

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CAPTEC Engineering, Inc.

SITUATED IN

SECTIONS 2 AND 3
TOWNSHIP 36 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF -WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°53'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N89°52'26"W ALONG THE NORTH RIGHT -OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

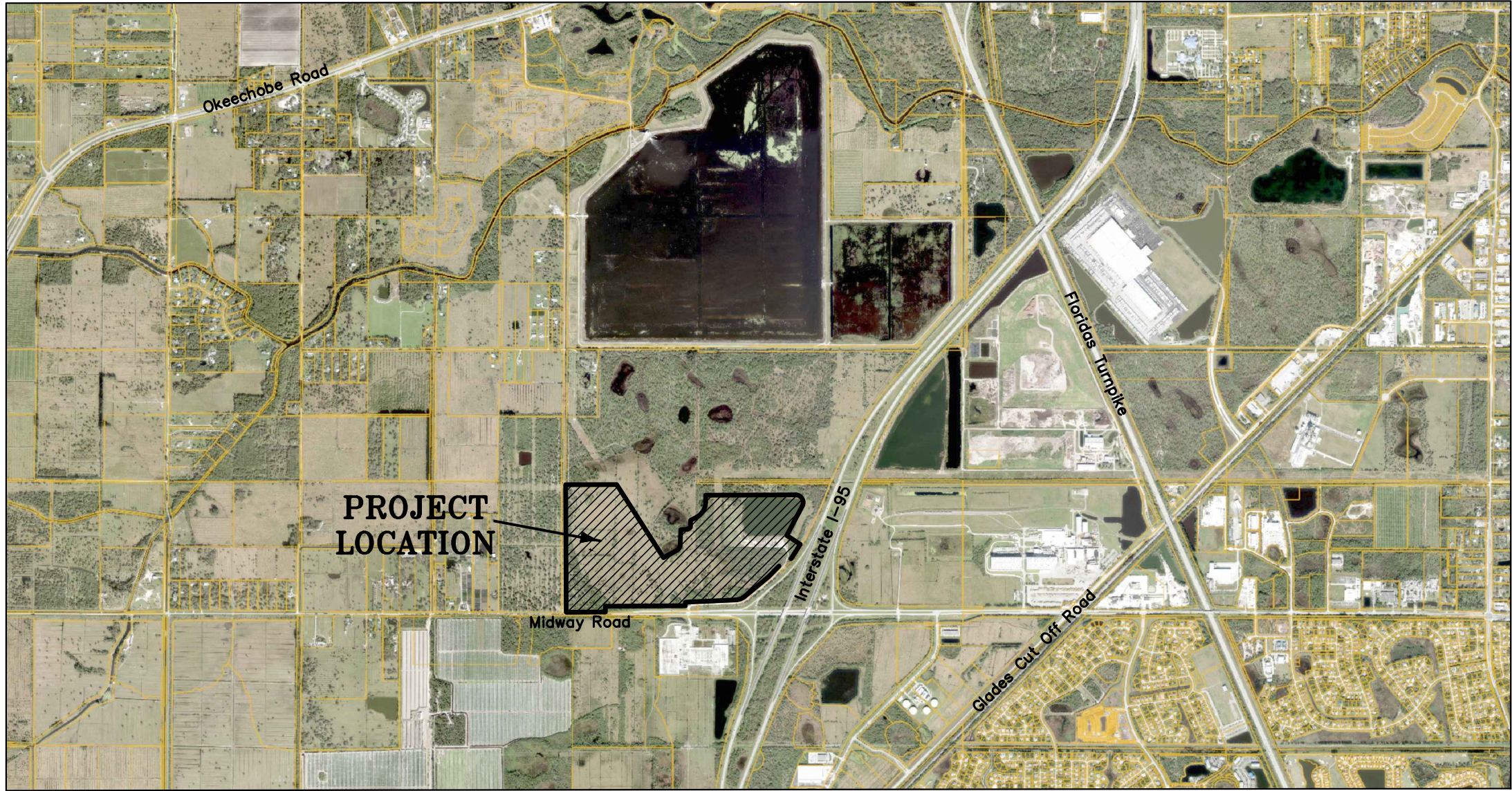
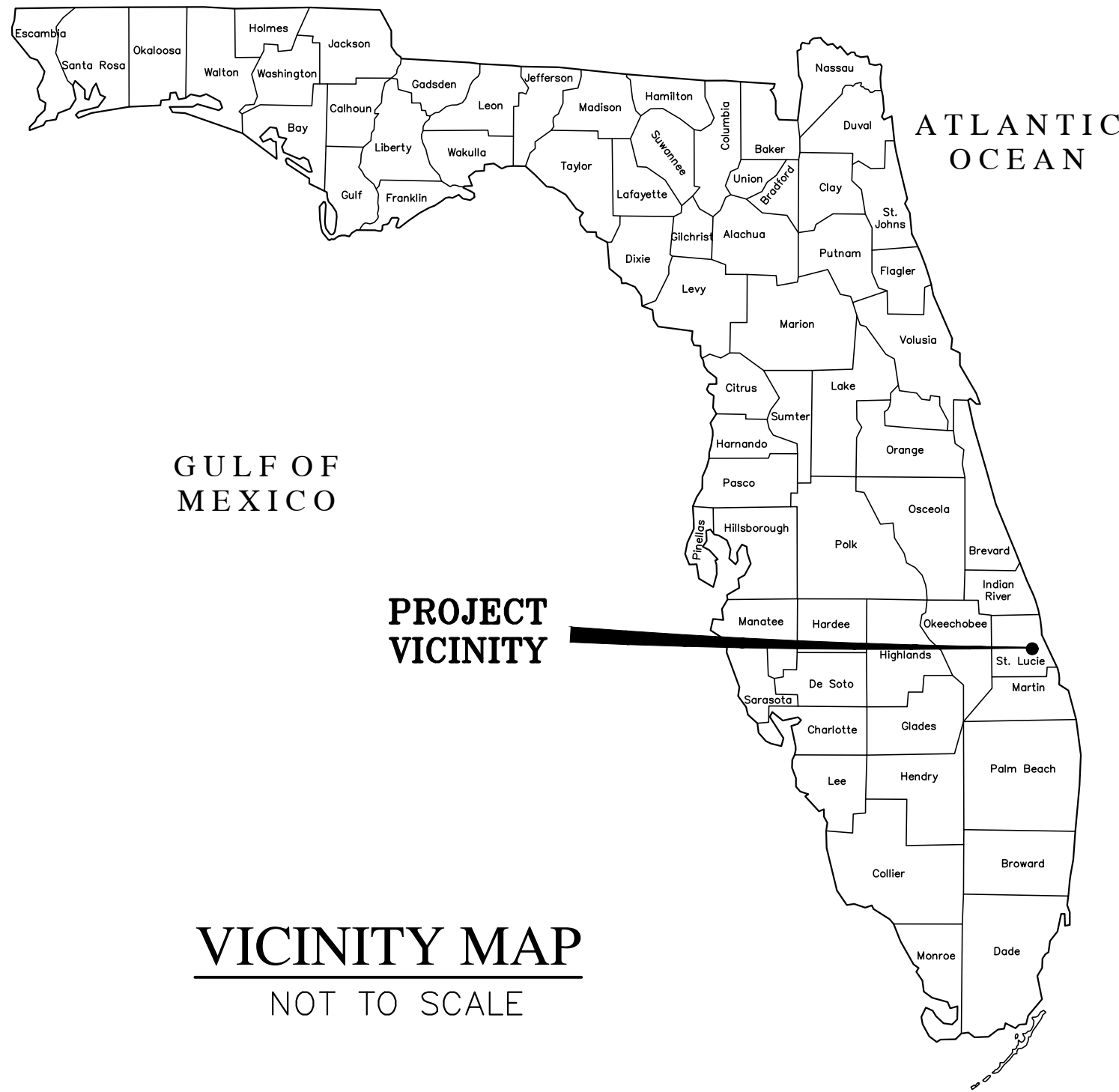
CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

