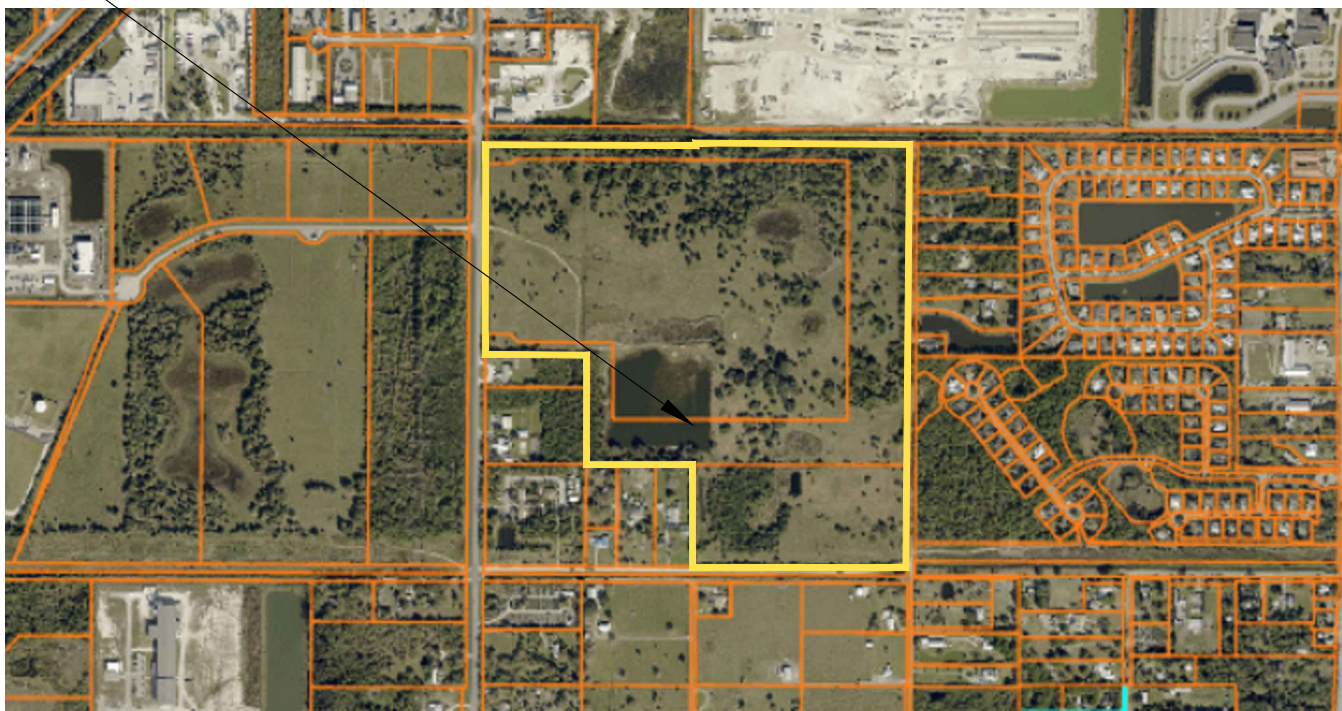


SYMPHONY LAKES PRELIMINARY PLAT P.D

PROYECT SITE



OWNER OF RECORD

LAND SURVEYOR

SURVEYFY, LLC

9555SW 175TH
SUITE 220
PALMETO BAY, FLORIDA 33157

DEVELOPER

SELVITZ LLC

631 US HIGHWAY 1, SUITE 409
NORTH PALM BEACH, FLORIDA 33408
PHONE (561) 653-1104
EMAIL: DS@USREX.COM

CIVIL ENGINEER

MILLS, SHORTH & ASSOCIATES

700 22nd PLACE, SUITE 2C & 2D
VERO BEACH, FLORIDA 32960

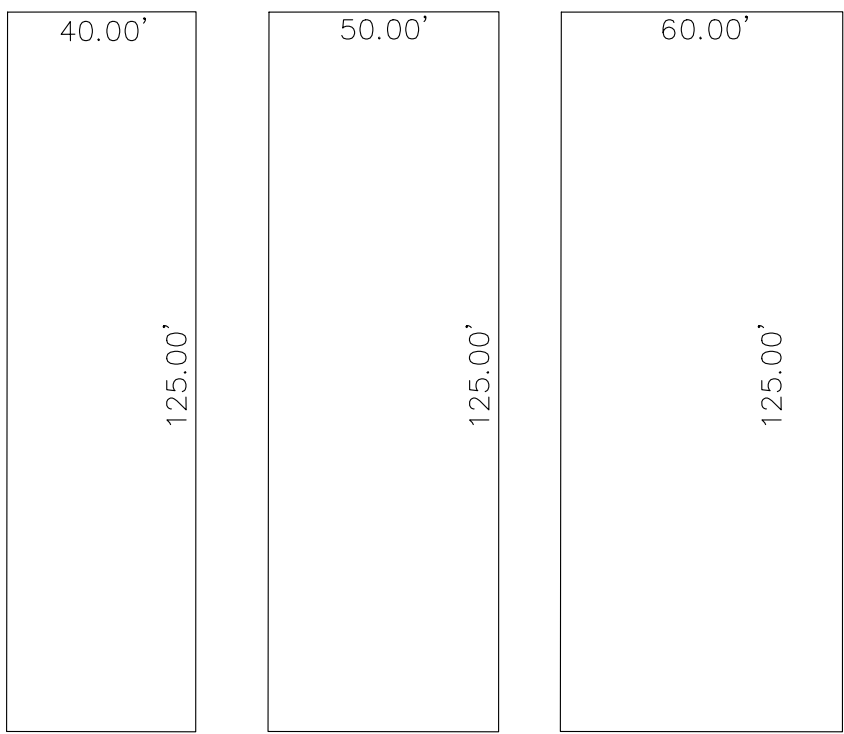
- 1) 286 TOTAL LOTS TO BE PLATTED
- 2) UTILITY EASEMENTS TO BE DETERMINE AT FINAL PLAT
- 3) DRAINAGE EASEMENTS TO BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL
- 4) LAKE TRACTS SIZE WILL BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL ON FINAL PLAT
- 5) THE CENTER LINE OF SELVITZ ROAD IS ASSUMED TO BEARING N00°04'35"E
- 6) ALL LAKE TRACTS AND PRIVATE ROADS RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BT THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT
- 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF 02/19/2020. THIS PROPERTY APPEARS TO LIE WITHIN ZONE AE, OUTSIDE SPECIAL FLOOD HAZARD AREA.
- 8) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCE AND ARE REFERENCED TO U.S SURVEY FEET.

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF NORTHWEST ONE QUARER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°57'58"E, ALONG THE NORTH LINE OF SAID NORTHWEST ONE QUARER OF SECTION 32 A DISTANCE OF 49.98 FEET, A DISTANCE OF 49.98 FEET TO A POINT "A", THENCE RUN S00°02'02"W, A DISTANCE OF 53.50 FEET TO A POINT OF BEGINNING, THENCE RUN S00°04'35"W, A DISTANCE OF 483.44 FEET, THENCE RUN S89°59'17"E, A DISTANCE OF 1085.48 FEET, THENCE RUN S00°00'45"W, A DISTANCE OF 60 FEET, THENCE RUN N89°59'20"W, A DISTANCE OF 1085.54 FEET, THENCE RUN S00°04'45"W, A DISTANCE OF 650.45 FEET, THENCE RUN N89°56'45"E, A DISTANCE OF 607.35 FEET, THENCE RUN S00°01'23"W, A DISTANCE OF 743.46 FEET, THENCE RUN N89°55'21"E, A DISTANCE OF 658.01 FEET, S00°01'02"E, A DISTANCE OF 616.88 FEET, THENCE RUN N89°53'08"E, A DISTANCE OF 1292.03 FEET, THENCE RUN N00°06'40"W, A DISTANCE OF 2559.70 FEET, THENCE RUN N89°57'58"W, A DISTANCE OF 1287.83, THENCE RUN S00°01'02"E, A DISTANCE OF 11.00 FEET, THENCE RUN N89°57'58"W, A DISTANCE OF 1262.85 FEET TO A POINT OF BEGINNING.

