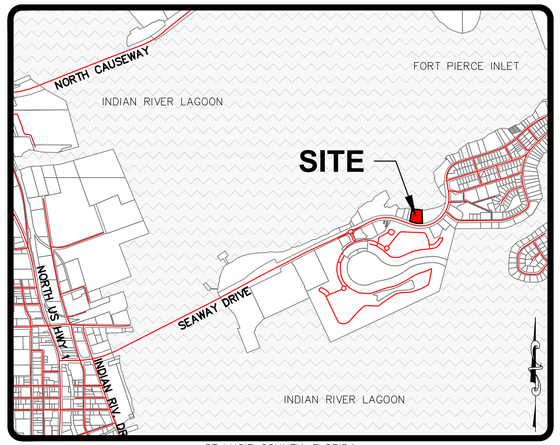
BOUNDARY & TOPOGRAPHIC SURVEY

SEAWAY DREAM TEAM LLC

SECTION 02, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FT. PIERCE, FLORIDA



ST LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

PARCEL NO. 1

FROM THE SOUTHEAST CORNER OF THE JOHN STENROO'S PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, RUN SOUTH 70° 18' EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD A-1-A 119.7 FEET TO THE POINT OF CURVATURE; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY TINE OF STATE ROAD A-1-A ON A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 523.69 FEET, A DISTANCE OF 55.3 FEET TO THE POINT OF BEGINNING;, THENCE CONTINUE ALONG SAID CURVE 153.39 FEET; THENCE RUN NORTH 01°29' WEST 258.6 FEET, MORE OR LESS, TO THE INDIAN RIVER; THENCE MEANDERING A SHORE OF THE INDIAN RIVER RUN WESTERLY TO A POINT ON A LINE WHICH BEARS NORTH 06°42'48" EAST FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 06°42'48" WEST 249.86 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE LYING THE SOUTHEAST 1/4 OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

PARCEL NO. 2

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST. ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE JOHN STENROO'S PROPERTY, AS DESCRIBED IN DEED BOOK 182, PAGE 573, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 162 (N.K.A. STATE ROAD A1A). AS IDENTIFIED ON THE RIGHT-OF-WAY MAPS OF THE FLORIDA STATE ROAD DEPARTMENT, PROJECT NO. 9405-302, SHEET 1 OF 2; THENCE SOUTH 70°17'45"EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 115.00 FEET FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A METAL AXLE.

THENCE CONTINUE SOUTH 70°17'45"EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 6.29 FEET TO A POINT CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 523.69 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, 53.71 FEET, THROUGH A CENTRAL ANGLE OF 05°52'35" TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 836, PAGE 2955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 06°42'48" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 276.82 FEET TO THE POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER LYING ON THE WATERWARD FACE OF A VERTICAL BULKHEAD; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 83°53'21" WEST 14.35 FEET; THENCE NORTH 85°02'44" WEST, 23.48 FEET; THENCE NORTH 85°40'40" WEST 15.32 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE, AS MONUMENTED, OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1004, PAGE 2599, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG EASTERLY LINE OF SAID PARCEL SOUTH 07°55'06" WEST 264.58 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 3

BEGINNING AT A POINT ONE HUNDRED SEVENTY AND EIGHT TENTHS FEET (170.8 FEET), IN A WESTERLY DIRECTION FROM A CONCRETE MARKER ON THE NORTHEAST CORNER OF A TRACT OF LAND NOW OWNED BY WAYNE U. AND MAUDE N. SINES RECORDED IN DEED BOOK 182, PAGE 573-575, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN THENCE IN A WESTERLY DIRECTION A DISTANCE OF FORTY FEET (40'); THENCE IN A SOUTHERLY DIRECTION TWO HUNDRED FORTY SEVEN FEET (247') MORE OR LESS TO STATE ROAD A-1-A, THENCE EASTERLY A DISTANCE OF FIFTY FEET (50'); THENCE IN A NORTHERLY DIRECTION TO POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.45 ACRES, MORE OR LESS.