GENERAL NOTES:

- 1) Not valid without the original signature and the raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Description shown hereon provided by the client and/or their agent.
- 3) The last date of field work was 11/13/2019.
- 4) Overall parcel contains 200.23 Acres, more or less.
- 5) Bearings shown hereon are relative to the North line of Section 3, Township 36 South, Range 39 East, which bears S89°53'59"W and all other bearings are relative thereto.
- 6) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- 7) The property shown hereon is located within areas having Flood Zone Designations of "X" as shown on Flood Rate Maps No. 12111C0170 J and 12111C0260 J effective dates February 12, 2012, St. Lucie County County, State of Florida, which is the current Flood Insurance Rate Maps for the community in which said premises is situated.
- 8) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 9) All interior improvements were located and are shown hereon.
- 10) No Jurisdictional or Wetlands were determined or located as part of this survey.
- 11) Bearings and distances shown hereon are the same as deed unless otherwise stated.
- 12) Additions Or Deletions To Survey Maps Or Reports By Other Than The Signing Party Or Parties Is Prohibited Without Written Consent Of The Signing Party Or Parties.
- 13) The horizontal datum for this survey is referenced to Florida State Plane, East Zone, NAD 83(2011) adjustment, as established by Florida Department Of Transportation FPRN.
- 14) The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for an expected horizontal accuracy of 0.10'.
- 15) Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 29). The project benchmark used to establish said elevations is an aluminum disk stamped SLC Vertical Control "Gulfstream" having a published elevation of 21.248' relative to the NAVD 88 datum. A factor of +1.467 was used to convert this to elevation 22.72 relative to NGVD 29 datum.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

VICINITY MAP, LOCATION MAP, GENERAL NOTES,
LEGAL DESCRIPTIONS & CERTIFICATION

COMPUTER FILE REF.	FIELD BK./PG.
19-253 Boundary & Topo	1706/54



- REVISIONS -

BY	DATE

FIELD	BY	DATE
	SG	11/13/19
CALCS.		
DRAWN	BKH	12/03/19
CHECKED		
APPROVED		

Boundary & Topographic Survey

PREPARED FOR

CAPTEC Engineering, Inc.

