Witness's Printed Name

Lela McCarty Mitchell
Lela McCarty Mitchell, as Successor Personal Representative of the Estate of MICHAEL S. MCCARTY
Post Office Box 976
Thomasville, Georgia 31799

STATE OF GEORGIA
COUNTY OF

The foregoing instrument was acknowledge before me this 14 day of MAY,
1999, by Lela McCarty Mitchell, as Successor Personal Representative of the estate of
MICHAEL S. MCCARTY, who is personally known to me or has produced
as identification.

Ramona L Benton
Notary Public

Ramona L Benton
Printed Name

My commission Expires:

NOTARY PUBLIC, THOMAS COUNTY, GA
MY COMMISSION EXPIRES JUNE 15, 2001

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950

OR BOOK 1.224 PAGE 0908

Return to: (enclose self-addressed stamped envelope)
Name:

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Thomas L. Campbell

Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2002965 OR BOOK 1486 PAGE 615
Recorded: 01/31/02 12:27

This instrument Prepared by:

Thomas L. Campbell

Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

Doc ASSUMP: \$ 0.00
Doc Tax : \$ 0.70
Int Tax : \$ 0.00

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 30th day of November A. D. 19 89 by

GEORGE E. MURRAY, a single adult,

hereinafter called the grantor, to

SEAN M. MURRAY, a single adult,

whose postoffice address is P.O. Box 3121, Ft. Pierce, Florida 34948
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

An undivided one-half interest in and to the following:

Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR, according to the Plat thereof as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

John J. Cabell *George E. Murray*
Arthur J. Bluss

STATE OF Florida
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

GEORGE E. MURRAY

to me known to be the person described in and who executed the foregoing instrument and before me that HE executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

DECEMBER A. D. 1989

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 7, 1991
BONDED BY AMERICAN SURETY CORP.

Arthur J. Bluss



Return - Murray
0110 72

Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request for annexation of property into the city of Ft Pierce, FL.

Anthony S. ACERRA
Name of Applicant or Company (Printed)

10/6/2025
Date

[Signature]
1st Owners Signature

11.18.25
Date

MICHAEL D. FOWLER
1st Owners Printed Name

11.18.25
Date

2nd Owners Signature

Date

2nd Owners Printed Name

Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

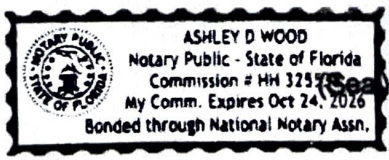
Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

ATTEST: THE STATE OF Florida : St. Lucie **COUNTY**
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Florida,
on this day personally appeared Michael Fowler, known to me to be the person whose
name is subscribed to the foregoing instrument and acknowledged to me that he executed same for
the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE 18th DAY OF November, 2025

[Signature]
NOTARY PUBLIC



Owner's Authorization Letter

I/we hereby certify that I/we am/are the owner(s) of the described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request for annexation of property into the City of Ft. Pierce, FL.

Anthony S. ACERRA
Name of Applicant or Company (Printed)

10/6/2025
Date

[Signature]
1st Owners Signature

11/06/2025
Date

Sean M. Murray
1st Owners Printed Name

11/06/2025
Date

2nd Owners Signature

Date

2nd Owners Printed Name

Date

Additional property owners must provide their signatures, printed names, and dates on a separate letter. This letter must also be notarized. Failure to include additional property owner(s) or to submit the document correctly may result in delays.

Be aware that individuals representing a corporation, limited liability company (LLC), or similar entity in matters of property ownership must include documentation with this letter confirming their authority to sign on behalf of the entity. Failure to provide this documentation may result in delays.

ATTEST: THE STATE OF Florida **:** Highland **COUNTY**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Florida, on this day personally appeared Sean M. Murray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
THE 6th DAY OF November, 2025

[Signature]
NOTARY PUBLIC



Justification Statement

All my life I enjoyed creating and building. In 1979 I became a union carpenter and worked in the extreme heat and cold for 38 years. I first visited Florida in 1975 with a couple of friends and returned many times afterwards. In 1989 I visited friends and Stuart. Their parents just built a house on the river in Sewall's Point. The sunsets were amazing and the warmth thawed my frostbitten fingers and toes. I knew I had to return here someday. My dream was to build a home with a sunset view.