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 SEPTEMBER 04, 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 OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, 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 23, 2025.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NUMBER 22142369, HAVING AN EFFECTIVE DATE OF NOVEMBER 22, 2022.
5. PARCEL(S) CONTAIN A TOTAL OF 1.45 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
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 INTERNATIONAL FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE BASED ON SAINT LUCIE COUNTY VERTICAL BENCHMARK "SLCFDS2", HAVING AN ELEVATION OF 8.13 FEET. ELEVATIONS SHOWN 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 KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
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.
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 THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
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. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD HAZARD ZONES X, X (0.2% ANNUAL FLOOD CHANCE), AND AE (ELEVATION 5') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0183K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. YARD DRAINS SHOWN ON SITE DO NOT HAVE TYPICAL DRAINAGE STRUCTURES. FIELD CREW OBSERVED ON SITE YARD DRAINS TO CONSIST OF TRENCHES WITH GRATE COVERS OR PLYWOOD COVERS. INVERT DATA IS NOT MEASURABLE.

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE		FIBER OPTIC MARKER	O.R.B.	OFFICIAL RECORDS BOOK
AL	ARC LENGTH	FIBER RISER	FIBER OPTIC RISER	OHW	OVER HEAD WIRES
ASPH	ASPHALT			PG	PAGE
BFP	BACK FLOW PREVENTER	(M)	FIELD MEASURED	PCN	PARCEL CONTROL NUMBER
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	F.F.E.	FINISHED FLOOR ELEVATION	PK NAIL	PARKER-KALON NAIL
		FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PK/D	PARKER-KALON NAIL & DISK
CATV □	CABLE RISER	FPL	FLORIDA POWER AND LIGHT	PCP	PERMANENT CONTROL POINT
(C)	CALCULATED	FT	FOOT	PRM	PERMANENT REFERENCE MONUMENT
	CATCH BASIN	FM	FORCE MAIN	P.B.	PLAT BOOK
℄	CENTERLINE	FND	FOUND	(P)	PLAT DATA
CCR	CERTIFIED CORNER RECORD	Ⓕ	FPL MANHOLE	P.O.B.	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	SQ FT.	SQUARE FEET	P.O.C.	POINT OF COMMENCEMENT