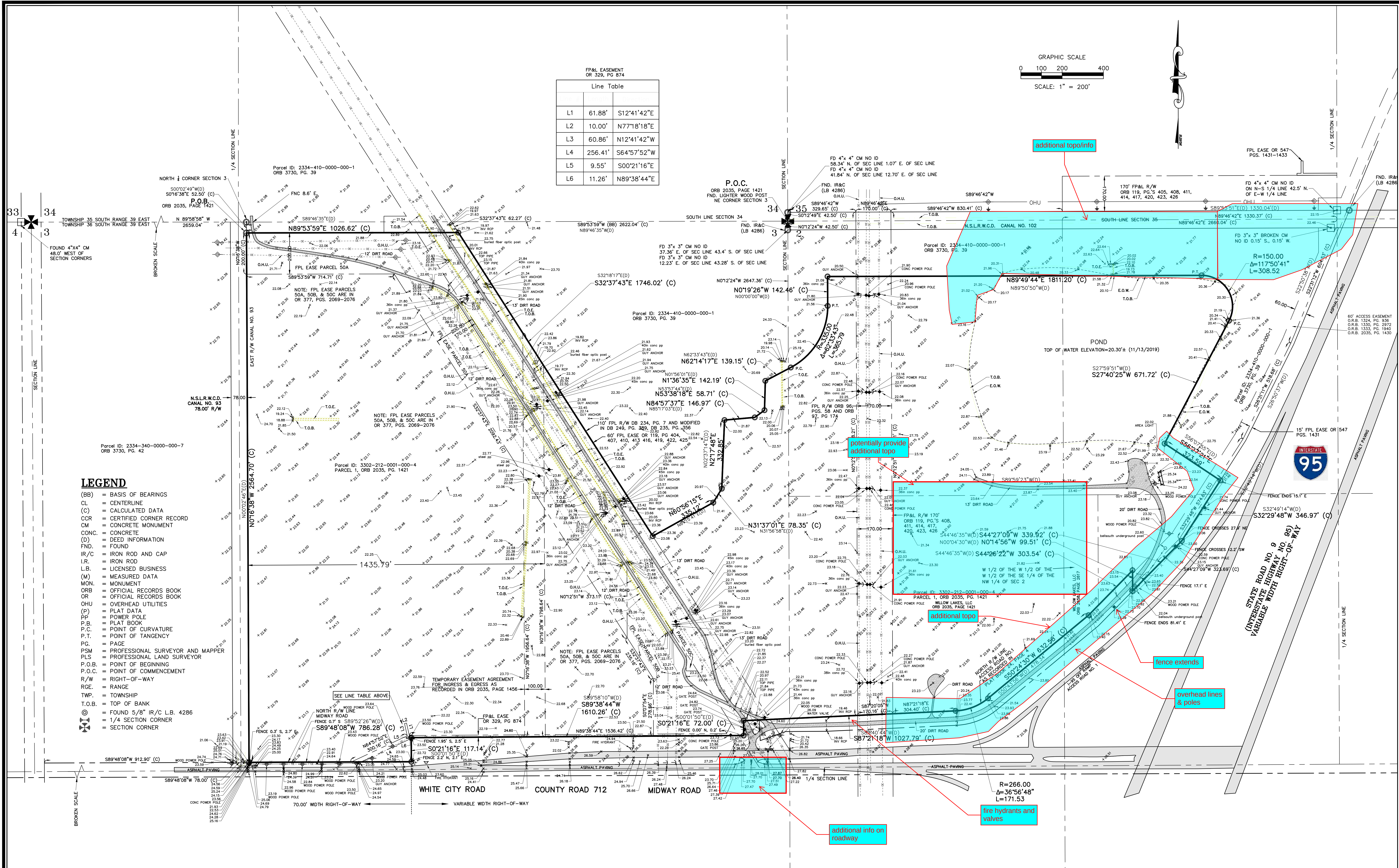
DATE: 12/03/2019

HORIZ. SCALE: 1"=200'

VERT. SCALE: N/A

JOB No. 19-253

SHEET 1 of 2



Line Table		
L1	61.88'	S12°41'42"E
L2	10.00'	N77°18'18"E
L3	60.86'	N12°41'42"W
L4	256.41'	S64°57'52"W
L5	9.55'	S00°21'16"E
L6	11.26'	N89°38'44"E

LEGEND

- (BB) = BASIS OF BEARINGS
- CL = CENTERLINE
- (C) = CALCULATED DATA
- CCR = CERTIFIED CORNER RECORD
- CM = CONCRETE MONUMENT
- CONC. = CONCRETE
- (D) = DEED INFORMATION
- FND. = FOUND
- IR/C = IRON ROD AND CAP
- I.R. = IRON ROD
- L.B. = LICENSED BUSINESS
- (M) = MEASURED DATA
- MON. = MONUMENT
- ORB = OFFICIAL RECORDS BOOK
- OR = OFFICIAL RECORDS BOOK
- OHU = OVERHEAD UTILITIES
- (P) = PLAT DATA
- PP = POWER POLE
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PLS = PAGE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- RGE. = RANGE
- TWP. = TOWNSHIP
- T.O.B. = TOP OF BANK
- © = FOUND 5/8" IR/C L.B. 4286
- ⊕ = 1/4 SECTION CORNER
- ⊕ = SECTION CORNER

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
19-253 Boundary & Topo	1706/54

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

FIELD	SG	DATE
CALCS.	BKH	11/13/19
DRAWN		
DETAILED		
CHECKED		
APPROVED		

Boundary & Topographic Survey
PREPARED FOR
CAPTEC Engineering, Inc.

DATE: 12/03/2019
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 19-253
SHEET 2 of 2