BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

DIOCESE OF PALM BEACH

NOTES:

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENTS). THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. SAID LINE BEARS S 00°13'56" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011). ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

5. ELEVATIONS ARE IN FEET AND RELATED TO SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK "MOBIL", HAVING A PUBLISHED ELEVATION OF 17.51 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

6. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

7. LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

8. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

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

10. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

11. THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

13. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

14. BOUNDARY DIMENSIONS SHOWN HEREON ARE CALCULATED AND FIELD MEASURED UNLESS OTHERWISE NOTED.

15. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

16. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

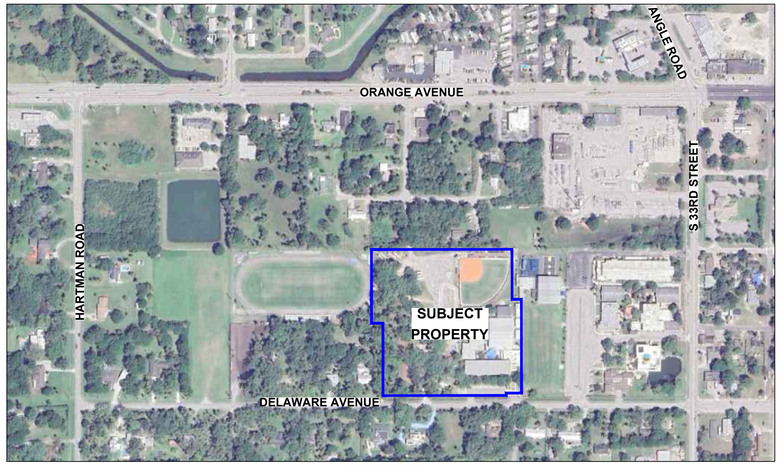
17. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

18. THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION ON THE GROUND BUT DOES NOT DETERMINE OWNERSHIP OF PROPERTY RIGHTS. LEGAL DESCRIPTION NOT TO BE USED FOR CONVEYANCE.

19. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN IMPROVEMENTS AND/OR LOT LINES. DIMENSION SHOWN SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER THE SCALED POSITIONS.

LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 09/26/25.
FILE NUMBER: 22-1034, DATA COLLECTOR NUMBER: DAD233400484.

CERTIFIED TO: DIOCESE OF PALM BEACH.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1	COVER SHEET
SHEET 2	SOUTHWEST QUARTER SECTION BREAKDOWN & BOUNDARY
SHEET 3	EXISTING CONDITIONS

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER License Number 7473 STATE OF FLORIDA Professional Surveyor and Mapper

FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

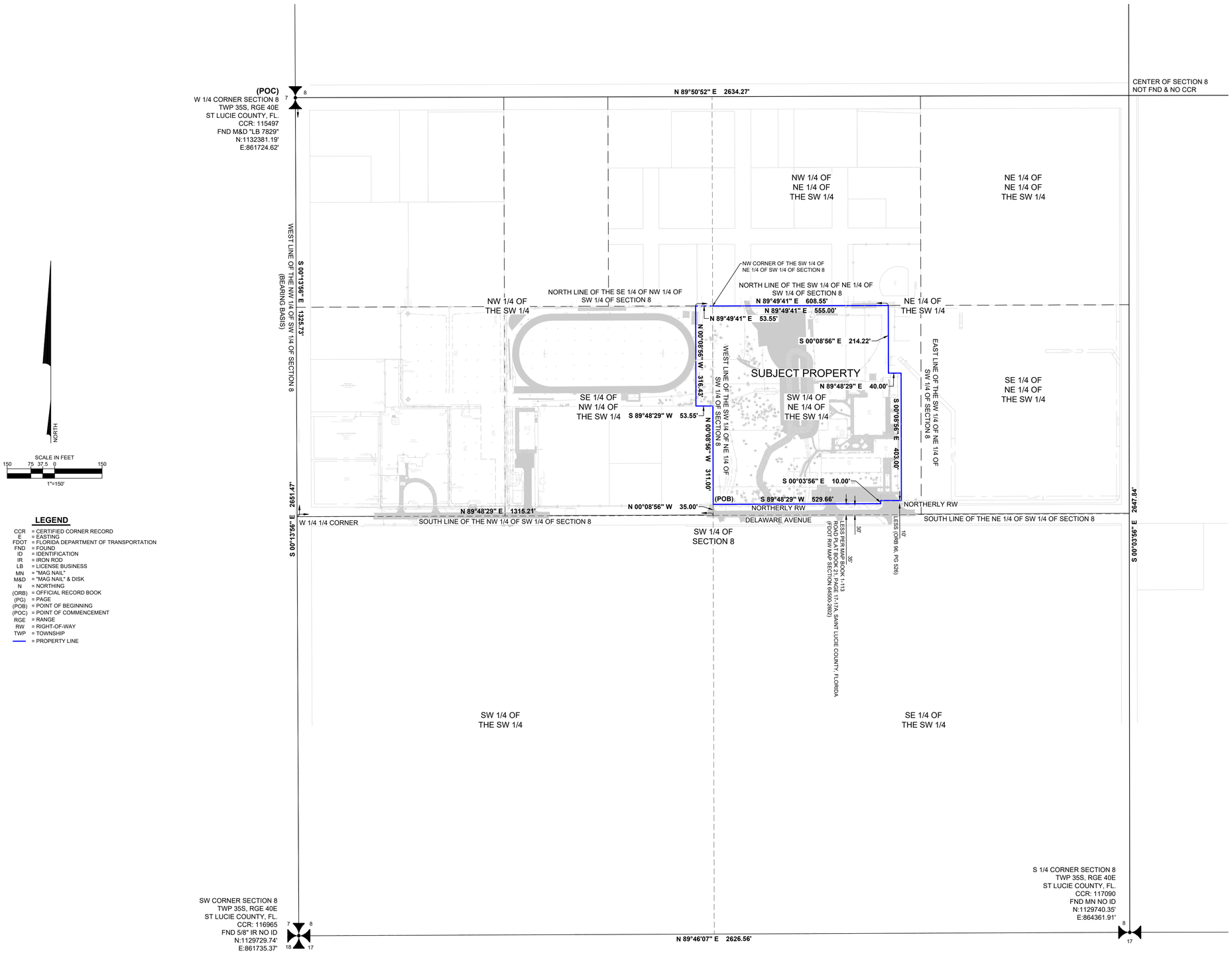
VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: NONE
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: **22-1034**
SHEET: **1 OF 3**

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\22-SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

CCR	= CERTIFIED CORNER RECORD
E	= EASTING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IR	= IRON ROD
LB	= LICENSE BUSINESS
MN	= "MAG NAIL"
M&D	= "MAG NAIL" & DISK
N	= NORTHING
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
(POB)	= POINT OF BEGINNING
(POC)	= POINT OF COMMENCEMENT
RGE	= RANGE
RW	= RIGHT-OF-WAY
TWP	= TOWNSHIP
——	= PROPERTY LINE

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NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHWEST QUARTER BREAKDOWN SHEET
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY:	GJS
APPROVED BY:	F. GUETTLER
SCALE:	1" = 150'
DATE:	09-17-25
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER:	22-1034
SHEET:	2 OF 3

I:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\ST SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

LEGEND

ALU	= ALUMINUM
ANC	= ANCHOR
ASP	= ASPHALT
CE	= COVERED ENTRY
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
DC	= "D" CURB
DIP	= DUCTILE IRON PIPE
ELC	= ELECTRIC BOX
EM	= ELECTRIC METER
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
(FDOT)	= FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	= FINISHED FLOOR ELEVATION
FPL	= FLORIDA POWER & LIGHT
ICV	= IRRIGATION CONTROL VALVE
INT	= INTERSECTION
INV	= INVERT
LB	= LICENSE BUSINESS
OH	= OVERHEAD ELECTRIC
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
PID	= PROPERTY IDENTIFICATION
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD & CAP
RCP	= REINFORCED CONCRETE PIPE
RPZ	= REDUCED PRESSURE ZONE
RW	= RIGHT-OF-WAY
TOB	= TOP OF BANK
TOE	= TOE OF SLOPE
TRANS	= TRANSFORMER
WD	= WOOD
WV	= WATER VALVE
YD	= YARD DRAIN
———	= PROPERTY LINE
●	= SET 5/8" R&C "LB 8206" (UNLESS OTHERWISE NOTED)
☼	= LIGHT POLE
□	= CONCRETE POWER POLE
◑	= WOOD POWER POLE
⊏	= MITERED END SECTION
▬	= CATCH BASIN
	= PALM TREE
	= MAGNOLIA TREE
	= OAK TREE
16.93	= SPOT ELEVATION

(NOT PART OF THIS SURVEY)
PID: 2408-324-0005-000-8
(ORB 0734, PG 0512)
(OCCUPIED)

