BOUNDARY & TOPOGRAPHIC SURVEY
PORTIONS OF BLOCKS "E" AND "F" COLLIER'S SUBDIVISION
PLAT BOOK 4, PAGE 63A, IN S.W. 1/4 OF N.E. 1/4 OF
SECTION 17, TOWNSHIP 35 S., RANGE 40 E., SAINT LUCIE COUNTY, FLORIDA

BOUNDARY NOTE

COLLIER'S SUBDIVISION, PLAT BOOK 4, PAGE 63A (PREPARED IN 1924)

1) NO MONUMENTS ARE DEPICTED ON PLAT.
2) CALCULATIONS OF THE LOCATION OF THE LOTS WITHIN THIS PLAT ARE REFERENCED TO AVAILABLE MONUMENTS IN SECTION 17-35S-40E IN CONJUNCTION WITH ADJACENT DEEDS AND PLATS.

PINECREST ESTATES UNIT 2, PLAT BOOK 17, PAGE 5 (PREPARED IN 1973)

1) TWO PERMANENT REFERENCE MONUMENTS STAMPED PRM 1898, AS DEPICTED ON PLAT WERE FOUND.
2) ADDITIONAL MONUMENTS INCLUDING THE POINT OF CURVATURE AT LOT 20, BLOCK 1, ALONG THE SOUTH RIGHT OF WAY LINE OF HEMLOCK CIRCLE WERE FOUND TO BE IN HARMONY WITH THE PLAT DIMENSIONS.

NORTH LINE OF SUBJECT PARCEL

1) THREE CONCRETE MONUMENTS WERE FOUND APPROXIMATELY 10.5' NORTH OF THE NORTH LINE AND ARE CONSIDERED BY THIS SURVEYOR TO BE OFFSET REFERENCE POINTS AS THEY DO NOT REFLECT THE NORTH LINE BY ANY CALCULATIONS.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL OF BLOCK E, COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 63A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY AND LESS AND EXCEPTING ALL ROAD RIGHTS OF WAY AND EASEMENTS:

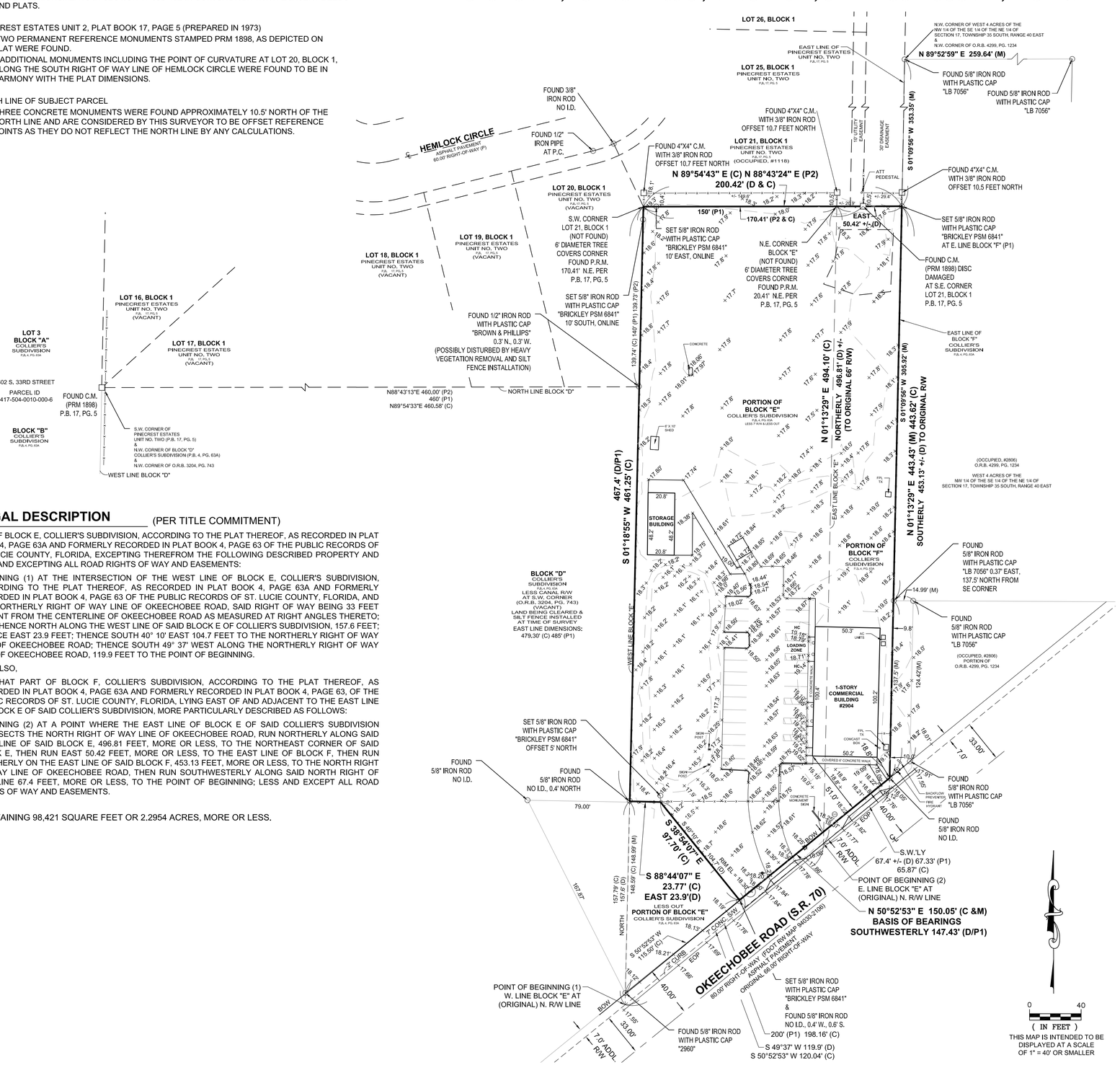
BEGINNING (1) AT THE INTERSECTION OF THE WEST LINE OF BLOCK E. COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 63A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, SAID RIGHT OF WAY BEING 33 FEET DISTANT FROM THE CENTERLINE OF OKEECHOBEE ROAD AS MEASURED AT RIGHT ANGLES THERETO; RUN THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK E OF COLLIER'S SUBDIVISION, 157.6 FEET; THENCE EAST 23.9 FEET; THENCE SOUTH 40° 10' EAST 104.7 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE SOUTH 49° 37' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, 119.9 FEET TO THE POINT OF BEGINNING.