CHD.	CHORD	GAS	GAS VALVE	P.C.C.	POINT OF COMPOUND CURVE
CO ○	CLEAN OUT	GIS	GEOGRAPHIC INFORMATION SYSTEMS	P.C.	POINT OF CURVATURE
COMM RISER	COMMUNICATION RISER	GND	GROUND	P.T.	POINT OF TANGENCY
CONC	CONCRETE		GUY WIRE ANCHOR	P.O.T.	POINT OF TERMINUS
	CONCRETE LIGHT POST		HANDICAP	PVC	POLYVINYL CHLORIDE
CM	CONCRETE MONUMENT	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PLS	PROFESSIONAL LAND SURVEYOR
CPP	CONCRETE POWER POLE (CPP)	HWF	HOG WIRE FENCE	R	RADIUS
	CONCRETE POWER POLE W/STREET LIGHT		HYDRANT	RGE	RANGE
		IN	INCH	RTK	REAL TIME KINEMATIC
	CONCRETE SIGNAL LIGHT POLE	INV	INVERT	RWV	RECLAIMED WATER VALVE
CMP	CORRUGATED METAL PIPE	IP	IRON PIPE	RLS	REGISTERED LAND SURVEYOR
	CURB INLET	IR	IRON ROD	RCP	REINFORCED CONCRETE PIPE
		IR/C	IRON ROD AND CAP	R/W	RIGHT-OF-WAY
	DECORATIVE LIGHT POST		IRRIGATION CONTROL VALVE	R/C	ROD AND CAP
(D)	DEED	L	LENGTH	Ⓢ	SANITARY MANHOLE
D.B.	DEED BOOK		LIGHT POST	SV	SANITARY VALVE
Δ	DELTA/CENTRAL ANGLE	MAG/D	MAG NAIL MAG BRAND NAIL	SEC	SECTION
ø	DIAMETER (DIA.)	Ⓜ	MAILBOX		PROPERTY CORNER
Ⓓ	DRAINAGE MANHOLE	MHWL	MEAN HIGH WATER LINE		RIGHT-OF-WAY CONTROL
DIP	DUCTILE IRON PIPE	MLWL	MEAN LOWER WATER LINE		SIGN
EOP	EDGE OF PAVEMENT		METAL LIGHT POST		SPIGOT
EOW	EDGE OF WATER		METAL POWER POLE		SPRINKLER VALVE
ER	ELECTRIC BOX	MP	METAL PIPE	STA	STATION
EHH	ELECTRIC HAND HOLE (EHH)	MON	MONUMENT		STREET SIGN
EM	ELECTRIC METER	N/D	NON DESCRIPT NAIL AND DISK	TELE RISER	TELEPHONE RISER BOX
ELEC PANEL	ELECTRICAL PANEL	N.R.	NON-RADIAL	TOE	TOE OF SLOPE
EL./ELEV.	ELEVATION	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	TOB	TOP OF BANK/BERM
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY			T.O.N.	TOP OF NUT
F.O.	FIBER OPTIC	No.	NUMBER	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
FOHH	FIBER OPTIC HAND HOLE			X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
				TWNSHIP	TOWNSHIP
				T	TRAFFIC HANDHOLD
				TSCB	TRAFFIC SIGNAL CONTROL BOX
				TYP	TYPICAL
				U.E.	UTILITY EASEMENT
				SS	UNDERGROUND SANITARY
				DRN	UNDERGROUND STORM
				UNK	UNKNOWN
				UNKNOWN HH	UNKNOWN HANDHOLD
				UNKNOWN RISER BOX	UNKNOWN RISER BOX
				U	UNKNOWN TYPE MANHOLE
				VCP	VITRIFIED CLAY PIPE
				W	WATER SERVICE METER (WM)
				WV	WATER VALVE (WV)
				W	WELL
				WF	WOOD FENCE
				YD	YARD DRAIN
					WOOD POLE STREET LIGHT
					WOOD POWER POLE