SINGLE FAMILY TYPICAL LOT SIZES

MINIMUM SIZE
(NOT TO SCALE)



LANDSCAPE ARCHITECT-LAND PLANNER

PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:

TYPICAL 40' LOT	TYPICAL 50' LOT	TYPICAL 60' LOT
FRONT 40'	FRONT 50'	FRONT 60'
SIDE 125'	SIDE 125'	SIDE 125'
REAR 40'	REAR 50'	REAR 60'

(SETBACKS MUST BE VERIFIED WITH
THE CITY OF FORT PIERCE BUILDING DEPARTMENT
PIOR TO COMMENCEMENT OF CONSTRUCTION.)

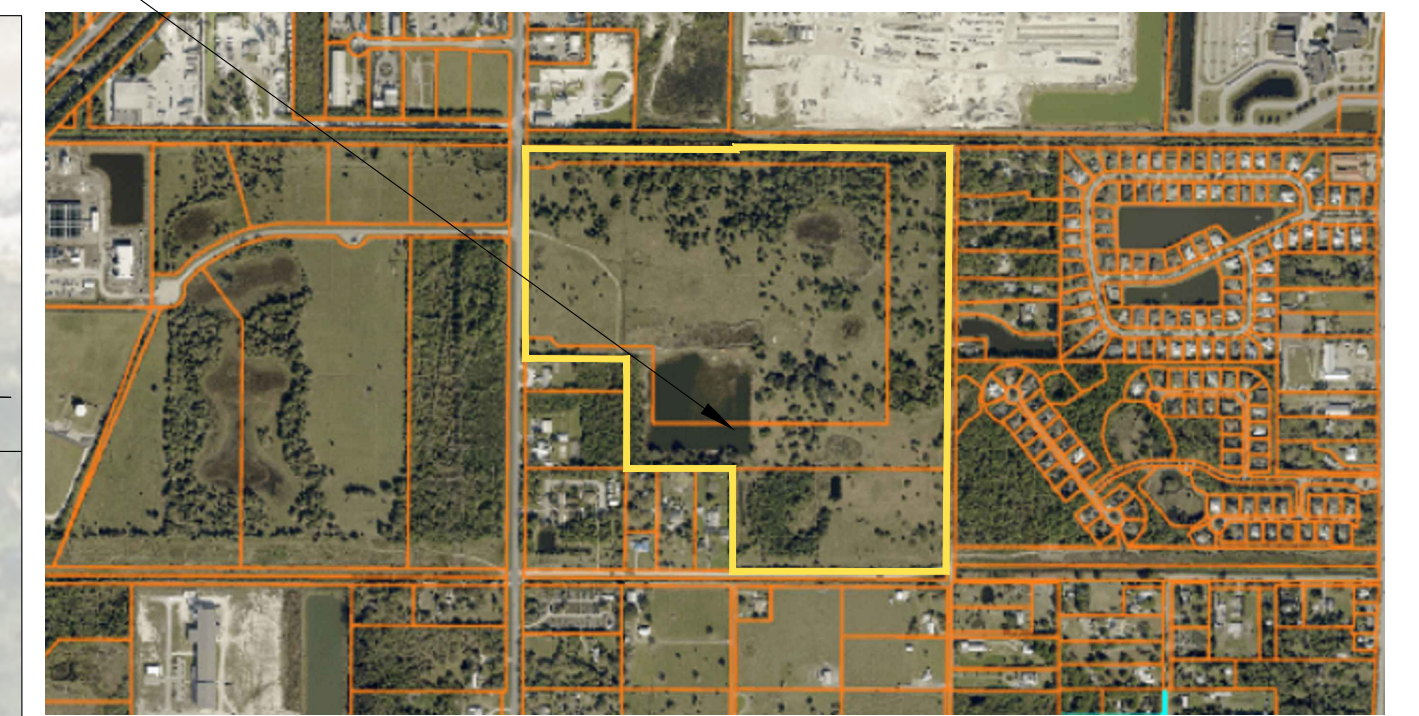
SHEET 1 OF 09		
REVISION	BY	DATE



9555 SW 175th Terrace,
Suite 236
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FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D SURVEY PAGE

PROYECT SITE

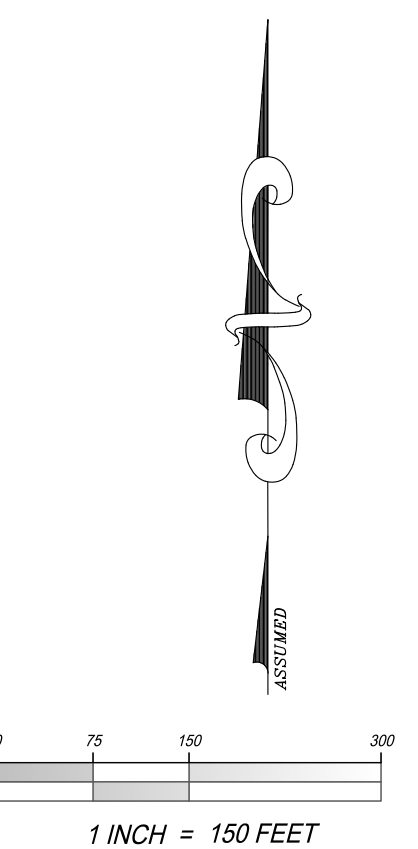


LOCATION MAP
N.T.S



ABBREVIATIONS AND LEGEND

AC	= ACRES
P.L.S	= PROFESSIONAL LAND SURVEYOR
P.R.M	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT OF WAY
T.B.D	= TO BE DETERMINED
P.D	= PLANNED DEVELOPMENT
○	= IRON ROD
P.O.B	= POINT OF BEGINNING

