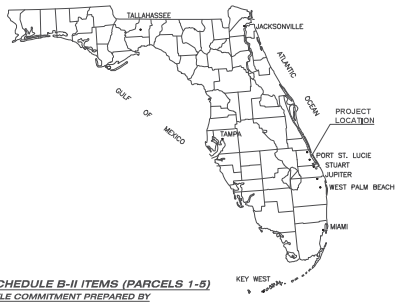
BOUNDARY & TOPOGRAPHIC SURVEY

LANDMARC BUILDING DEVELOPMENT, INC.
SECTION 07, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

LOCATION MAP



SCHEDULE B-II ITEMS (PARCELS 1-5)

TITLE COMMITMENT PREPARED BY
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT # 1810-144
COMMITMENT DATE: MARCH 9, 2021, AT 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
   A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
      SHOWN ON THIS SURVEY.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TERMS, CONDITIONS, AND PROVISIONS OF CROSS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328. (PARCEL 5)
   SHOWN ON THIS SURVEY.
7. ~~TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION NO. 89-246 ACCEPTING RIGHT OF WAY EASEMENT ON BEHALF ST. LUCIE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 651, PAGE 1029.~~ **(PARCELS 1 AND 4)**
   DOES NOT AFFECT SUBJECT PROPERTY.
8. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 237, PAGE 2802. (PARCEL 4)
   SHOWN ON THIS SURVEY.
9. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 189, PAGE 2801. (PARCEL 5)
   SHOWN ON THIS SURVEY.
10. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 238, PAGE 1743. (PARCEL 1)
    SHOWN ON THIS SURVEY.
11. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 368, PAGE 2044 AND OFFICIAL RECORDS BOOK 368, PAGE 2043. (PARCEL 3)
    SHOWN ON THIS SURVEY.
12. ACCESS WILL NOT BE INSURED TO PARCEL 3, SHOULD IT BE SEPARATED FROM OTHER PARCELS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
13. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
15. DRAINAGE DITCHES THAT MAY TRAVERSE THE LANDS INSURED, TOGETHER WITH ANY RIGHTS OF OTHERS FOR DRAINAGE PURPOSES AND ANY RIGHTS OF ST. LUCIE COUNTY OR THE STATE OF FLORIDA TO MAINTAIN SAID DITCHES.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 55 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 424.027 METERS (2,047.23 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 58" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 58" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 28" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 58" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

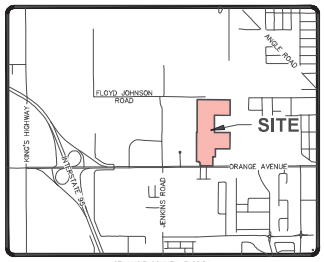
LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N75°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.62 ACRES, MORE OR LESS.

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING OCTOBER 6, 2025, ZENMUSE L1 LIDAR, WITH DJI PILOT FOR FLIGHT PLANNING AND TRIMBLE BUSINESS CENTER AND/OR POAD SURVEY POST PROCESSING.
2. THE FLIGHT WAS DESIGNED BY CERTIFIED REMOTE PILOT NO. 4357810.
3. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS RTK ON OCTOBER 01, 2025.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3ft OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLY 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.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

BWF	BARBED WIRE FENCE
◆	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
(C)	CALCULATED
℄	CENTERLINE
COR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
CM	CONCRETE MONUMENT
CPP ☒	CONCRETE POWER POLE (CPP)
C.A.E.	CROSS ACCESS EASEMENT
	CURB INLET
(D)	DEED
Ⓓ	DRAINAGE MANHOLE
EP	EDGE OF PAVEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FND	FOUND
⟵	GUY WIRE ANCHOR
	HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
L&E	LESS AND EXCEPT
LB	LICENSED BUSINESS
MAG/D	MAG NAIL MAG BRAND NAIL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NSLRWMD	NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
F.K.A.	F.K.A. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
PK/D	PARKER-KALON NAIL & DISK
PRM	PERMANENT REFERENCE MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.L.S	PROFESSIONAL LAND SURVEYOR
℗	PROPERTY LINE
R/W	RIGHT-OF-WAY
SWD⊂	SANITARY VALVE
SEC	SECTION
—ss—	SIGN
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TYP	TYPICAL
WV⊳⊲	WATER VALVE (WV)
⁴Ⓟ₀	WOOD POWER POLE