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON SEPTEMBER 04, 2025 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4DMATIC VERSION 1.71.0 ON SEPTEMBER, 08, 2025.
3. SENSOR(S) USED: ZENMUSE P1 45MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY 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.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.14 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.019 FT – Y: 0.050 FT – Z: 0.062 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 5 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.043 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 0.69% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 224 MILLION
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN SEPTEMBER 4, 2025 UTILIZING A DJI MATRICE 300 UAV, EQUIPPED WITH PHOENIX RECON XT LIDAR SENSOR.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING PHOENIX LIDARMILL AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT 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.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556

REV.	DATE	DESCRIPTION	BY	CHK.
4	2025.11.11	ADDITIONAL TOPO ALONG DOCK	SPT	MTO
3	2025.10.30	ADD MISSING TREES	SPT	MTO
2	2025.10.30	INLET & LIFT STATION INVERTS	SPT	MTO
1	2025.10.23	CLIENT COMMENTS	CPS	MTO

EDC — A DIVISION OF HALEY WARD, INC.
WWW.HALEYWARD.COM
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455

PROJECT

JUNIOR GARBA
800 BRICKELL AVE, SUITE 320, MIAMI, FL
1004, 1006, 1010 SEAWAY DRIVE,
FT. PIERCE, FL

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
2025.08.27	AS SHOWN

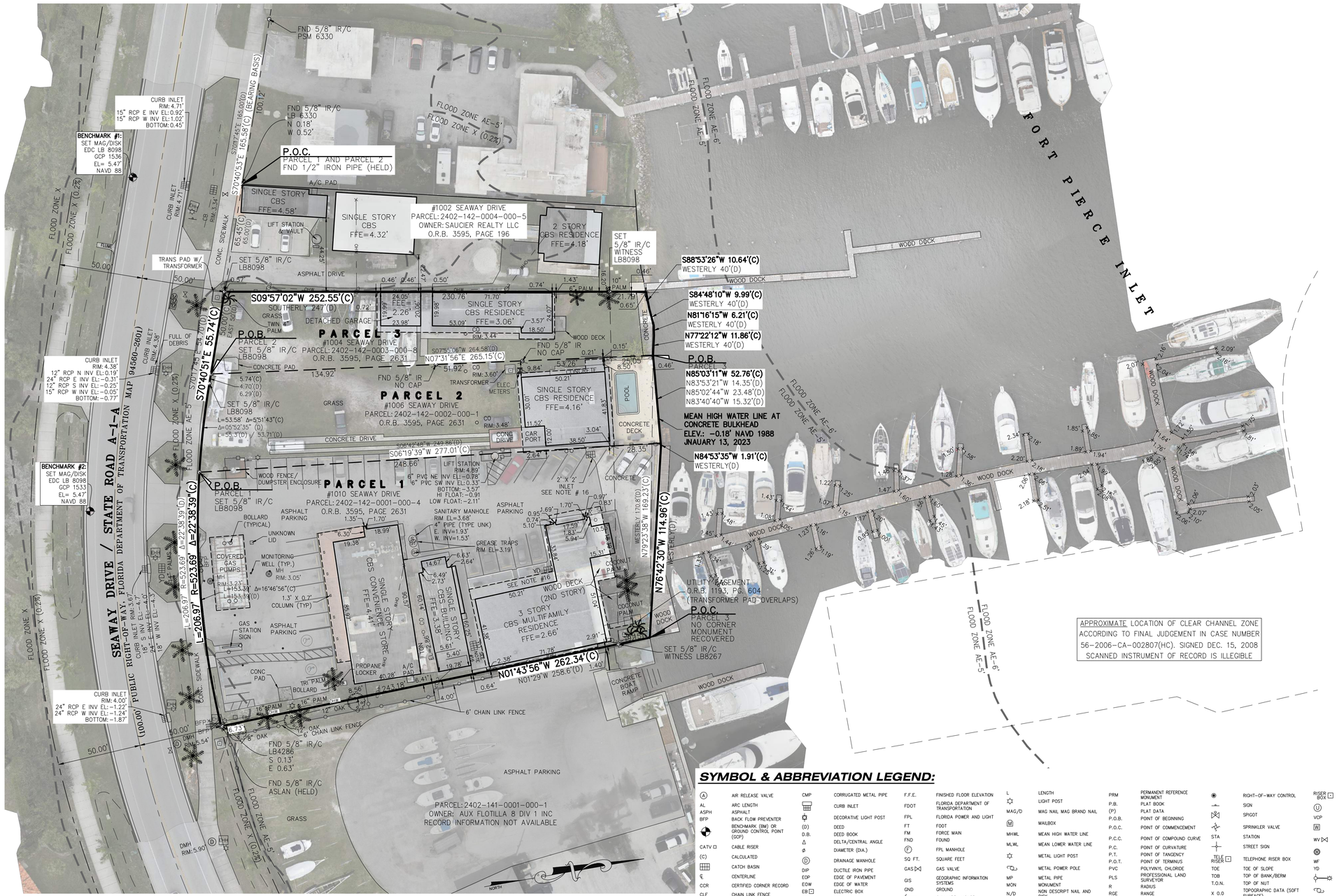
DRAWN BY	FIELD CREW	CHECKED BY
CPS	MM	MTO