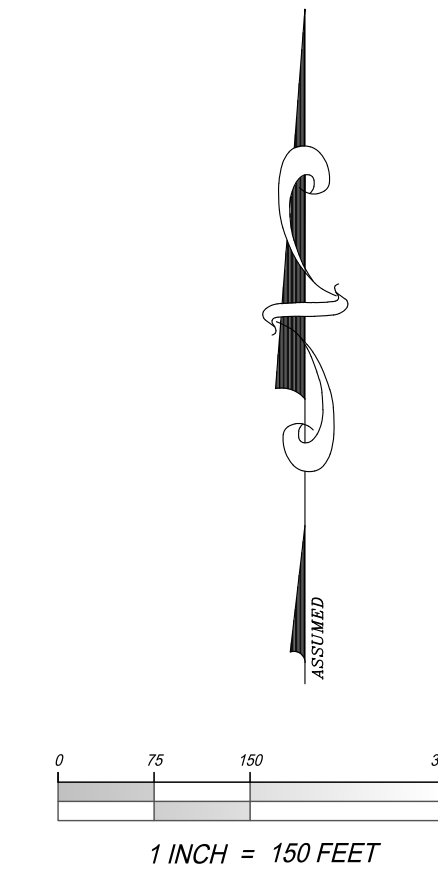


SHEET 2 OF 09



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SYMPHONY LAKES PRELIMINARY PLAT P.D MASTER PAGE



ABBREVIATIONS AND LEGEND

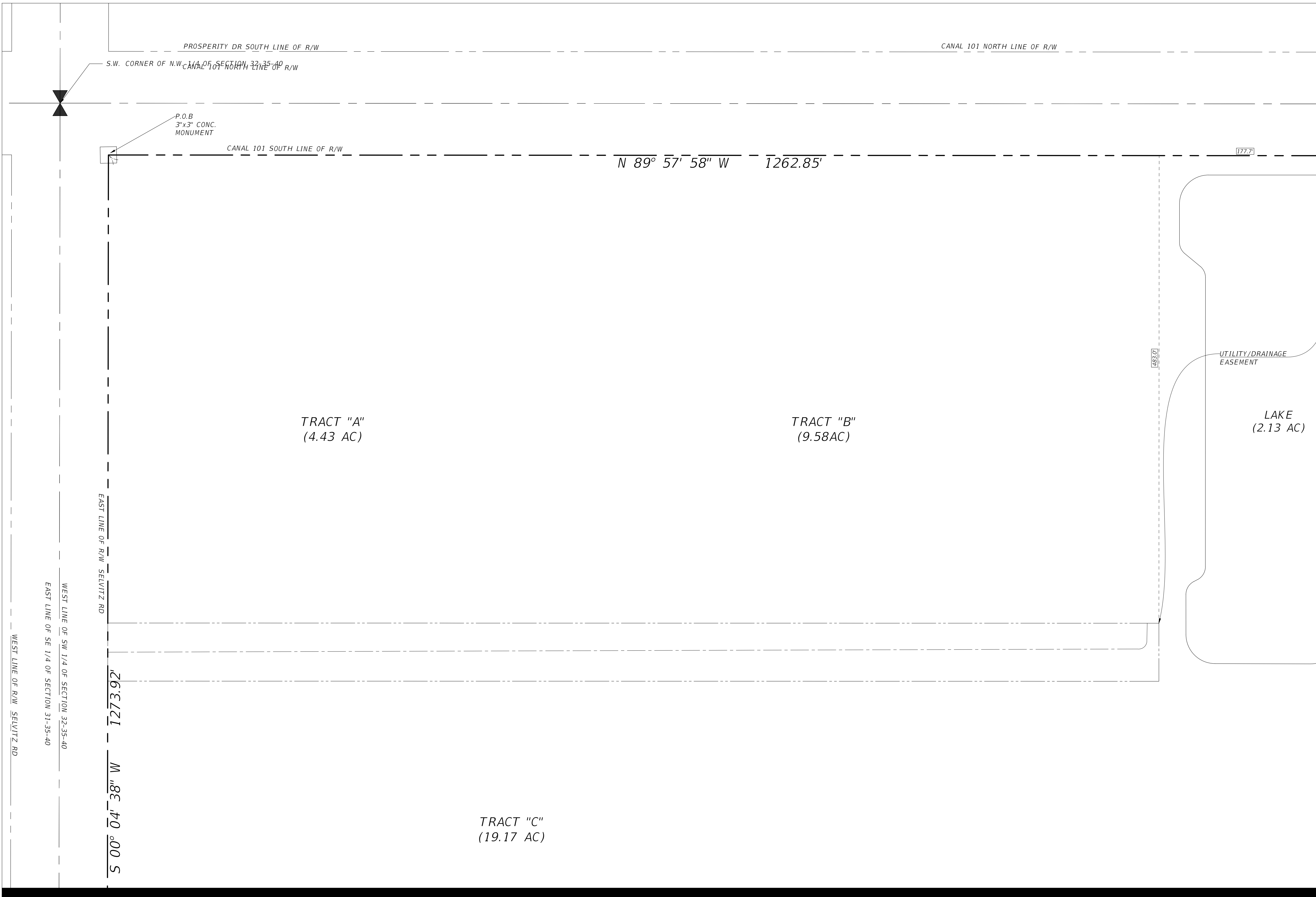
AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
T.B.D = TO BE DETERMINED
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SHEET 3 OF 09

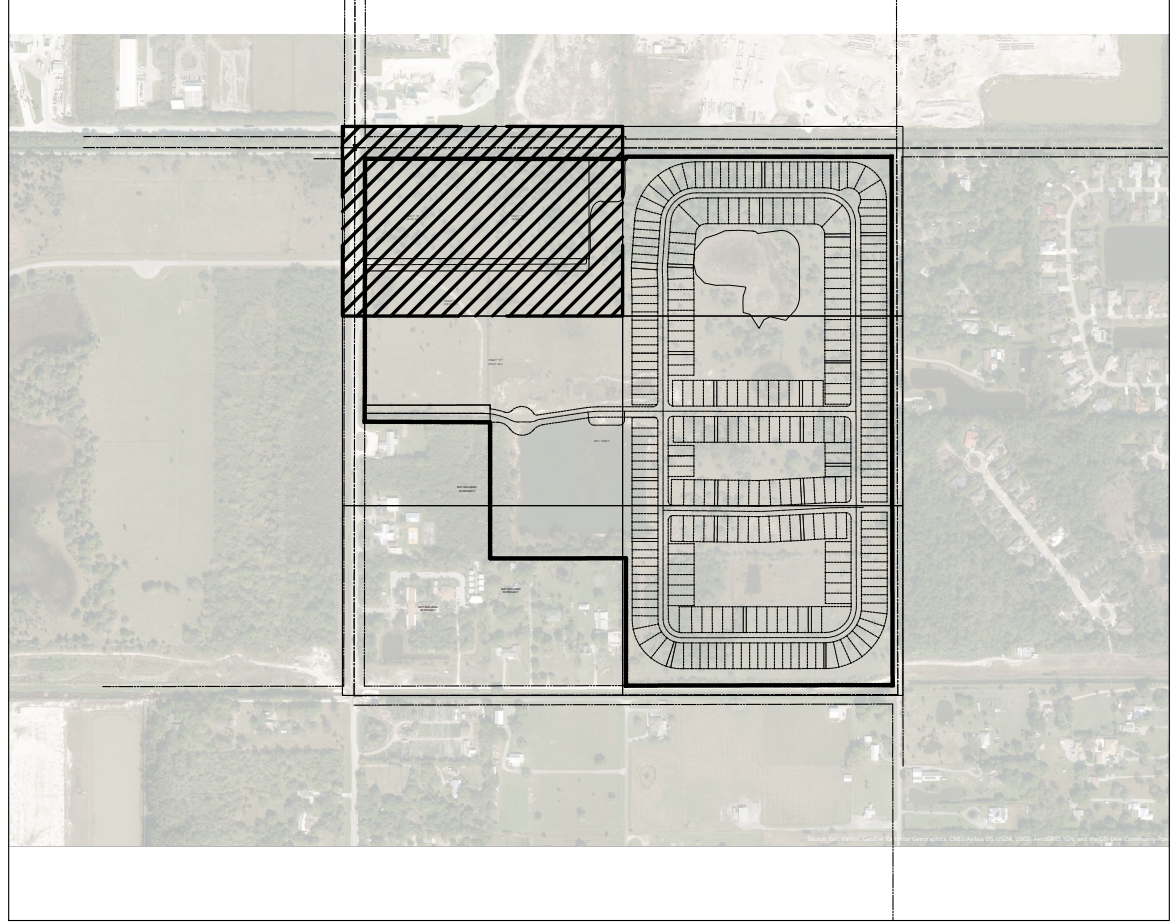


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SYMPHONY LAKES PRELIMINARY PLAT P.D



