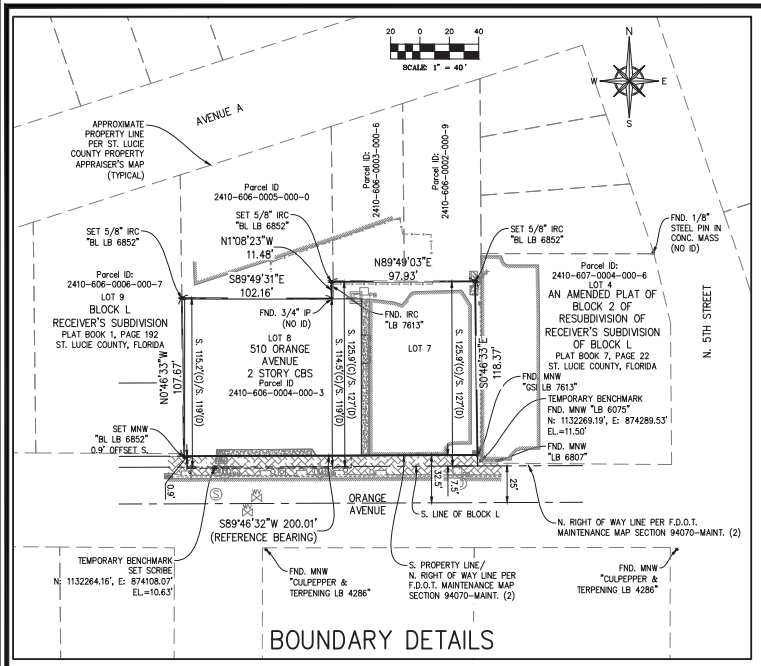
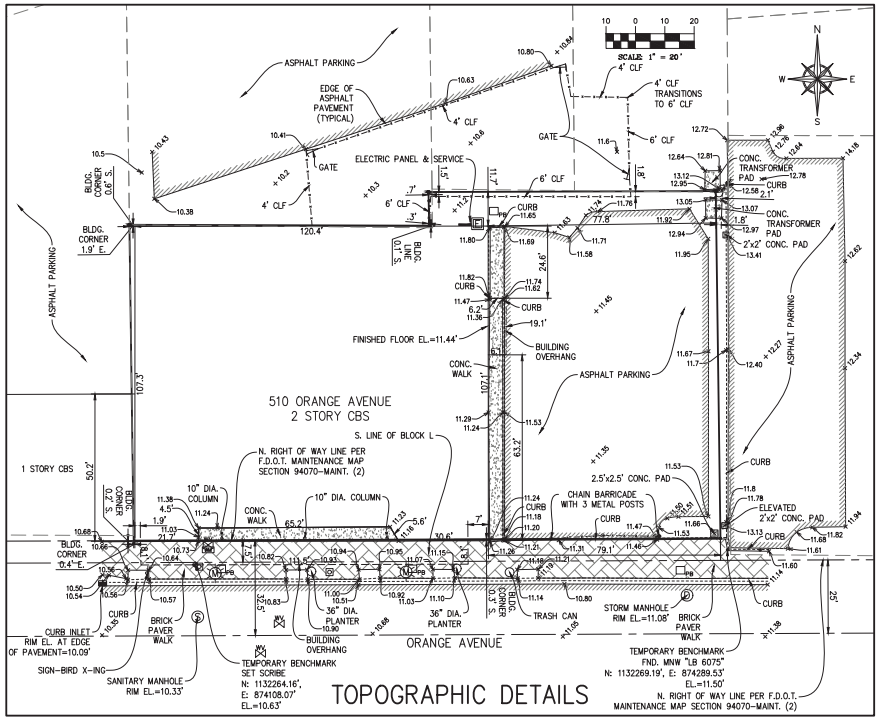


BOUNDARY DETAILS



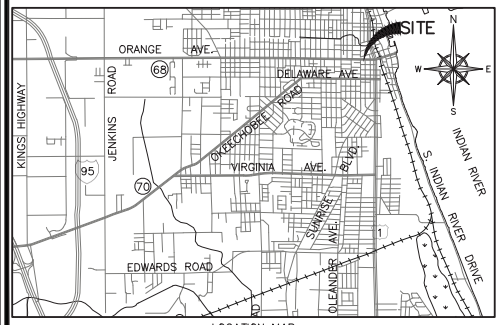
TOPOGRAPHIC DETAILS

ABBREVIATIONS

BL	BETSY LINDSAY, INC.
BLDG.	BUILDING
(C)	COMPUTED PER FOUND MONUMENTATION
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAINLINK FENCE
CONC.	CONCRETE
(D)	PER DEED
DIA.	DIAMETER
EL.	ELEVATION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
IP	IRON PIPE
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
MNW	MAG NAIL & WASHER
NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

- × 15.25 FIELD LOCATED POINT WITH ELEVATION (HARD SURFACES)
- × 15.2 FIELD LOCATED POINT WITH ELEVATION (SOFT SURFACES)
- SANITARY CLEANOUT
- WATER VALVE
- WATER METER
- WIRE PULL BOX
- UTILITY RISER (TYPE UNKNOWN)
- METAL LIGHT POLE
- WOOD POWER POLE



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°46'32"W ALONG THE SOUTH PROPERTY LINE.
2. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D 88), REFERENCE NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "M 350", ELEVATION = 17.51 FEET. THE TEMPORARY BENCHMARKS AS SHOWN THIS SURVEY ARE BASED ON A CLOSED LEVEL LOOP FROM "M 350" TO "M 350", WITH A VERTICAL CLOSURE OF 0.00 FEET. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
5. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
6. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
7. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
8. THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (R.T.K.) ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 0.99999578.
9. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120286, PANEL 0179, SUFFIX K, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
10. LAST DATE OF FIELD DATA ACQUISITION WAS CARRIED OUT ON JULY 30, 2025.

LEGAL DESCRIPTION

THE SOUTH 127 FEET OF LOT 7 AND THE SOUTH 119 FEET OF LOT 8, BLOCK L, RECEIVER'S SUBDIVISION IN FORT PIERCE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 192, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; EXCEPT THE SOUTH 2 FEET THEREOF CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA, FOR STREET RIGHTS-OF-WAY OR OTHER PUBLIC USE AND THE RIGHT OF THE PUBLIC IN THE CONCRETE SIDEWALK LOCATED UPON THE NORTH 5 FEET OF THE SOUTH 7 FEET THEREOF.

CONTAINING 22,549 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE FROM JULY 16, 2025 THROUGH JULY 30, 2025 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" 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.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

Robert J. Mellis
Digitally signed by Robert J. Mellis
Date: 2025.07.30 14:34:40 -04'00'

ROBERT J. MELLIS, P.L.S.
FLORIDA REGISTRATION NO. 5214

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED

ROBERT J. MELLIS CERTIFICATE NO. 5214 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT J. MELLIS, P.L.S. 5214 ON July 30, 2025

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5793 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS

DATE 07/16/2025
SCALE AS SHOWN
FIELD BK. FP 20
DRAWN BY D.B.
CHECKED BY R.J.M.

A PORTION OF LOT'S 7 & 8, BLOCK L, RECEIVER'S SUBDIVISION
510 ORANGE AVENUE, FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

BUNWIN INC.

SHEET NO. 1 OF 1 SHEETS
PROJECT NO. 2012485.001 (25-83)

P:\12012485 Bunwin Inc\510 ORANGE AVE 25-83\CADD\25-83 BUNWIN 510 ORANGE AVE BND.dwg, Layout 1, 7/30/2025 2:52:53 PM, dbullwinkel