PROJECT No.
22-505.2 B&T UPDATE_REV4.DWG

DRAWING No.
PG. 1 OF 3

REV.
4

FILE LOCATION: Z:\EDC-2022\22-505 - NABA REALTY - 1004 1006 AND 1008 SEAWAY DRIVE FP - MARINA SURVEYS\SURVEY\DWG - PDF\SURVEY\22-505.2 B&T UPDATE_REV4.DWG, 2025.11.11, 1:19 PM



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	CMP	CORRUGATED METAL PIPE	F.F.E.	FINISHED FLOOR ELEVATION	L	LENGTH	PRM	PERMANENT REFERENCE MONUMENT		RIGHT-OF-WAY CONTROL	RISER BOX	UNKNOWN RISER BOX
AL	ARC LENGTH		CURB INLET	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MAG/D	MAG NAIL MAG BRAND NAIL	P.B.	PLAT BOOK		SIGN	(U)	UNKNOWN TYPE MANHOLE
ASPH	ASPHALT		DECORATIVE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	M	MAILBOX	(P)	PLAT DATA		SPIGOT	VCP	VITRIFIED CLAY PIPE
BFP	BACK FLOW PREVENTER	(D)	DEED	FT	FOOT	MH/WL	MEAN HIGH WATER LINE	P.O.B.	POINT OF BEGINNING		SPRINKLER VALVE	W	WATER SERVICE METER (WM)
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	D.B.	DEED BOOK	FM	FORCE MAIN	MLW/L	MEAN LOWER WATER LINE	P.O.C.	POINT OF COMMENCEMENT	STA	STATION	WV	WATER VALVE (WV)
		Δ	DELTA/CENTRAL ANGLE	FND	FOUND			P.C.C.	POINT OF COMPOUND CURVE		STREET SIGN		
CATV	CABLE RISER	ø	DIAMETER (DIA.)	FPL	FPL MANHOLE		METAL LIGHT POST	P.C.	POINT OF CURVATURE	TELE RISER	TELEPHONE RISER BOX	W	WELL
(C)	CALCULATED	(D)	DRAINAGE MANHOLE	SQ FT.	SQUARE FEET		METAL POWER POLE	P.T.	POINT OF TANGENCY			WF	WOOD FENCE
	CATCH BASIN	DIP	DUCTILE IRON PIPE	GAS	GAS VALVE	MP	METAL PIPE	P.O.T.	POINT OF TERMINUS	TOE	TOE OF SLOPE	YD	YARD DRAIN
℄	CENTERLINE	EOP	EDGE OF PAVEMENT	GIS	GEOGRAPHIC INFORMATION SYSTEMS	MON	MONUMENT	PVC	POLYVINYL CHLORIDE	TOB	TOP OF BANK/BERM		WOOD POLE STREET LIGHT
CCR	CERTIFIED CORNER RECORD	EOW	EDGE OF WATER	GND	GROUND	N/D	NON DESCRIPT NAIL AND DISK	PLS	PROFESSIONAL LAND SURVEYOR	T.O.N.	TOP OF NUT		
CLF	CHAIN LINK FENCE	EB	ELECTRIC BOX		GUY WIRE ANCHOR	N.R.	NON-RADIAL	R	RADIUS	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		WOOD POWER POLE
CHD.	CHORD	EHH	ELECTRIC HAND HOLE (EHH)		HANDICAP	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RGE	RANGE				
CO	CLEAN OUT	EM	ELECTRIC METER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	No.	NUMBER	RTK	REAL TIME KINEMATIC	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
COMM RISER	COMMUNICATION RISER	ELEC PANEL	ELECTRICAL PANEL	HWF	HOG WIRE FENCE	O.R.B.	OFFICIAL RECORDS BOOK	RWV	RECLAIMED WATER VALVE	TWNSHP	TOWNSHIP		
CONC	CONCRETE	EL./ELEV.	ELEVATION	HYD	HYDRANT	OHW	OVER HEAD WIRES	RCP	REINFORCED CONCRETE PIPE		TRAFFIC HANDHOLD		
	CONCRETE LIGHT POST	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	IN	INCH	PG	PAGE	R/W	RIGHT-OF-WAY	TSCB	TRAFFIC SIGNAL CONTROL BOX		
CM	CONCRETE MONUMENT	F.O.	FIBER OPTIC	INV	INVERT	PCN	PARCEL CONTROL NUMBER	R/C	ROD AND CAP	TYP	TYPICAL		
CPP	CONCRETE POWER POLE (CPP)	FOHH	FIBER OPTIC HAND HOLE	IP	IRON PIPE	PK NAIL	PARKER-KALON NAIL	S	SANITARY MANHOLE	U.E.	UTILITY EASEMENT		
	CONCRETE POWER POLE W/STREET LIGHT		FIBER OPTIC MARKER	IR	IRON ROD	PK/D	PARKER-KALON NAIL & DISK	SV	SANITARY VALVE	SS	UNDERGROUND SANITARY		
	CONCRETE SIGNAL LIGHT POLE	FIBER RISER	FIBER OPTIC RISER	IR/C	IRON ROD AND CAP	PCP	PERMANENT CONTROL POINT	SEC	SECTION	DRN	UNDERGROUND STORM		
		(M)	FIELD MEASURED		IRRIGATION CONTROL VALVE				PROPERTY CORNER	UNK	UNKNOWN		
										UNK HH	UNKNOWN HANDHOLD		