MATCH TO SHEET 5

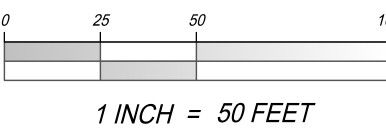


KEY MAP
N.T.S

ABBREVIATIONS AND LEGEND

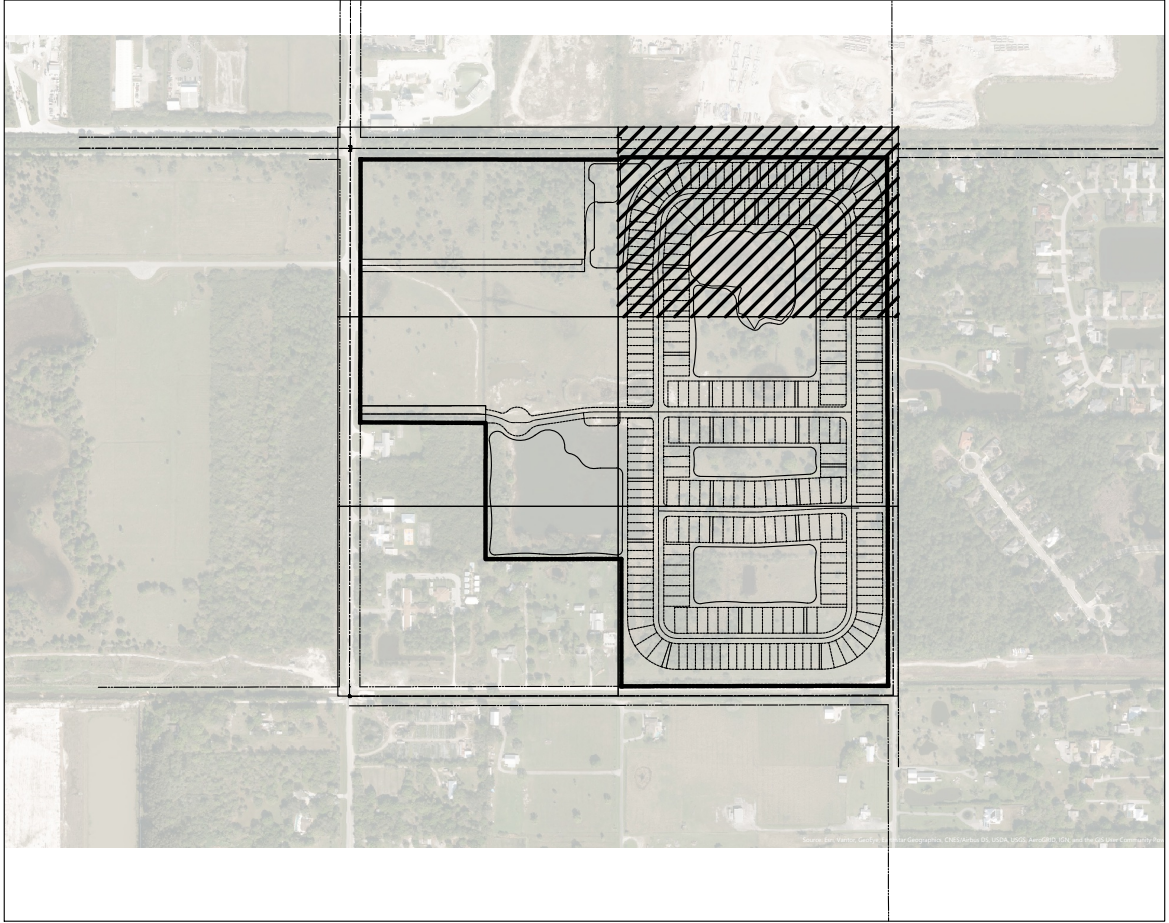
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MATCH TO SHEET 6



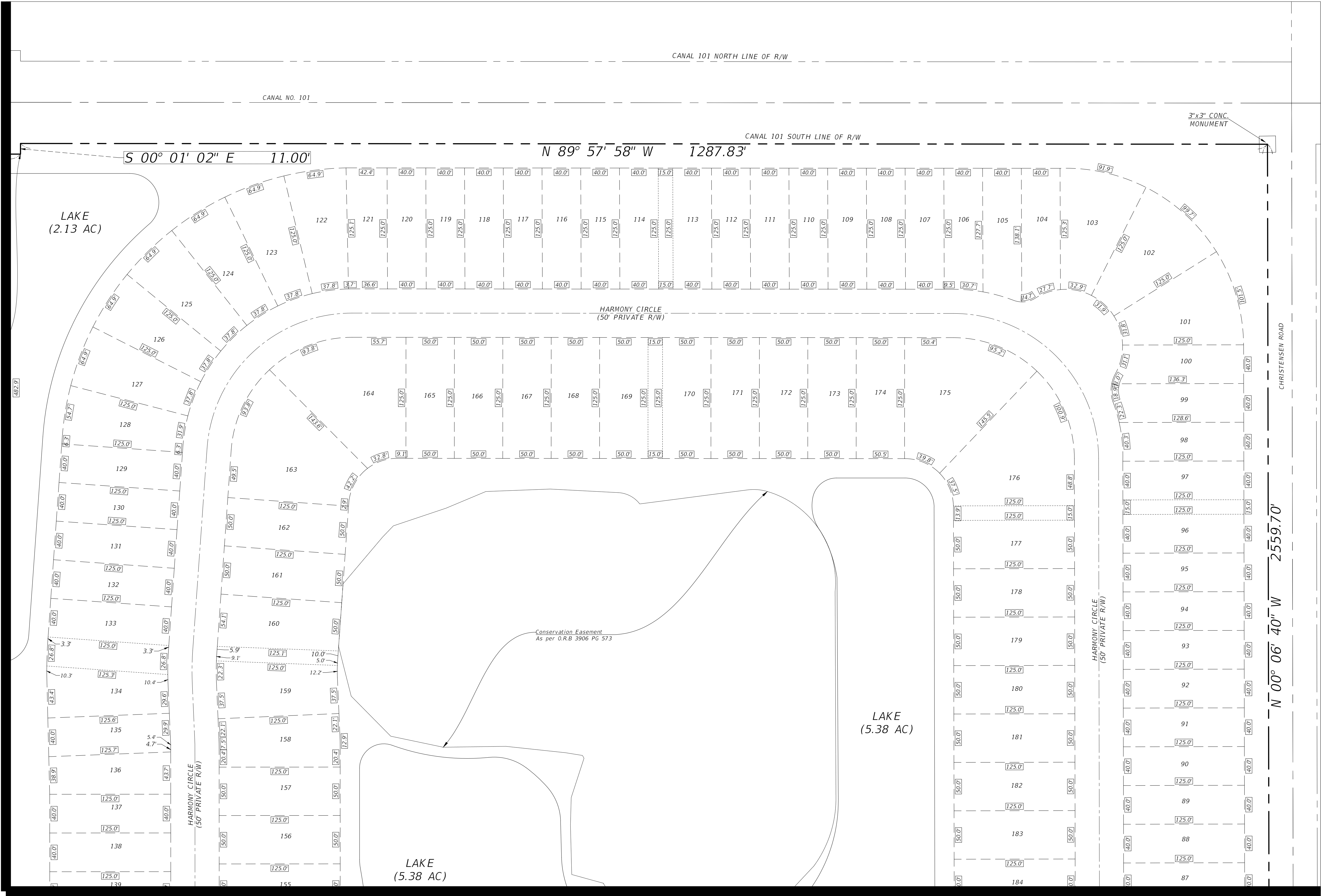
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SYMPHONY LAKES PRELIMINARY PLAT P.D



