

BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE NORTH 120 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE
 SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; RUN
 WEST 256.97 FEET MORE OR LESS TO A STAKE; THENCE
 SOUTHERLY PARALLEL TO TOTTEMS ROAD 523.5 FEET TO THE
 NORTH LINE OF THE OKEECHOBEE ROAD RIGHT-OF-WAY; THENCE
 NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE EAST LINE
 OF SAID SW 1/4 OR SW 1/4; THENCE NORTH ALONG SAID EAST LINE
 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT
 RESTRICTIONS, RESERVATIONS, LIMITATIONS, AND EASEMENTS OF
 RECORD, IF ANY; THIS REFERENCE TO SAID RESTRICTIONS SHALL
 NOT OPERATE TO REMPOSE THE SAME, AND TAXES FOR THE
 CURRENT AND SUBSEQUENT YEARS, GRANTOR COVENANTS WITH
 GRANTEES THAT THE ABOVE DESCRIBED PROPERTY IS
 COMMERCIAL REAL PROPERTY AND IS NOT NOW, NOR HAS IT EVER
 BEEN, THE HOMESTEAD OF GRANTOR OR THE SPOUSE OF
 GRANTOR WHO LIVE ELSEWHERE IN ST. LUCIE COUNTY, FLORIDA.

BEGINNING AT A POINT 25 FEET WEST OF THE NORTHEAST
 CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
 SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; RUN THENCE
 WEST 233.23 FEET TO A CONCRETE MONUMENT; THENCE
 SOUTHERLY PARALLEL TO TOTTEMS ROAD, 523.5 FEET, MORE OR
 LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD;
 THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT
 25 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF
 THE SOUTHWEST 1/4; THENCE ALONG A LINE PARALLEL TO AND 25
 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF
 THE SOUTHWEST 1/4, 375.7 FEET, MORE OR LESS, TO THE POINT OF
 BEGINNING; EXCEPTING THEREFROM THE FOLLOWING: 1. THE
 NORTH 100 FEET THEREOF; 2. THE SOUTH 20 FEET OF THE NORTH
 120 FEET THEREOF; 3. TRACT DESCRIBED AS FROM THE
 NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION
 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE
 NORTH LINE OF SW 1/4 OF THE SW 1/4, 256.97 FEET TO THE POINT
 OF BEGINNING; THENCE RUN SOUTHERLY PARALLEL, WITH
 TOTTEMS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF
 OKEECHOBEE ROAD; THENCE RUN SOUTHWESTERLY ALONG SAID
 ROAD 100 FEET TO A STAKE OR PIPE; THENCE RUN NORTHERLY
 PARALLEL TO TOTTEMS ROAD 565 FEET TO THE NORTH LINE OF
 SAID SW 1/4 OF THE SW 1/4; THENCE RUN EAST 83.8 FEET TO THE
 POINT OF BEGINNING; 4. PARCELS THEREOF CONVEYED BY HARRY
 J. MCCLITER AND ETHEL P. MCCLITER TO STATE OF FLORIDA FOR
 RIGHTS-OF-WAY AS DESCRIBED IN DEED BOOK 236, PAGE 388 AND
 389, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMUNITY NUMBER: 120285
 PANEL: 0186

SUPPFX: J

FLRM, DATE:

FLOOD ZONE: X

FIELD WORK: 11/15/2024

CERTIFIED TO:

TROLL SOUTH, LLC, CALBER CONTRACTING, INC.