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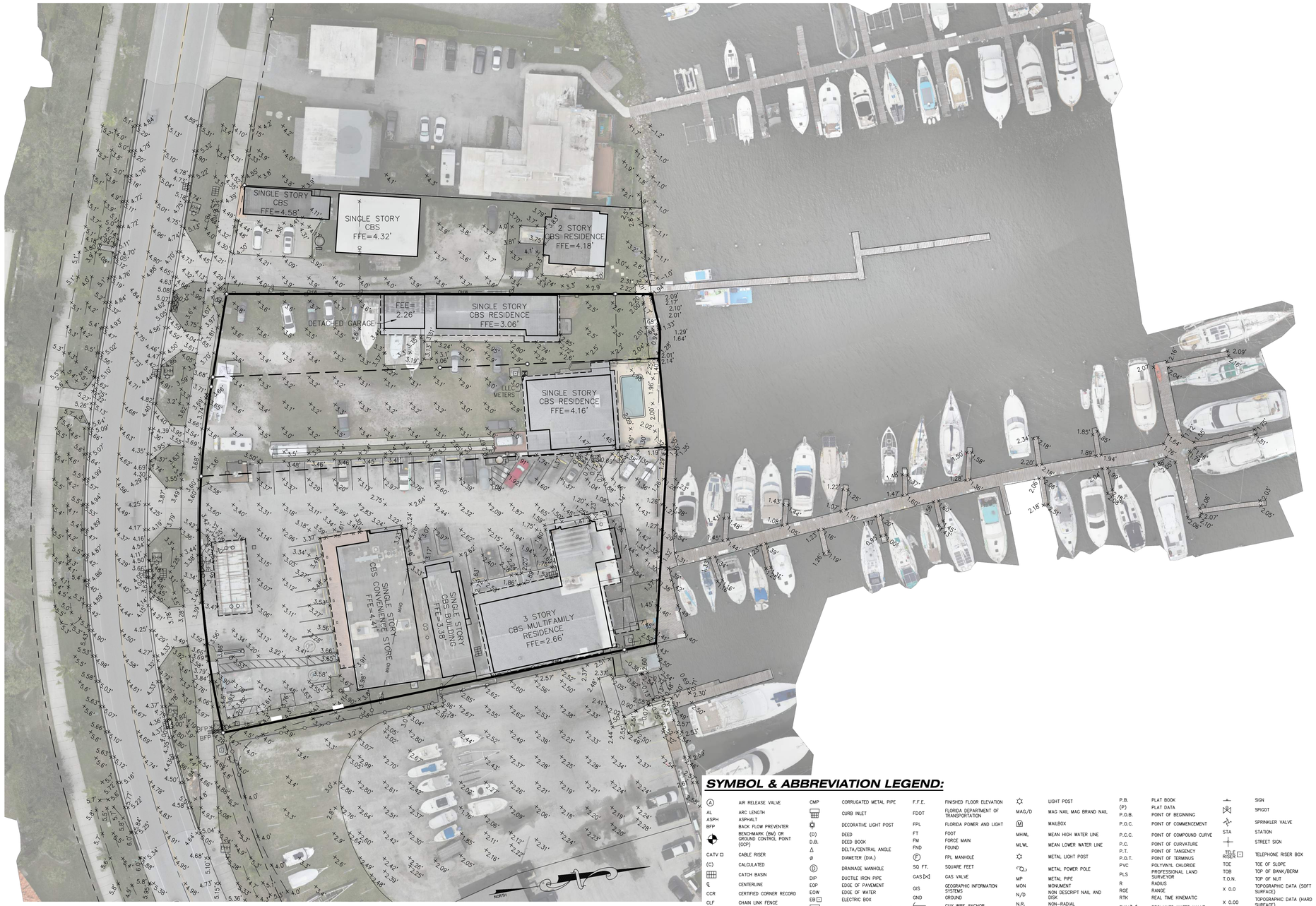
BOUNDARY & TOPOGRAPHIC SURVEY