KEY MAP
N.T.S

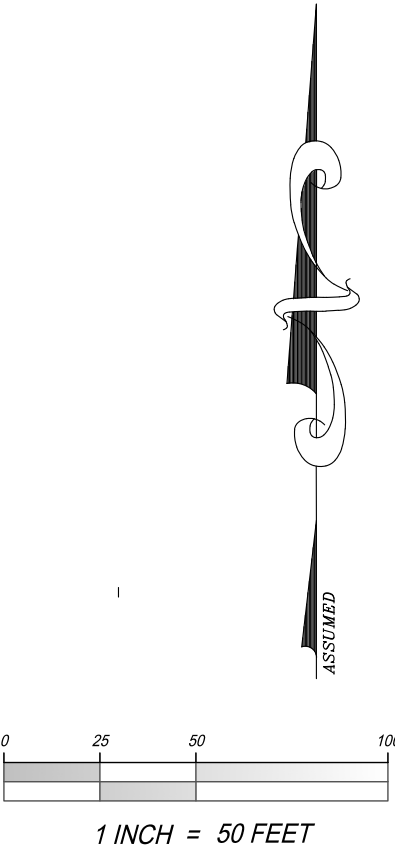
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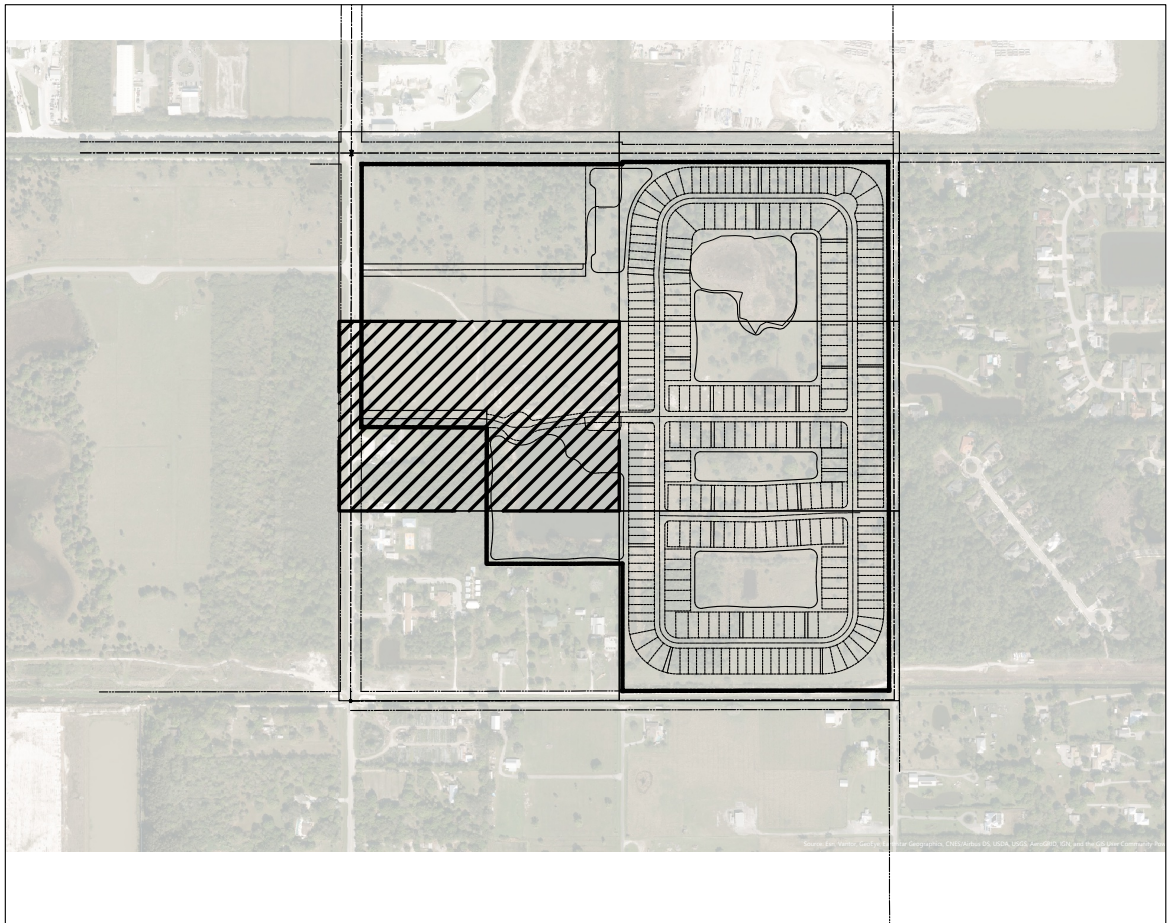
ABBREVIATIONS AND LEGEND

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MATCH TO SHEET 7



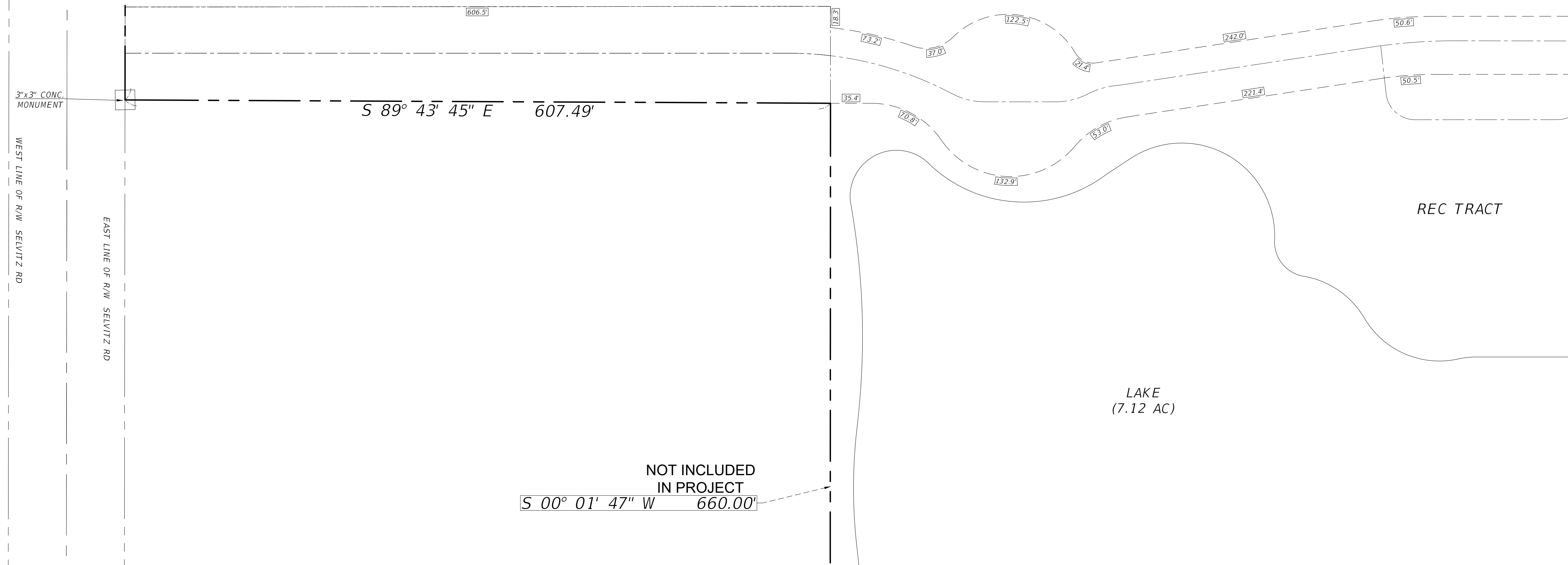
SYMPHONY LAKES PRELIMINARY PLAT P.D
MATCH TO SHEET 4



