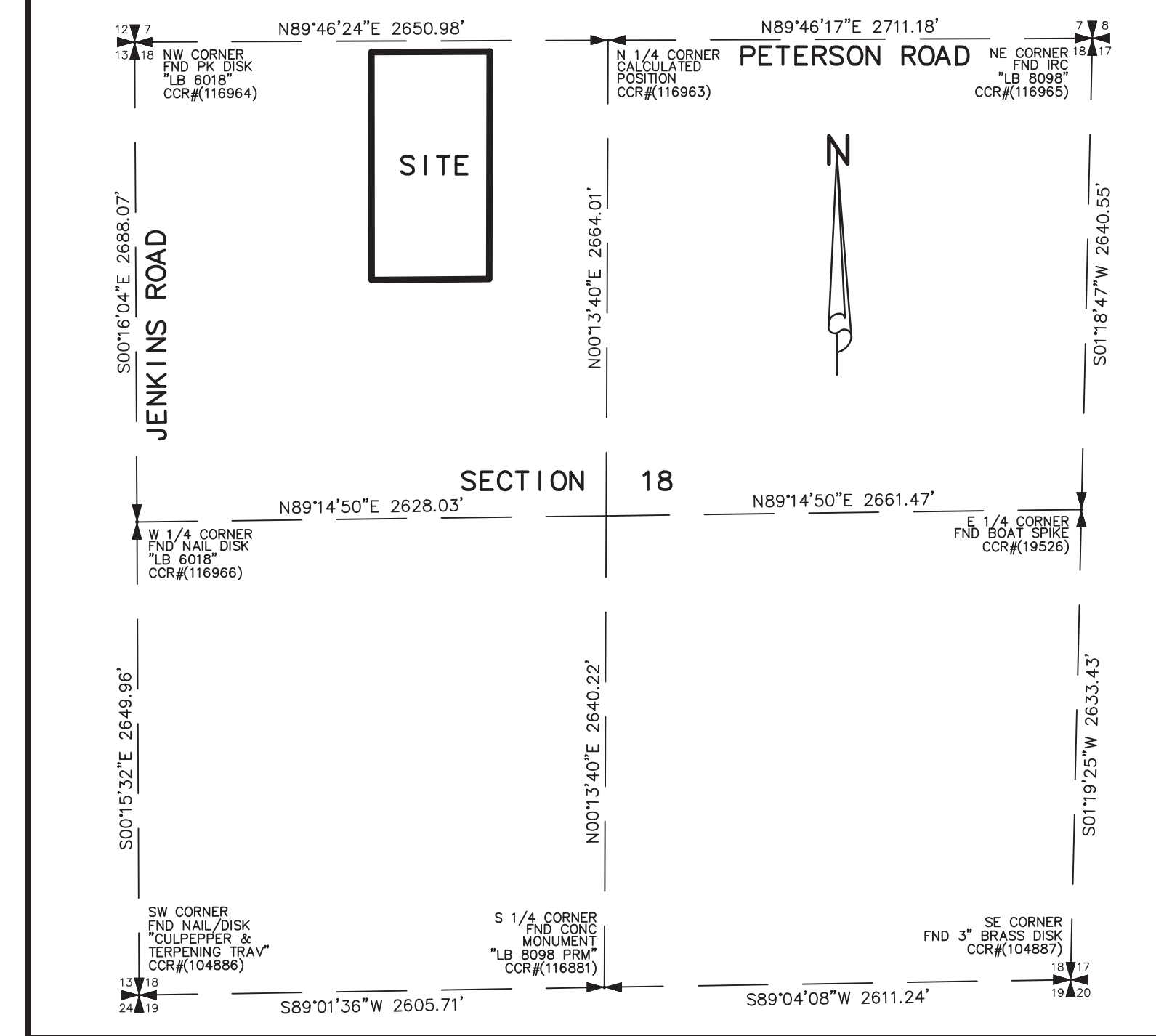
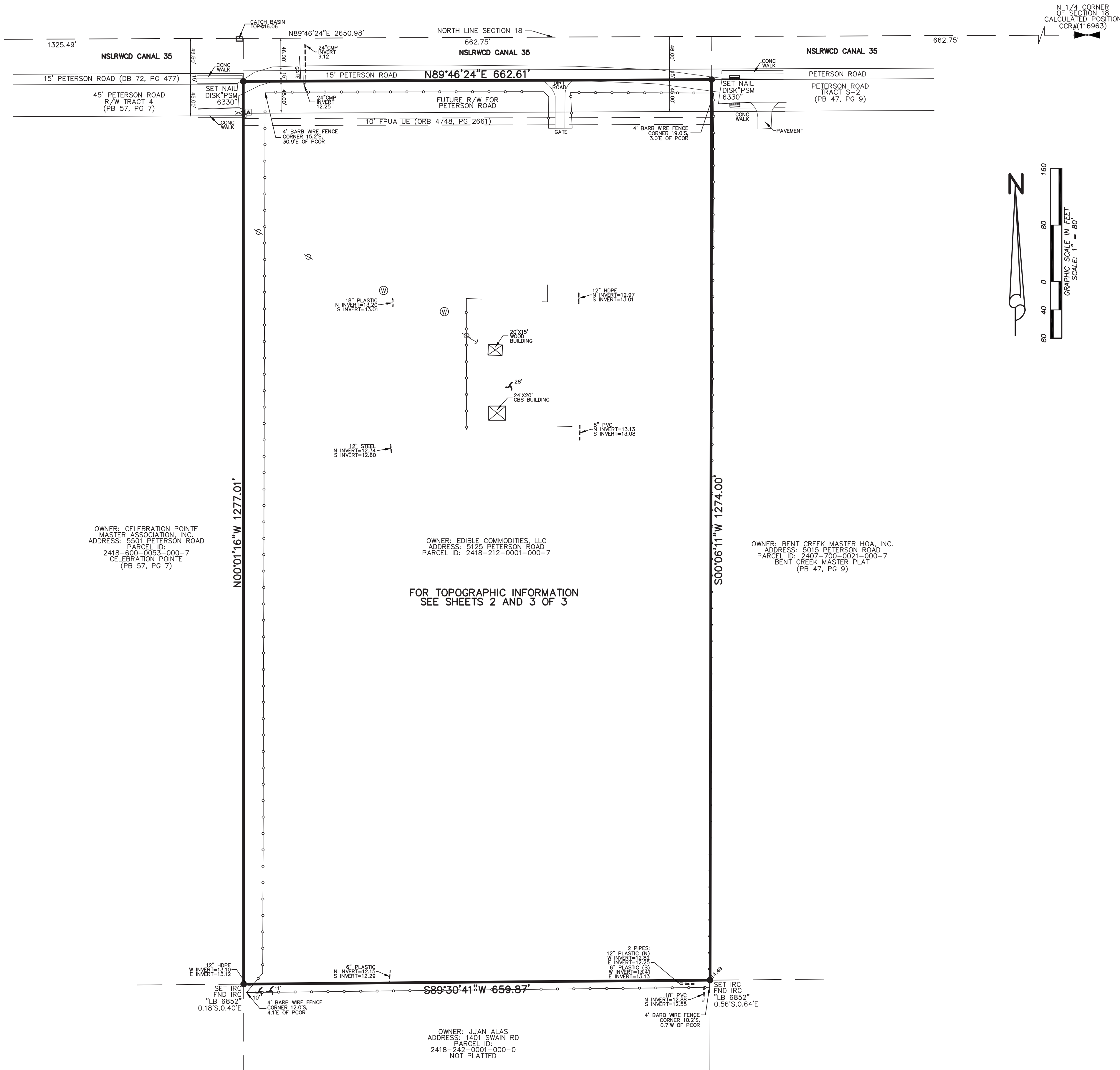
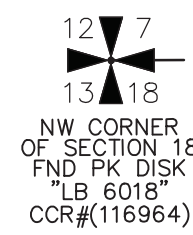


LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, EXCEPTING FROM THE ABOVE DESCRIPTION OF THE NORTH 46 FEET THEREOF, ALSO LESS AND EXCEPTING PETERSON ROAD.

CONTAINING 843,395 SQUARE FEET OR 19.36 ACRES, MORE OR LESS.



SURVEY REPORT:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
- SURVEY BASED ON EXISTING MONUMENTATION AND CERTIFIED CORNER RECORDS IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
- LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED: JANUARY 7, 2025 AT 11:00 PM, COMMITMENT NUMBER: 1599966.
SUBJECT TO THE FOLLOWING CONDITIONS:
A. ORDINANCE NO. L-49 RE: ANNEXATION RECORDED IN OR BOOK 3027, PAGE 419, PUBLIC RECORDS OF SAINT LUCIE COUNTY. (B11#7)(AFFECTS WHOLE PARCEL)(NOT PLOTTABLE)
B. DEVELOPMENT AGREEMENT RECORDED IN OR BOOK 3156, PAGE 2725, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. (B11#8)(AFFECTS WHOLE PARCEL)(NOT PLOTTABLE)
C. A 10 FEET WIDE UTILITY EASEMENT IN THE FAVOR OF FORT PIERCE UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 4748, PAGE 2661. (B11#9)(SHOWN)
- BEARING BASIS: A "GRID NORTH" BEARING OF N89°46'24"E ALONG THE NORTH LINE OF SECTION 18
- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE DEVELOPMENT AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 2-28-25. 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.
- UNDERGROUND IMPROVEMENTS, UNDERGROUND ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES IF EXISTING WERE NOT LOCATED AS A PART OF THIS SURVEY.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100290 J, EFFECTIVE DATE 2-16-12.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051 (2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 ANDBENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DANIEL S. CARUSI, P.A.
- © COPYRIGHT 2025 BY ALEXANDER J. PIAZZA PSM, INC.
THE SKETCH AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

LAST DATE OF DATA ACQUISITION: 2-28-25
DATE OF SURVEY: 3-28-25

ALEXANDER J. PIAZZA PSM, INC.
Digitally signed by Alexander J. Piazza
DN: cn=US, o=Unaffiliated,
dnQualifier=4014100000018FC93F5
88800PB833, cn=Alexander J. Piazza
Date: 2025.10.20 07:54:36 -0400
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

- SYMBOLS:**
- = GUY WIRE ANCHOR
 - = CABLE TELEVISION BOX
 - = CATCH BASIN
 - = CATCH BASIN INLET
 - = CLEANOUT
 - = ELECTRIC BOX
 - = TELEPHONE BOX
 - = SIGN
 - = SANITARY MANHOLE
 - = STORM MANHOLE
 - = NUMBER OF PARKING SPACES
 - = FIRE HYDRANT
 - = LIGHT POLE
 - = CONCRETE POWER POLE
 - = BACKFLOW PREVENTOR
 - = MAIL BOX
 - = IRRIGATION VALVE
 - = GAS VALVE
 - = SEWER VALVE
 - = WATER VALVE
 - = WELL
 - = WATER METER
 - = WOOD POWER POLE
 - = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330
 - = CABBAGE PALM TREE
 - 10' = DENOTES CANOPY HEIGHT