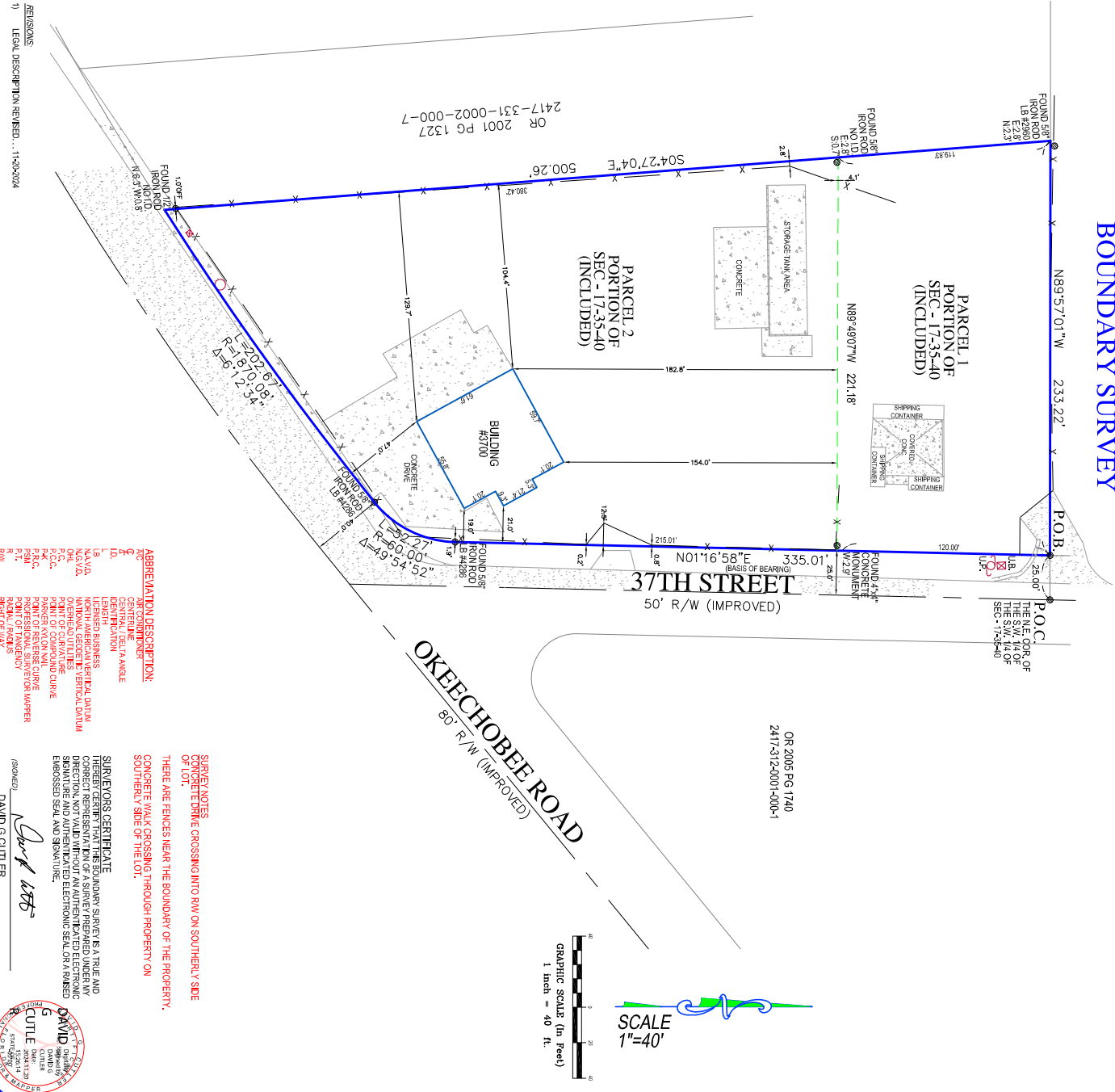
PROPERTY ADDRESS:

3700 OKEECHOBEE ROAD

FORT PIERCE, FL 34947

SURVEY NUMBER: 662054

SYMBOL DESCRIPTION:

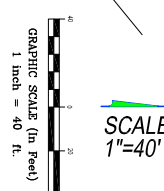


ABBREVIATION DESCRIPTION:

A.C. = AREA COVERED
 B.C. = BOUNDARY CORNER
 C.B. = CENTERLINE BOUNDARY
 C.L. = CENTERLINE
 D. = DISTANCE
 E. = ELEVATION
 F. = FLOOD ZONE
 G. = GRADE
 H. = HORIZONTAL
 I. = INTERSECTION
 J. = JUNCTION
 K. = KNOT
 L. = LENGTH
 M. = METER
 N. = NORTH
 O. = OKEECHOBEE
 P. = POINT
 Q. = QUANTITY
 R. = RIGHT-OF-WAY
 S. = SOUTH
 T. = TOWNSHIP
 U. = UTILITY
 V. = VERTICAL
 W. = WATER
 X. = FLOOD ZONE
 Y. = YARD
 Z. = ZONE

SURVEY NOTES

1) LEGAL DESCRIPTION REVISED: 11-06-2024
 2) CONCRETE DRIVE CROSSING INTO RW ON SOUTHERLY SIDE OF LOT.
 3) THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY, CONCRETE WALK CROSSING THROUGH PROPERTY ON SOUTHERLY SIDE OF THE LOT.
 4) SURVEYORS CERTIFICATE
 5) THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER ANY DIRECTOR, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RIBBED EMBOSSED SEAL AND SIGNATURE.
 6) PROFESSIONAL SURVEYOR WARRIOR
 7) RIGHT OF WAY



SCALE 1"=40'

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.S.D. 1988.
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



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