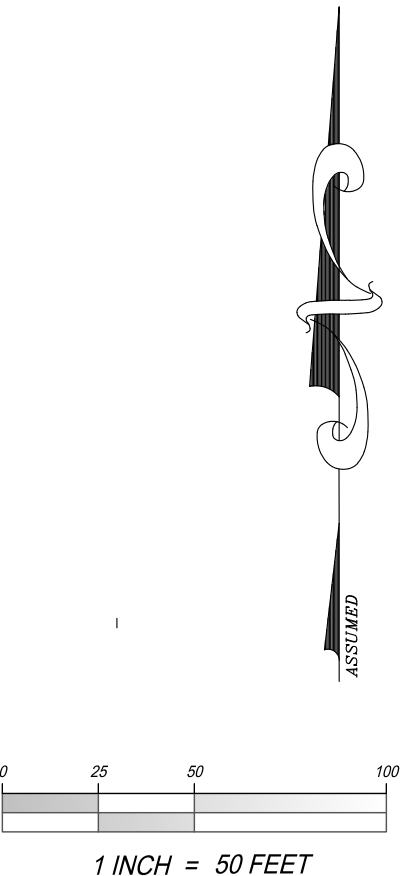
KEY MAP
N.T.S

TRACT "C"
(19.17 AC)

MATCH TO SHEET 7



NOT INCLUDED
IN PROJECT
S 00° 01' 47" W 660.00'



ABBREVIATIONS AND LEGEND

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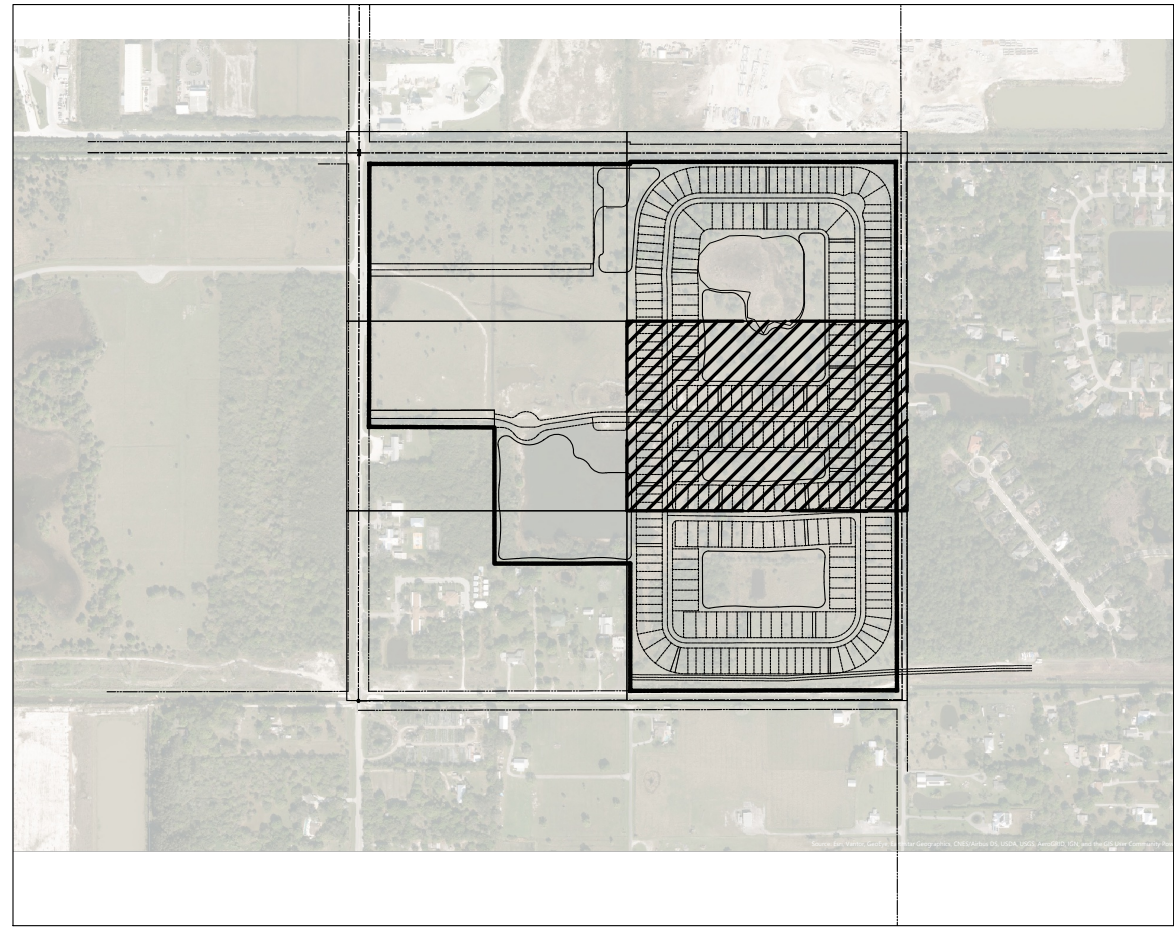
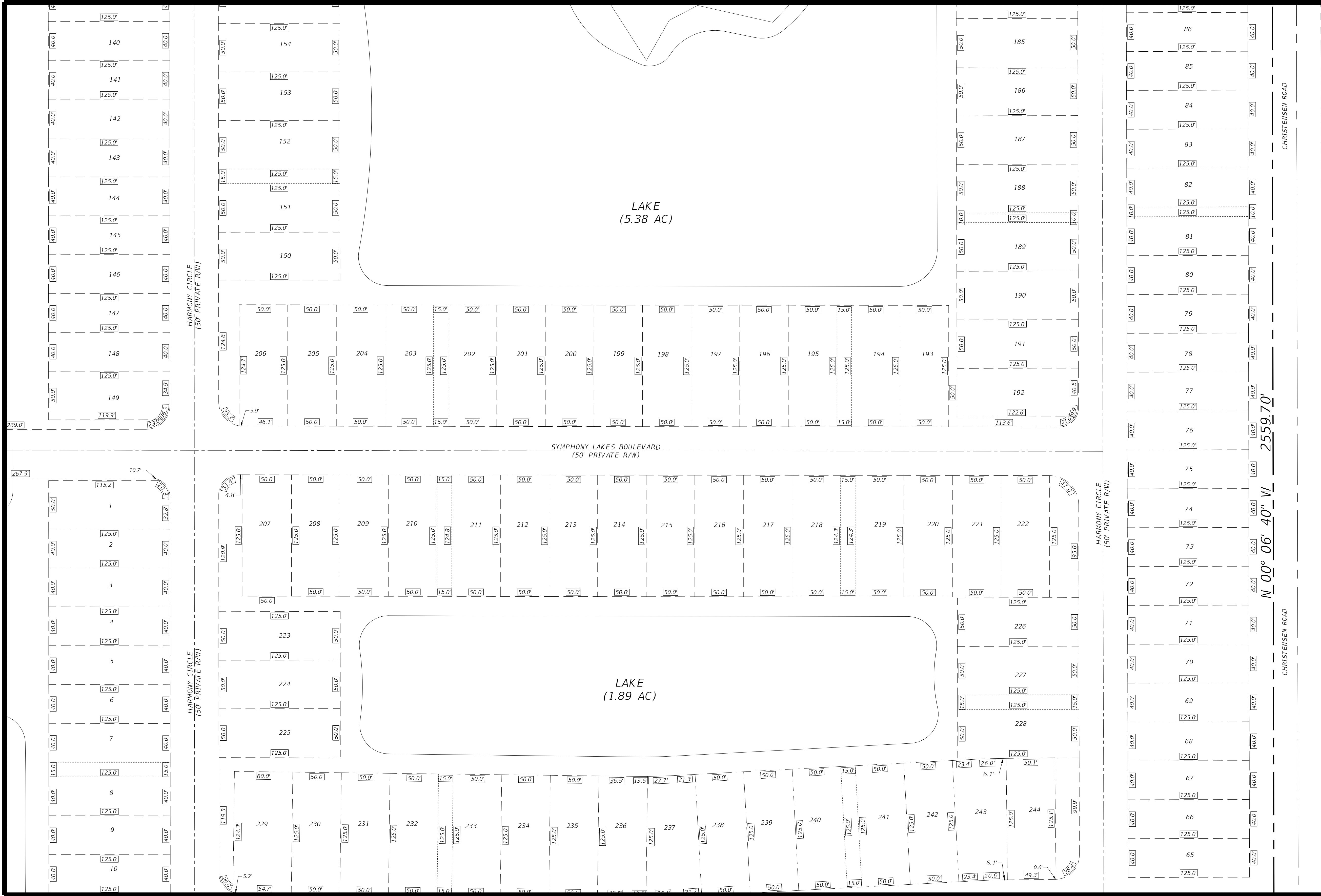
MATCH TO SHEET 8