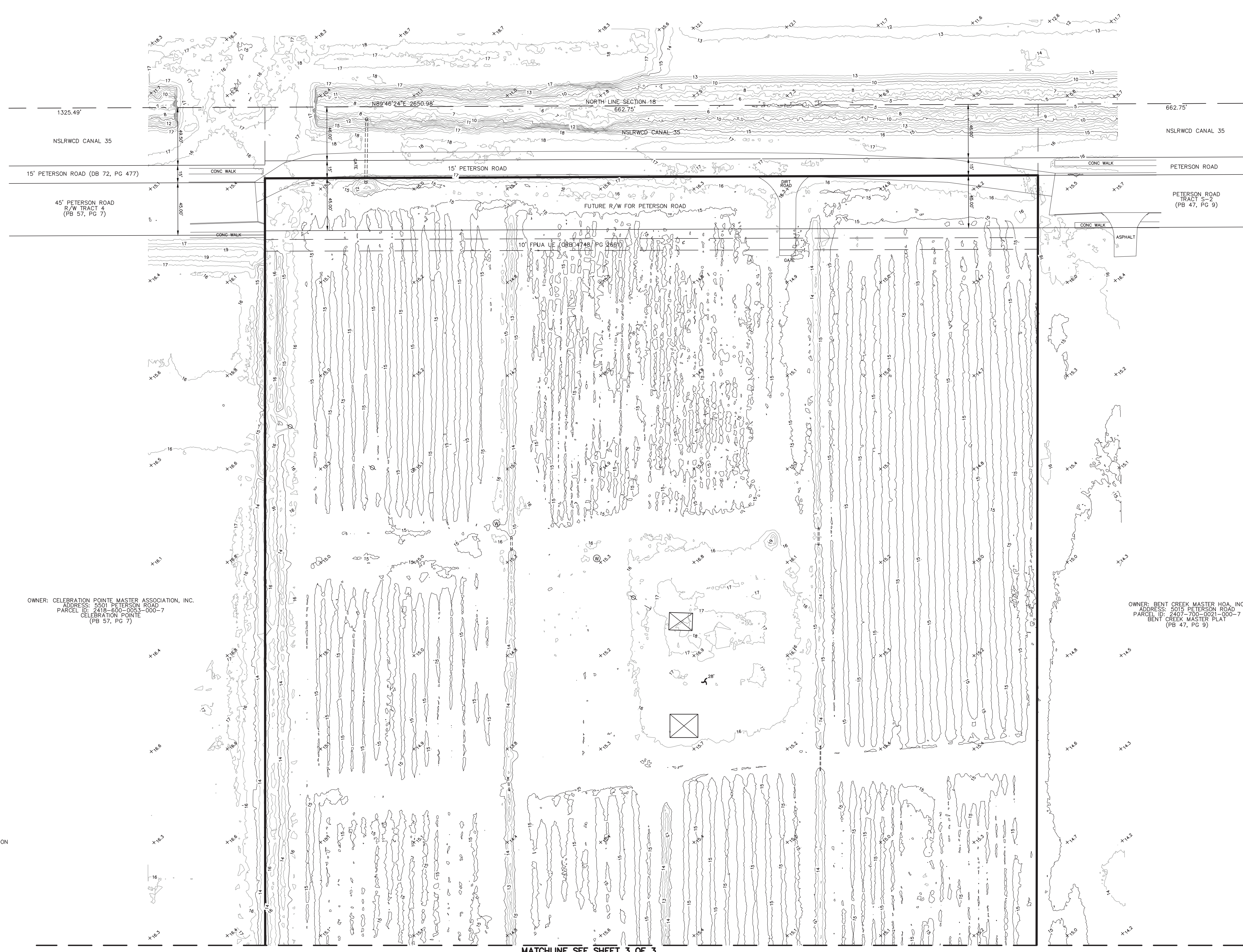
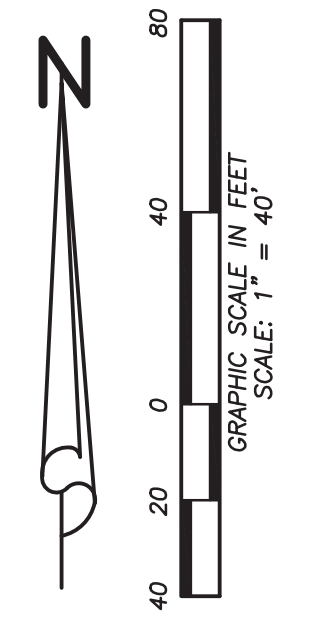
- ABBREVIATIONS:**
- (C) = CALCULATED
 - CBS = CONCRETE BLOCK STRUCTURE
 - CMB = COMMISSIONERS' MINUTES BOOK
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - (D) = DEED
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - FFE = FINISHED FLOOR ELEVATION
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - INV = INVERT
 - IP = 3/4" IRON PIPE
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 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
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 - UE = UTILITY EASEMENT
 - PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - R = RADIUS OF CURVE
 - L = LENGTH OF CURVE
 - Δ = DELTA OF CURVE

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY/TOPO/TREE SURVEY
5125 PETERSON ROAD
SEC 18, TWP 35S, RGE 40E
AS PREPARED FOR
REDTAIL DG

CAD K:\BUILDERS\DWG2025\25-3100\DWG	REF K:\	FLD MS/DG	FB. PG.	JOB 25-3100
		OFF AJP		DATE 3-10-25
		CKD AJP	SHEET 1 OF 1	DWG D-1220