PID: 2408-324-0001-000-0
(ORB 0460, PG 2622)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0010-000-9
(ORB 3030, PG 0584)
(VACANT)

(NOT PART OF THIS SURVEY)
S 36TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0011-000-6
(ORB 5331, PG 1911)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
S 35TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-313-0001-000-6
(ORB 0460, PG 2621)
(OCCUPIED)

PID: 2408-313-0002-000-3
(ORB 0460, PG 2625)
(OCCUPIED)

LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)

LESS (ORB 96, PG 526)

N 00°08'56" W 316.43'

N 00°08'56" W 311.00'

S 89°48'29" W 53.55'

N 89°48'41" E 608.55'

S 00°03'56" E 10.00'

S 89°48'29" W 65.33'

S 00°08'56" E 403.00'

S 00°08'56" E 214.22'

N 89°48'29" E 40.00'

WEST LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4

NORTH LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4

SOUTH LINE OF THE NE 1/4 OF SW 1/4

DELAWARE AVENUE (20' ASPHALT)

OBSERVED CL

1 STORY MODULAR BUILDING FFE: 19.49

1 STORY MODULAR BUILDING FFE: 19.50

1 STORY BUILDING FFE: 19.05

2 STORY BUILDING FFE: 19.45

1 STORY BUILDING FFE: 18.78

1 STORY BUILDING FFE: 18.71

1 STORY BUILDING FFE: 18.80

1 STORY BUILDING FFE: 18.38

1 STORY BUILDING FFE: 18.36

GRINDER STATION

METER PANEL

DRINKING FOUNTAIN

SCOREBOARD

BASEBALL FIELD

BATTING CAGE

BLEACHERS

DUGOUT

1 STORY PORTABLE

WD DECK

ALU RAMP

ASPHALT

CONC

ASP

COVERED WALK

CONC WALK

CONC DRIVE

FLAG POLE

SIGN

SHED

GATE

HOSE BIB

ICV

CS/FPL TRANS

RIM: 16.93
S INV: 13.43
W INV: 13.43

INV: 13.98
INV: 14.61

RIM: 16.89
S INV: 14.85

RIM: 16.97
N INV: 15.87

RIM: 16.79
S INV: 15.18
N INV: 15.18
W INV: 15.25

RIM: 16.80
S INV: 15.70

RIM: 18.04
SW INV: 16.59
SE INV: 16.59
E INV: 16.69

RIM: 18.16
N INV: 17.41

RIM: 17.01
FILLED WITH MUD
INVERT INACCESSIBLE

RIM: 18.55
S INV: 17.55
E INV: 17.75
W INV: 17.55

RIM: 17.47
INV: 14.27

RIM: 16.82
E INV: 13.82
W INV: 13.82

RIM: 16.80
W INV: 13.85

INV: 13.96

INV: 14.70

INV: 15.08

INV: 16.23

INV: 13.86

8" PVC
INV:15.59

8" HDPE

15" RCP

10" DIP

6' CLF

5' CLF

4' CLF

4'.5' & 6' CLF INT
S 2.0'

5' CLF
S 2.3'

5' CLF COR
S 2.8'

6' & 5' CLF INT
N 3.8', E 25.0'

5' CLF LINE
N 3.8'

6' CLF INT
N 0.8', E 1.5'

6' & 5' CLF COR
S 4.4'

5' CLF COR
S 5.2'

TOB
TOE
ANC
EP
EM
CO
DC
CE
YD
RAMP
CONC WALK

235.89'
373.85'
334.32'
149.24'
555.00'
608.55'
403.00'
214.22'
40.00'
98.95'
61.17'
63.33'
50.75'
246.39'
240.29'
152.30'
111.50'
120.0'
43.0'
41.17'
36.83'
39.33'
29.33'
69.67'
100.67'
165.67'
196.08'
59.33'
47.42'
56.42'
60.5'
53.66'
51.78'
89.37'
72.75'
61.42'
37.67'
40.0'
19.77'
24.75'
24.67'
26.0'
24.23'
14.0'
17.0'
36.17'
41.17'
34.67'
20.34'
22.00'
50.0'
8.07'
14.75'
13.35'
11.81'
10.0'
9.17'
36.0'
48.0'
36.5'
53.55'
149.24'
152.30'
608.55'
555.00'
214.22'
40.00'
403.00'

NORTH

SCALE IN FEET
30 15 7.5 0 30
1"= 30'

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BOUNDARY SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

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