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SYMPHONY LAKES PRELIMINARY PLAT P.D
MATCH TO SHEET 5

MATCH TO SHEET 6

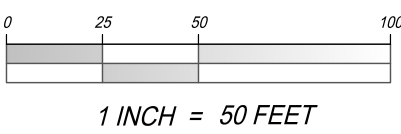


KEY MAP
N.T.S

ABBREVIATIONS AND LEGEND

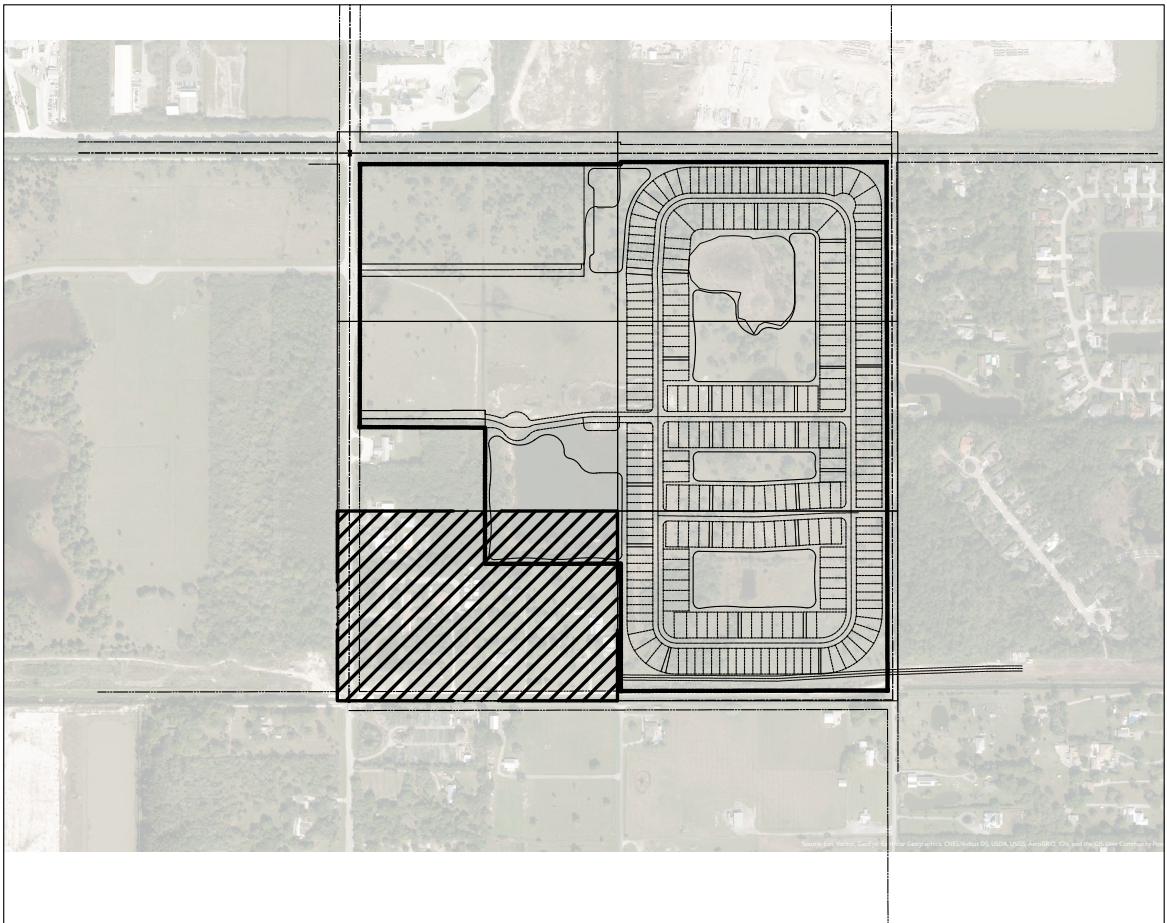
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MATCH TO SHEET 9



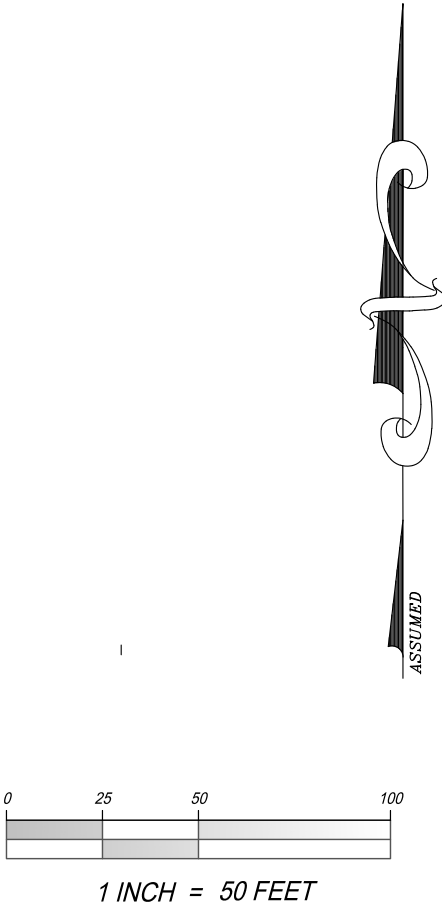
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FL 33157
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LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D
MATCH TO SHEET 6