OWNER: CELEBRATION POINTE MASTER ASSOCIATION, INC.
 ADDRESS: 5501 PETERSON ROAD
 PARCEL ID: 2418-600-0053-000-7
 CELEBRATION POINTE
 (PB 57, PG 7)

OWNER: BENT CREEK MASTER HOA, INC.
 ADDRESS: 5015 PETERSON ROAD
 PARCEL ID: 2407-700-0021-000-7
 BENT CREEK MASTER PLAN
 (PB 47, PG 9)

- SYMBOLS:**
- ⊥ = GUY WIRE ANCHOR
 - ⊠ = CABLE TELEVISION BOX
 - ⊡ = CATCH BASIN
 - ⊢ = CATCH BASIN INLET
 - ⊣ = CLEANOUT
 - ⊤ = ELECTRIC BOX
 - ⊥ = TELEPHONE BOX
 - ⊦ = SIGN
 - ⊧ = SANITARY MANHOLE
 - ⊨ = STORM MANHOLE
 - ⊩ = NUMBER OF PARKING SPACES
 - ⊪ = FIRE HYDRANT
 - ⊫ = LIGHT POLE
 - ⊬ = CONCRETE POWER POLE
 - ⊭ = BACKFLOW PREVENTOR
 - ⊮ = MAIL BOX
 - ⊯ = IRRIGATION VALVE
 - ⊰ = GAS VALVE
 - ⊱ = SEWER VALVE
 - ⊲ = WATER VALVE
 - ⊳ = WELL
 - ⊴ = WATER METER
 - ⊵ = WOOD POWER POLE
 - ⊶ = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330
 - ⊷ = CABBAGE PALM TREE
 - 10' = DENOTES CANOPY HEIGHT

- ABBREVIATIONS:**
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 - INV = INVERT
 - IP = 3/4" IRON PIPE
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 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
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MATCHLINE SEE SHEET 3 OF 3

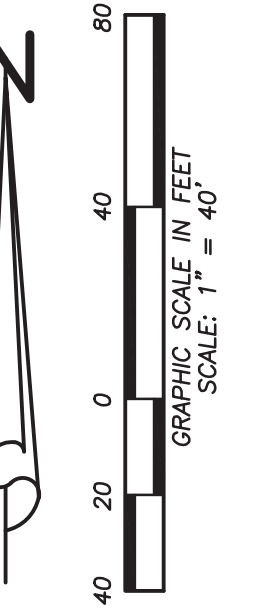
DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
LB#7280

BOUNDARY/TOPO/TREE SURVEY
5125 PETERSON ROAD
 SEC 18, TWP 35S, RGE 40E
 AS PREPARED FOR
REDTAIL DG

CAD K:\BUILDERS\DWG2025\25-3100-TOPO.DWG			
REF K:\			
FLD	MS/DG	FB.	PG.
OFF	AJP		
CKD	AJP	SHEET 2 OF 3	JOB 25-3100 DATE 3-10-25 DWG D-1220

MATCHLINE SEE SHEET 2 OF 3



OWNER: CELEBRATION POINT MASTER ASSOCIATION, INC.
ADDRESS: 5501 PETERSON ROAD
PARCEL ID: 2418-000-0053-000-7
CELEBRATION PONTE
(PB 57, PG 7)

OWNER: BENT CREEK MASTER HOA, INC.
ADDRESS: 5015 PETERSON ROAD
PARCEL ID: 2407-700-0021-000-7
BENT CREEK MASTER PLAT
(PB 47, PG 9)

SYMBOLS:

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- ⊞ = CATCH BASIN INLET
- ⊞ = CLEANOUT
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- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- Δ = DELTA OF CURVE

OWNER: JUAN ALAS
ADDRESS: 1401 SWAIN RD
PARCEL ID: 2418-042-0001-000-0
NOT PLATTED

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
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BOUNDARY/TOPO/TREE SURVEY
5125 PETERSON ROAD
SEC 18, TWP 35S, RGE 40E
AS PREPARED FOR
REDTAIL DG

CAD K:\BUILDERS\DWG2025\25-3100-TOPO.DWG			
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FLD	MS/DG	FB.	PG.
OFF	AJP		
CKD	AJP	SHEET 3 OF 3	DWG D-1220
		JOB 25-3100	DATE 3-10-25