DATE	2025.08.27
SCALE	AS SHOWN
DRAWN BY	CPS
FIELD CREW	MM
CHECKED BY	MTO
PROJECT No.	22-505.2 B&T UPDATE_REV4.DWG
DRAWING No.	PG. 2 OF 3
REV.	4

FILE LOCATION: Z:\EDC 2022\22-505 - NABA REALTY - 1004 1006 AND 1008 SEAWAY DRIVE FP - MARINA SURVEY\SURVEY\DWG - PG\FS\SURVEY\22-505.2 B&T UPDATE_REV4.DWG, 2025.11.11, 1:19 PM



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	CMP	CORRUGATED METAL PIPE	F.F.E.	FINISHED FLOOR ELEVATION		LIGHT POST	P.B.	PLAT BOOK		SIGN	(U)	UNKNOWN TYPE MANHOLE
AL	ARC LENGTH		CURB INLET	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MAG/D	MAG NAIL MAG BRAND NAIL	(P)	PLAT DATA		SPIGOT	VCP	VITRIFIED CLAY PIPE
ASPH	ASPHALT		DECORATIVE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	(M)	MAILBOX	P.O.B.	POINT OF BEGINNING		SPRINKLER VALVE	(W)	WATER SERVICE METER (WM)
BFP	BACK FLOW PREVENTER	(D)	DEED	FT	FOOT	MHWL	MEAN HIGH WATER LINE	P.O.C.	POINT OF COMMENCEMENT	STA	STATION	WV	WATER VALVE (WV)
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	D.B.	DEED BOOK	FM	FORCE MAIN	MLWL	MEAN LOWER WATER LINE	P.C.C.	POINT OF COMPOUND CURVE		STREET SIGN	W	WELL
CATV	CABLE RISER	Δ	DELTA/CENTRAL ANGLE	FND	FOUND		METAL LIGHT POST	P.C.	POINT OF CURVATURE	TELE RISER	TELEPHONE RISER BOX	WF	WOOD FENCE
(C)	CALCULATED	Ø	DIAMETER (DIA.)	(F)	FPL MANHOLE		METAL POWER POLE	P.T.	POINT OF TANGENCY	TOE	TOE OF SLOPE		WOOD POLE STREET LIGHT
	CATCH BASIN	(D)	DRAINAGE MANHOLE	SQ FT.	SQUARE FEET	MP	METAL PIPE	P.O.T.	POINT OF TERMINUS	TOB	TOP OF BANK/BERM	YD	YARD DRAIN
℄	CENTERLINE	DIP	DUCTILE IRON PIPE	GAS	GAS VALVE	MON	MONUMENT	PVC	POLYVINYL CHLORIDE	T.O.N.	TOP OF NUT		WOOD POWER POLE
CCR	CERTIFIED CORNER RECORD	EOP	EDGE OF PAVEMENT	GIS	GEOGRAPHIC INFORMATION SYSTEMS	N/D	NON DESCRIPT NAIL AND DISK	PLS	PROFESSIONAL LAND SURVEYOR	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		
CLF	CHAIN LINK FENCE	EOW	EDGE OF WATER	GND	GROUND	N.R.	NON-RADIAL	R	RADIUS	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