KEY MAP
N.T.S

MATCH TO SHEET 9



ABBREVIATIONS AND LEGEND

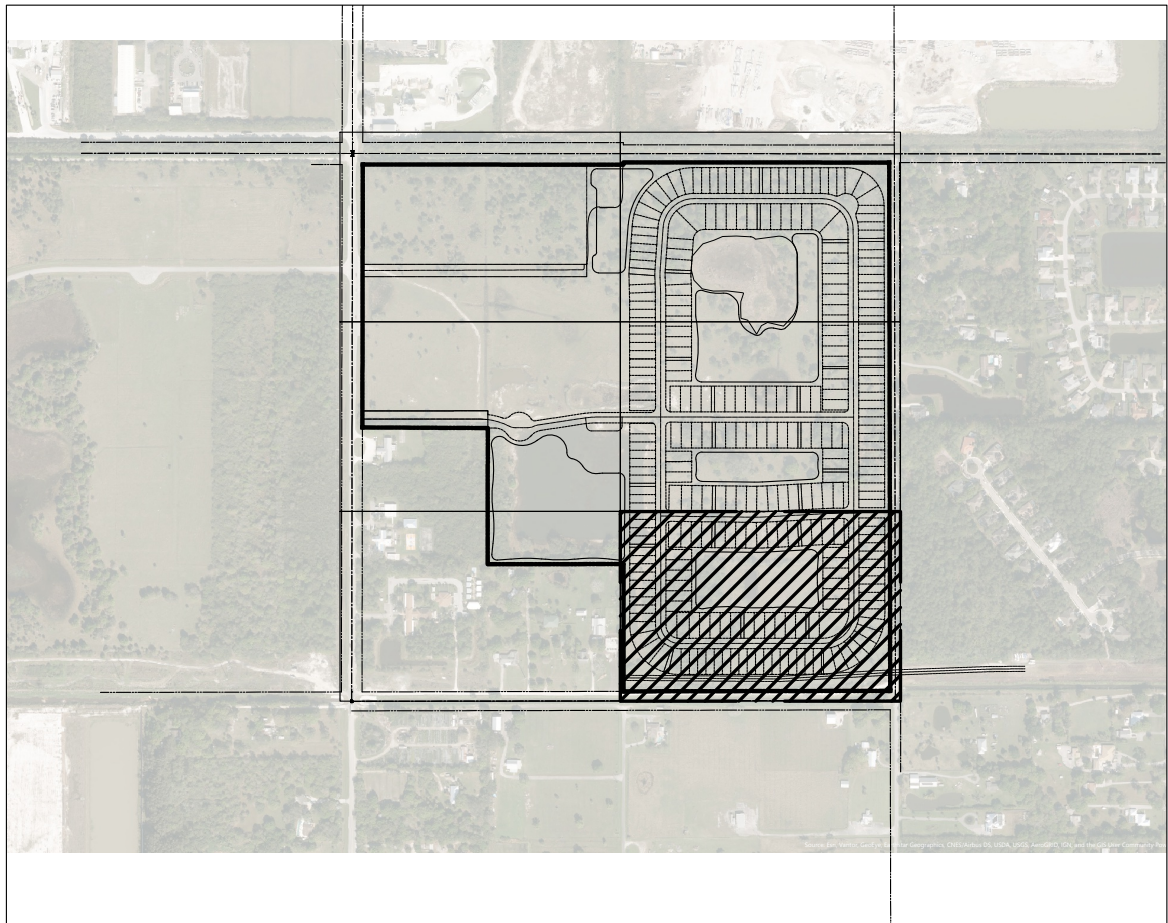
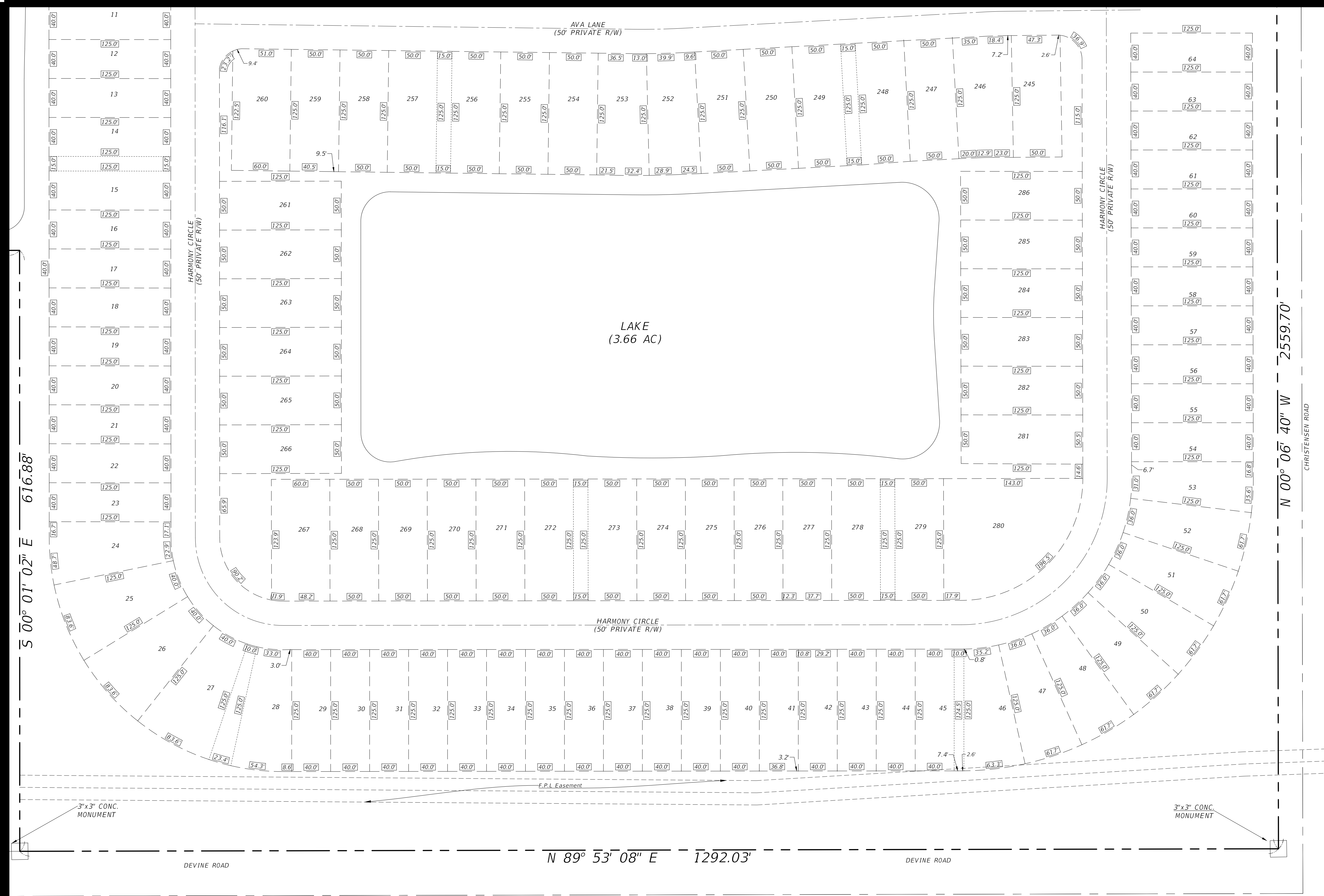
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SYMPHONY LAKES PRELIMINARY PLAT P.D
MATCH TO SHEET 7

MATCH TO SHEET 8



KEY MAP
N.T.S

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