AND ALSO,

ALL THAT PART OF BLOCK F, COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 63A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING EAST OF AND ADJACENT TO THE EAST LINE OF BLOCK E OF SAID COLLIER'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (2) AT A POINT WHERE THE EAST LINE OF BLOCK E OF SAID COLLIER'S SUBDIVISION INTERSECTS THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ALONG SAID EAST LINE OF SAID BLOCK E, 496.81 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BLOCK E, THEN RUN EAST 50.42 FEET, MORE OR LESS, TO THE EAST LINE OF BLOCK F, THEN RUN SOUTHERLY ON THE EAST LINE OF SAID BLOCK F, 453.13 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, THEN RUN SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE 67.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL ROAD RIGHTS OF WAY AND EASEMENTS.

CONTAINING 98,421 SQUARE FEET OR 2.2954 ACRES, MORE OR LESS.



SURVEYOR'S NOTES

1. THIS SURVEY IS INTENDED TO DEPICT THE BOUNDARY AND SITE IMPROVEMENTS PROVIDE THEIR ELEVATION RELATIVE TO PROJECT CONTROL. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY WAS PERFORMED BASED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT 72C170B09-234858700 (FILE NUMBER 25-088) ISSUED BY TREASURE COAST TITLE & ESCROW, LLC. ADDITIONAL SEARCHES OF THE PUBLIC RECORDS PERFORMED BY THIS OFFICE WERE LIMITED TO ONLINE SEARCHES FOR ADJACENT DEEDS AND PLATS.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON A MEASURED BEARING OF NORTH 50°52'53" EAST ALONG THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD (S.R. 70), NOW AN 80 FOOT RIGHT OF WAY.
4. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88 DATUM, BASED UPON REDUNDANT MEASUREMENTS ON THE ONSITE PROJECT BENCHMARK UTILIZING THE LENGEMANN REFERENCE NETWORK.
5. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS ON PROJECT CONTROL POINTS AND FOUND TO MEET A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET OR LESS.
6. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
7. SUBSURFACE OR UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.
8. ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE BASED ON RECORD (PLAT OR DEED) INFORMATION, UNLESS OTHERWISE NOTED, AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
9. ADDITIONS AND DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

℄	= CENTERLINE
I.D.	= IDENTIFICATION
LB	= LICENSED BUSINESS
(C)	= CALCULATED
(D)	= DEED
(M)	= MEASURED
(P1)	= P.B. 4 PG. 63A (1924)
(P2)	= P.B. 17 PG. 5 (1973)
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
PG.	= PAGE
R/W	= RIGHT-OF-WAY
TYP.	= TYPICAL
+/-	= MORE OR LESS
— X —	= CHAIN LINK FENCE

ONSITE SURVEY CONTROL

BENCHMARK 314
SET MAG NAIL AND DISC
"BRICKLEY LS 6841"
NORTHING: 1127767.09'
EASTING: 865559.11'
ELEVATION: 18.70' (NAVD 88)

BENCHMARK 315
SET MAG NAIL AND DISC
"BRICKLEY LS 6841"
NORTHING: 1127557.84'
EASTING: 865544.25'
ELEVATION: 18.31' (NAVD 88)

SURVEYOR'S CERTIFICATION

TO:
JRBRANN PROPERTIES, LLC
TREASURE COAST TITLE & ESCROW, LLC
CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.

STEVEN N. BRICKLEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 6841

JANUARY 4, 2026
DATE OF LAST FIELDWORK

BRICKLEY LAND SURVEYING, LLC
STEVEN N. BRICKLEY, P.S.M.
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PORTIONS OF BLOCKS "E" AND "F"
COLLIER'S SUBDIVISION
PLAT BOOK 4, PAGE 63A
BOUNDARY AND TOPOGRAPHIC SURVEY
SAINT LUCIE COUNTY FLORIDA

PROJECT NO
2904 OKEE

PLAN STATUS	
DATE	DESCRIPTION
DATE	DESCRIPTION

FIELD BOOK	PAGE
GATOR 1	4-5
FIELD: S.N.B./A.B./B.P.	
S.N.B. DRAWN	S.N.B. CHKD
SCALE: H: 1" = 40' V: N/A	
JOB No.: 2904 OKEE	
DATE: DEC 2025	
FILE No.: BRANN.DWG	

SHEET 1 OF 1