I bought a fixer-upper house in my hometown and worked on it for 35 years. I also sacrificed to save money by working side jobs, nights and weekends. In 2003, 12 years before my retirement in 2015 because of spinal injuries. I bought my first Lot #14 on Hutchinson Island at Bear Point Sanctuary in the Surfside Harbor subdivision. I envisioned my dream three-story home with 360° sunrise to sunset views. I was curious why no one had built in the area after finding out that those lots were plotted out in 1950. So, I did my due diligence and visited the county building department on 2300 Virginia Ave in 2003 a couple of weeks later. The gentleman in the office there took me into the conference room and I showed him what I had just purchased. weeks later. He told me, "You are grandfathered into the lot size and setbacks for your house and septic tank". I felt relieved, so I bought my second lot #10.

Soon after I did a lot of legwork and asked many questions. I hired a wetlands consultant and started my mitigation process for Lot 14 with Lauri Heistermann at the Bear point Mitigation Bank. I paid for one reservation credit to mitigate the mangoes which amounted to 1/10th of an acre, or 4,500 square ft. I then hired my wetlands consultant to begin my DEP application much time and money later. I also have my DEP approval. Which, by the way, included a septic tank because the county did not provide sewer or water service. The City of Fort Pierce had a waterline installed only. Powerlines were there, and my dream was coming true. Little did I know my nightmare was just about to begin. Not just for me, before the whole subdivision dozens of lots were sold off during 2003 to 2004 and no one discovered any restrictions either.

Then a stroke of luck. After buying YMCA Easter house tickets since 1989, yes 31 years, I got a call from the YMCA in 2020. " You won the house". A year later our house was sold in a good market and my wife and I moved into the house in Port St. Lucie. I was ready to build. But, not so fast. First, the county said they would not allow a septic tank. I needed a sewer line. One day I was speaking to a builder/ developer from West Palm Beach who had bought a lot just up from me about my sewer petition. He said he was told the county had created. Something called an NCLOR, which rendered our lots, non-conforming, not billable, I basically worthless. Deep depression. I had been in the process of trying to get a sewer line from the county 1.5 miles to the south of our subdivision at a cost of \$1.5 million in 2021. This first MSBU consisted of 75 lots from Blue Heron Boulevard to the end of our subdivision just north of the Bear Point Sanctuary parking lot. I questioned Barbara Getler and Cathy Altizer about the targeted area because it included the lots not just fronting A1A, but also the lots behind us. I mentioned that I was always told that the back lots were never going to be able to be built on. Barbara said, "This is what they gave us".

I had no choice, but to continue on with the MSBU, even though I told Barbara and Cathy, that I was afraid for my life. Can you imagine me getting them to pay for my sewer line knowing that they could not use it? They know where I live, and everyone in Florida has a gun. I had checked in with the petition count for the MSBU from time to time. Two years later, I was seven petitions short.

The next time I called Barbara, she told me my MSBU would not be allowed because our properties were not valuable enough. I said they were not valuable because we do not have a sewer line. I called Ray Morankus from the county sewer department to ask him if our subdivision could self-pay. He said the cost to install the sewer line went from \$1.5 million to \$4.5 million during that two year time period. This MSBU was doomed to fail from the beginning. Even if I did get the last seven properties, my MSBU would have been rejected by the county attorney anyway. I know this now only because of what happened next.

One day, I went to talk to Otis the owner of the Pie Hole pizza restaurant in our subdivision. The waitress said he was out of town. I mentioned about the sewer line and she told me he got approval from FPUA to bring it from Blue Heron Boulevard to the north south to his restaurant and properties. I was confused. When I inquired about that, I was told that would not be possible because that line was installed with federal money and it could not be extended south of Blue Heron Boulevard. Apparently, I was given wrong information again.