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC 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 6, 2025. 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. THIS SURVEY MAP AND REPORT IS FOR THE USE OF THE PARTIES NAMED AND IS NOT TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF HALEY WARD, INC. IT IS A VIOLATION OF CHAPTER 5J-17 OF THE 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 1, 2025.
4. THE LEGAL DESCRIPTION(S) AND MATTERS OF RECORD HEREON ARE SHOWN IN REFERENCE TO TITLE COMMITMENT NUMBER 1810-144, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MARCH 9, 2021 AT 11:00PM.
5. PARCEL(S) CONTAIN A TOTAL OF 56.62 ACRES, MORE OR LESS.
6. THIS BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. 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 NETWORK (RTN) OBSERVATION WITH AN ACCURACY OF ±0.10'. SITE BENCHMARKS UTILIZED AND SHOWN HEREON WERE ESTABLISHED VIA CLOSED LEVEL LOOP ORIGINATING AT FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK DESIGNATED "C3", HAVING A PUBLISHED ELEVATION OF 17.59 FEET, NAVD88.
11. 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, WITH A PRECISION OF ±0.05 FEET.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL OVER LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITION.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
15. PARCEL APPEARS TO BE SITUATE IN FLOOD HAZARD ZONE X, PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0184J, HAVING AN EFFECTIVE DATE OF 2/16/2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

Michael T Owen
Digitally signed by Michael T Owen
Date: 2025.10.06 17:00:21 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5656
SIGNATURE DATE:

NO.	DATE	DESCRIPTION	BY	CHK

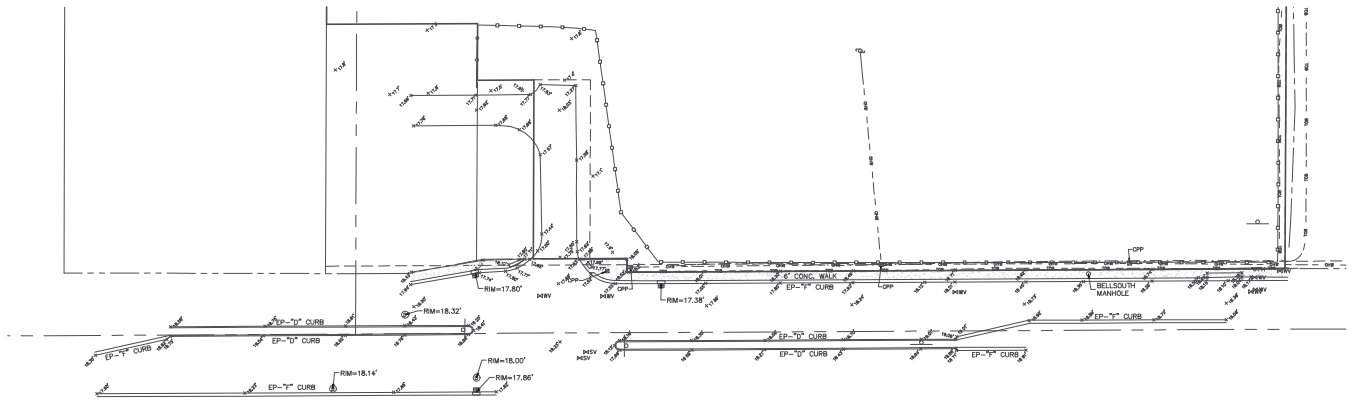
EDC — A DIVISION OF HALEY WARD, INC.
FLICE AUTHORIZATION NO. 33644
L.B. AUTHORIZATION NO. 8267
2320 Vilage Point Rd., Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
LANDMARC BUILDING DEVELOPMENT, INC.
ST. LUCIE COUNTY, FLORIDA

TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

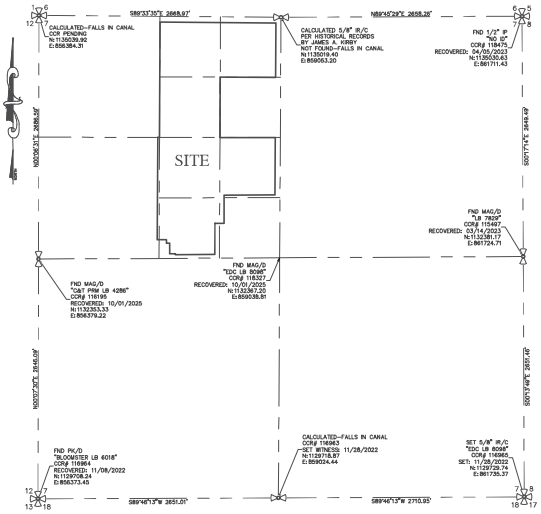
DATE	SCALE
10/2/2025	AS SHOWN
DRAWN BY	CHECKED BY
RJS/SPT	GH/PHS/VJR
PROJECT NO.	FILE NAME
25-144 (OLD 21-290)	MTO

SHEET 1 OF 3



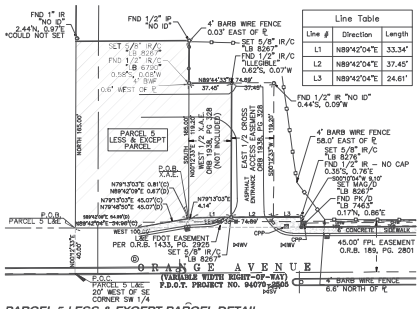
OFF-SITE TOPOGRAPHIC DETAIL

SCALE: 1"=30'



SEC. 07, TWP. 35S, RGE. 40E

1"=500'

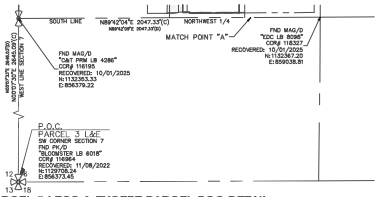


Line Table		
Line #	Direction	Length
L1	N89°42'04"E	33.34'
L2	N89°42'04"E	37.45'
L3	N89°42'04"E	24.61'

PARCEL 5 LESS & EXCEPT PARCEL DETAIL

SCALE: 1"=40'

NOTE: HATCHED AREA DEPICTS PARCELS DESCRIBED AS BEING LESS & EXCEPT FROM SUBJECT PROPERTY IN THE LEGAL DESCRIPTION PROVIDED.



PARCEL 5 LESS & EXCEPT PARCEL POC DETAIL

SCALE: 1"=400'

NO.	DATE	DESCRIPTION	BY	CHK

A DIVISION OF HALEY WARD, INC.
FLA. CERTIFICATE OF AUTHORIZATION NO. 30644
1201 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
LANDMARC BUILDING DEVELOPMENT, INC.
ST. LUCIE COUNTY, FLORIDA