CHD.	CHORD	EB	ELECTRIC BOX		GUY WIRE ANCHOR	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	RGE	RANGE	TWNSHP	TOWNSHIP		
CO	CLEAN OUT	EHH	ELECTRIC HAND HOLE (EHH)		HANDICAP	No.	NUMBER	RTK	REAL TIME KINEMATIC	T	TRAFFIC HANDHOLD		
COMM RISER	COMMUNICATION RISER	EM	ELECTRIC METER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	O.R.B.	OFFICIAL RECORDS BOOK	RWV	RECLAIMED WATER VALVE	TSCB	TRAFFIC SIGNAL CONTROL BOX		
CONC	CONCRETE	ELEC PANEL	ELECTRICAL PANEL	HWF	HOG WIRE FENCE	OHW	OVER HEAD WIRES	RCP	REINFORCED CONCRETE PIPE	TYP.	TYPICAL		
	CONCRETE LIGHT POST	EL./ELEV.	ELEVATION	H/D	HYDRANT	PG	PAGE	R/W	RIGHT-OF-WAY	U.E.	UTILITY EASEMENT		
CM	CONCRETE MONUMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	IN	INCH	PCN	PARCEL CONTROL NUMBER	R/C	ROD AND CAP	SS	UNDERGROUND SANITARY		
CPP	CONCRETE POWER POLE (CPP)	F.O.	FIBER OPTIC	INV	INVERT	PK NAIL	PARKER-KALON NAIL	S	SANITARY MANHOLE	DRN	UNDERGROUND STORM		
	CONCRETE POWER POLE W/STREET LIGHT	FOHH	FIBER OPTIC HAND HOLE	IP	IRON PIPE	PK/D	PARKER-KALON NAIL & DISK	SV	SANITARY VALVE	UNK	UNKNOWN		
	CONCRETE SIGNAL LIGHT POLE		FIBER OPTIC MARKER	IR	IRON ROD	PCP	PERMANENT CONTROL POINT	SEC	SECTION	UNK HH	UNKNOWN HANDHOLD		
		FIBER RISER	FIBER OPTIC RISER	IR/C	IRON ROD AND CAP	PRM	PERMANENT REFERENCE MONUMENT		PROPERTY CORNER	RISER BOX	UNKNOWN RISER BOX		
		(M)	FIELD MEASURED		IRRIGATION CONTROL VALVE				RIGHT-OF-WAY CONTROL				
				L	LENGTH								

REV.	DATE	DESCRIPTION	BY	CHK.
4	2025.11.11	ADDITIONAL TOPO ALONG DOCK	SPT	MTO
3	2025.10.30	ADD MISSING TREES	SPT	MTO
2	2025.10.30	INLET & LIFT STATION INVERTS	SPT	MTO
1	2025.10.23	CLIENT COMMENTS	CPS	MTO

A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

JUNIOR GARBA
800 BRICKELL AVE, SUITE 320, MIAMI, FL
1004, 1006, 1010 SEAWAY DRIVE,
FT. PIERCE, FL

TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
2025.08.27	AS SHOWN
DRAWN BY: CPS	FIELD CREW: MM
CHECKED BY: MTO	

PROJECT No.
22-505.2 B&T UPDATE_REV4.DWG

DRAWING No.
PG. 3 OF 3

REV. 4

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