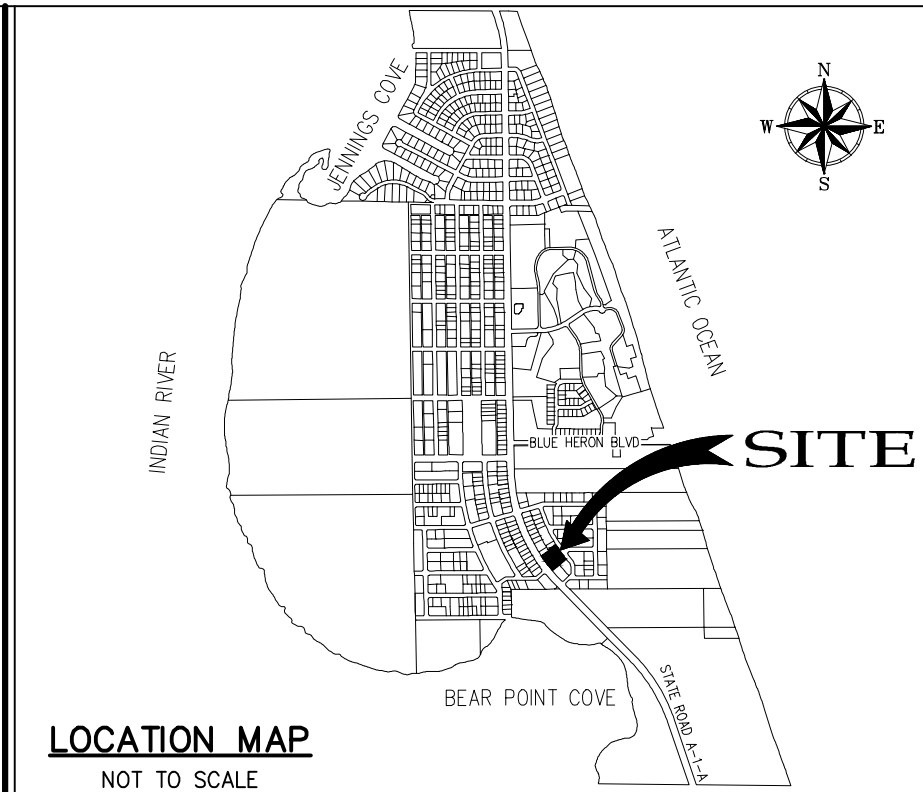
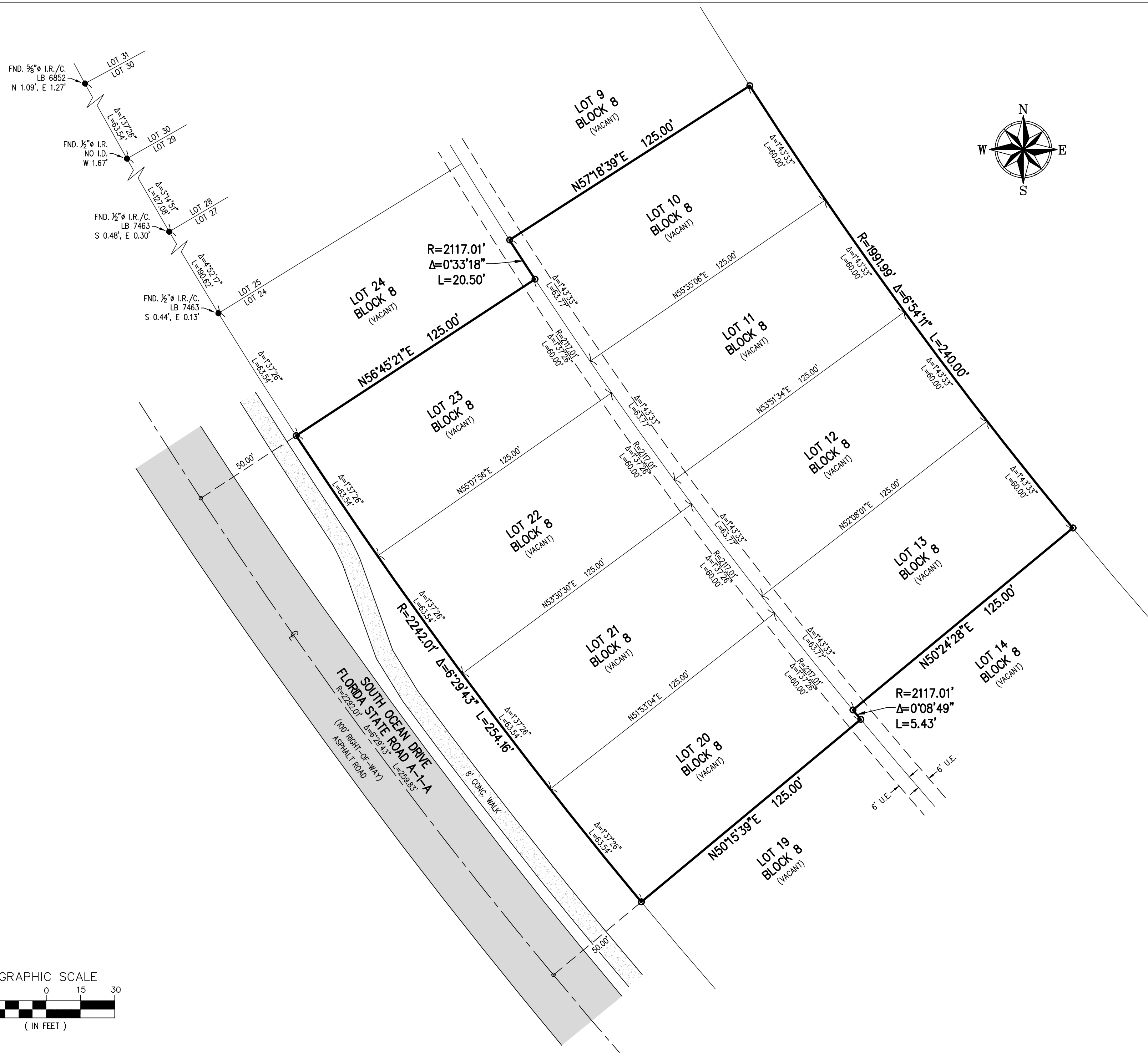
In March 2022, I decided to hire a lawyer to see what my options were. He told me that I needed to annex into the City of Fort Pierce because they did not change their ordinance and our lots would be considered conforming and buildable. I got in contact with Venus Gilmore, who is very helpful. My lawyer set up a meeting with him at City Hall. At that meeting, Venus confirmed that I could annex, my lots would be conforming, and that I could have a septic tank.