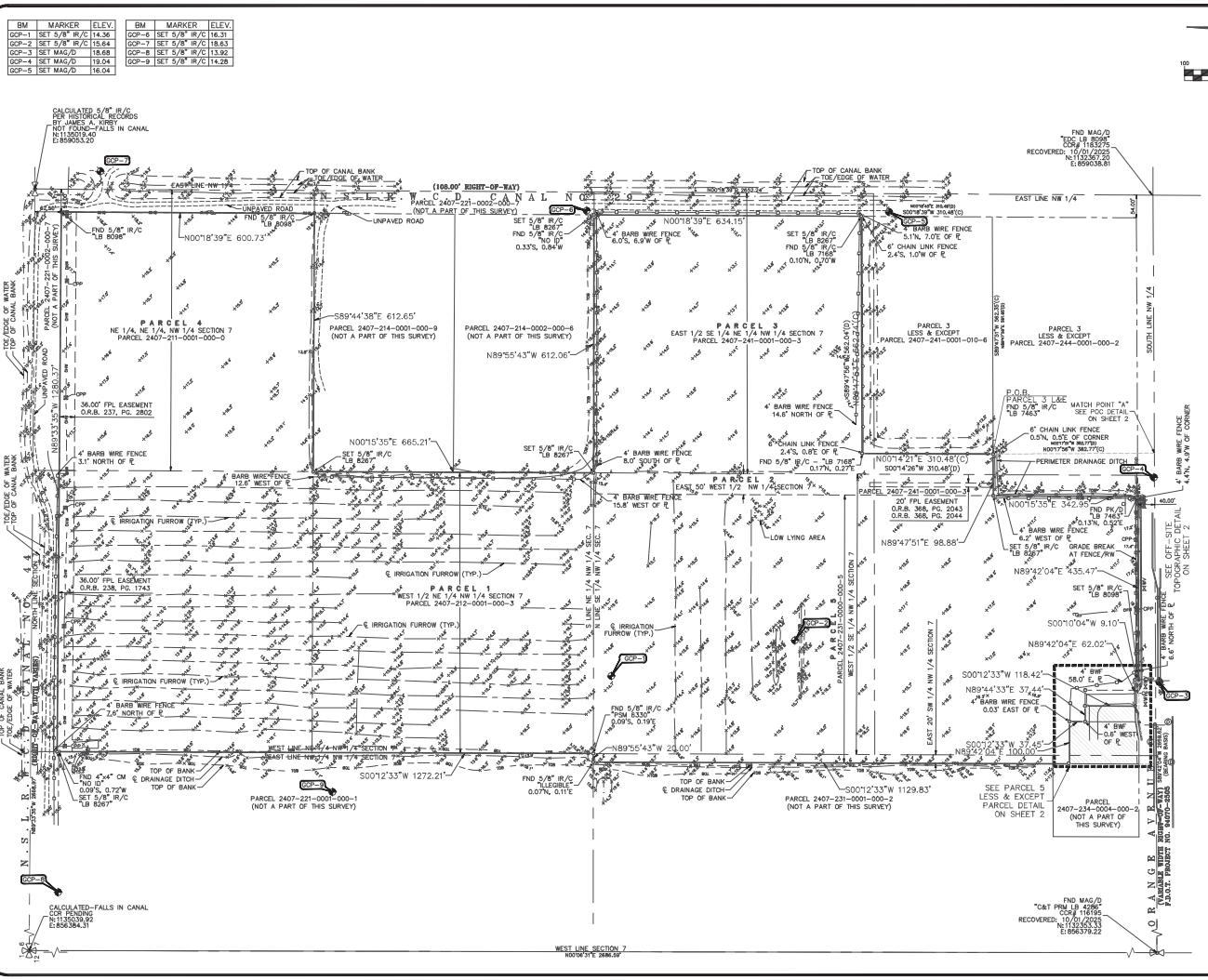
TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
10/2/2025	AS SHOWN
DRAWN BY	PROJ. MGR.
RJS/SPT	GH/PVS/JJB
PROJECT NO.	DESCRIPTION
25-144 (OLD 21-290)	MTO

SHEET NO.
SHEET 2 OF 3

BM	MARKER	ELEV.
GCP-1	SET 5/8" IR/C	14.36
GCP-2	SET 5/8" IR/C	15.64
GCP-3	SET MAG/D	18.68
GCP-4	SET MAG/D	19.04
GCP-5	SET MAG/D	16.04

BM	MARKER	ELEV.
GCP-6	SET 5/8" IR/C	16.31
GCP-7	SET 5/8" IR/C	18.63
GCP-8	SET 5/8" IR/C	13.92
GCP-9	SET 5/8" IR/C	14.28



A DIVISION OF HALEY WARD, INC.
FLE. AUTHORIZATION NO. 30644
C.A. AUTHORIZATION NO. 8267
(772) 462-2455
WWW.HALEYWARD.COM

LANDMARC BUILDING DEVELOPMENT, INC.
ST. LUCIE COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
10/2/2025	AS SHOWN
DRAWN BY	FIELD CREW
RJS/SPT	GH/PVS/VJR
CHECKED BY	
MTO	
PROJECT NO.	
25-144 (OLD 21-290)	
DRAWING NO.	REV.
SHEET 3 OF 3	