Great, I didn't have to bother with another MSBU for sewer line. Weeks later, I walked into the annexation meeting, and Ryan Altizer said, "You're going to be quick and easy so we are going to do yours first". I was annexing my Lot 14 to the lot across A1A to whom I paid \$2100 for his survey to get him to annex because he was contiguous with the lot next to him thus making me contiguous with his lot across A1A. This is basically what lot number #9 did which my second lot to be annexed #10 is contiguous to. He annexed his lot in 2007 according to ordinance K-438 which was created by the City of Fort Pierce in 2006. But it wasn't that easy. As soon as the mention of a septic tank, I believe it was Alicia, said septic tanks were not allowed. At this point, the highs and lows are destroying my soul. Kevin Freeman said my annexation was on hold until we had a sewer line, not canceled.

So I contacted Bo Hutchinson and Lugey Dawson at the FPUA. He said yes the sewer line was federally funded. I asked him then how was Pie Whole Pizza was able to bring the sewer line down about 800' to his restaurant. He told me he paid for it himself. Private money. I contacted Barbara to start another MSBU to service the second half of our subdivision with FPUA. Bo said we first had to get approval from Florida Fish And Wildlife. We called and emailed Patricia Kelly. She explained to us over the phone and through emails that she would only give permission for the 26 lots fronting A1A, and it had to be paid for by our private money. There was no formal application or document. The new 26 lot approval map was drawn up and Patricia indicated the area with a red arrow.

The new area map is part of my application and has been uploaded to the portal.

Of the 26 parcels, I have more than 75% of the required MSBU applications signed. Only 51% is required for approval. So here we are today because our MSBU was denied by the county because 10 of the 26 lots that are in the county are nonconforming. The county attorney said an owner of a nonconforming lot cannot be forced to pay for a MSBU if they are not able to build. We need to annex the 10 county lots first into the City of Fort Pierce to be conforming. Then, at that time, the sewer line can be installed. 16 of the 26 lots south of Pie Hole Pizza are already city lots in our MSBU. The lots from Blue Heron Boulevard south to Pie Hole Pizza are all city lots which make up the northern half of our subdivision. That makes about 90% city lots and 10% county lots total in our Surfside Harbor subdivision. This annexation process will conform the whole subdivision to city lots. Note, the FPUA owns the water line already and because of this if anyone were ever to build they would have to sign an annexation agreement for the City of Fort Pierce before any building would be able to commence. Thank you for considering our annexation applications.



LEGEND

Δ	- DELTA (CENTRAL ANGLE)	L.M.E.	- LIMITED MAINTENANCE EASEMENT
⊙	- CENTER LINE	L.P.	- LIGHT POLE
A/C	- AIR CONDITIONER	(N.R.)	- NON RADIAL
A.K.A.	- ALSO KNOWN AS	O.R.B.	- OFFICIAL RECORD BOOK
ALUM.	- ALUMINUM	P.B.	- PLAT BOOK
B.E.	- BUFFER EASEMENT	P.C.	- POINT OF CURVATURE
C.B.	- CATCH BASIN	P.C.C.	- POINT OF COMPOUND CURVATURE
C.O.	- CLEANOUT	P.I.	- POINT OF INTERSECTION
CLF	- CHAIN LINK FENCE	PGS.	- PAGE(S)
CONC.	- CONCRETE	P.R.C.	- POINT OF REVERSE CURVATURE
COV.	- COVERED	P.R.M.	- PERMANENT REFERENCE MONUMENT
C.U.E.	- CITY UTILITY EASEMENT	PROP.	- PROPOSED
D.E.	- DRAINAGE EASEMENT	R	- RADIUS
ELEC.	- ELECTRIC EASEMENT	R.P.	- RADIUS POINT
ELEV.	- ELEVATION	R/W	- RIGHT-OF-WAY
EQUIP.	- EQUIPMENT	(RAD.)	- RADIAL
ESMT.	- EASEMENT	SQ. FT.	- SQUARE FEET
EXIST.	- EXISTING	TYP.	- TYPICAL
F.H.	- FIRE HYDRANT	U.E.	- UTILITY EASEMENT
F.P.L.	- FLORIDA POWER & LIGHT	W.M.	- WATER METER
FIN.	- FINISHED	⊙	- DENOTES PROPOSED ELEVATION
FUR.	- FLOOR	⊙	- DENOTES EXISTING ELEVATION
FND.	- FOUND	→	- DIRECTION OF FLOW
G.V.	- GATE VALVE	⊙	- DRAINAGE MANHOLE
H.H.	- HAND HOLE	⊙	- IRRIGATION CONTROL VALVE
H.P.	- HIGH POINT	⊙	- OVERHEAD WIRES
I.R./CAP	- IRON ROD & CAP	⊙	- SANITARY MANHOLE
L	- ARC LENGTH	⊙	- SET 5/8" IR/CAP LB 3591
L.E.	- LANDSCAPE EASEMENT	⊙	- SIGN

- NOTES:**
- THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
 - THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
 - THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE NORTHWEST LINE OF LOT 23, BLOCK 8 AS N56°45'21"E. ALL OTHERS RELATIVE THERETO.
 - THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
 - ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
 - FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0192K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
 - BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "97 77 A 21", ELEVATION = 2.48'.
 - PROPERTY ADDRESS: S OCEAN DRIVE

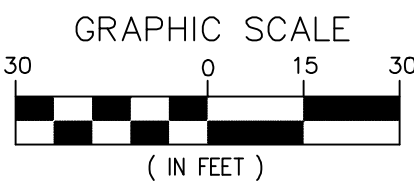
LEGAL DESCRIPTION:
 LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8, SURFSIDE HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD.

CONTAINING 61,825.96 SQUARE FEET OR 1.419 ACRES, MORE OR LESS.

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED UNDER MY DIRECTION, ON JANUARY 12, 2023. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA - LB #3591



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
 LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8
 SURFSIDE HARBOR

BOUNDARY SURVEY	1/12/2023	RFC
REVISIONS	DATE	BY

DATE	1/12/2023	SCALE	1"=30'
F.L.D.B.K.	N/A	CHECKED BY	RAL
PAGE	N/A		
FILE NAME	10299_Survey.dwg		

10299
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