

LEGAL DESCRIPTION

BEING THE HEREIN PARCELS OF LAND LYING OVER A PORTION OF BLOCKS A, B, F, AND TROPICAL AVENUE, AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND A PORTION OF THE NEW SUBDIVISION OF BLOCK E, AS RECORDED IN PLAT BOOK 1, PAGE 192, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, SAID AARON LEE'S MAP OF FORT PIERCE; PROCEED NORTH 04°53'12" WEST, ALONG THE EAST RIGHT-OF-WAY OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE) (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK F, A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK F, AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 04°53'12" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, AND SAID WEST LINE OF LOT 2, AND LOT 1, SAID BLOCK F, A DISTANCE OF 69.42 FEET TO AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF THE REALIGNED PORTION OF NORTH 2ND AVENUE; THENCE NORTH 18°26'19" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH 2ND AVENUE (A 50 FOOT WIDE RIGHT-OF-WAY) A DISTANCE OF 371.24 FEET TO A POINT ON THE CENTERLINE OF A 2.6 FOOT CONCRETE BULKHEAD ON THE SOUTH TOP OF BANK OF MOORES CREEK AND REFERENCE POINT "A"; (THE FOLLOWING FIVE COURSES ARE ALONG THE CENTERLINE OF SAID CONCRETE BULKHEAD AND THE SOUTH TOP OF BANK OF MOORES CREEK) THENCE NORTH 70°33'12" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.68 FEET; THENCE NORTH 79°01'13" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 87°55'03" EAST, A DISTANCE OF 71.16 FEET THENCE NORTH 77°41'52" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 75°24'46" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE, AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960 (A VARYING WIDTH RIGHT-OF-WAY) THENCE SOUTH 04°53'04" EAST, DEPARTING SAID CONCRETE BULKHEAD CENTERLINE, AND THE SOUTH TOP OF BANK OF MOORES CREEK AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 85°09'39" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PARCEL 1 CONSISTING OF THE FOLLOWING;

THE EAST 20.00 FEET AND THE SOUTH 50.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0041-020-4 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND:

THE NORTH 165.00 FEET OF THE EAST 75.00 FEET OF SAID CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0041-020-4 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

AND

THE SOUTH 50.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER

AND

THE SOUTH 87.00 FEET OF THE WEST 67.00 FEET OF SAID CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL CONTROL NUMBER 2410-503-0043-000-2 PER ST. LUCIE COUNTY, FLORIDA PROPERTY APPRAISER.

NOTES:

- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Description shown hereon provided by the client and/or their agent.
- The last date of field work was June 13, 2013.
- Overall parcel contains 4.272 Acres, more or less.
- Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- Elevations shown hereon are based on the U.S.G.S. benchmark H 231 having a published elevation of 6.84 feet based on the N.A.V.D. of 1988.
- Bearings shown hereon are relative to the West property line of N Indian River Drive having a bearing of S18°24'56"E.
- Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
- Said described property is located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0179 with a date of identification of February 16, 2012, for Community Panel Number 120286 City of Ft. Pierce, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 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.

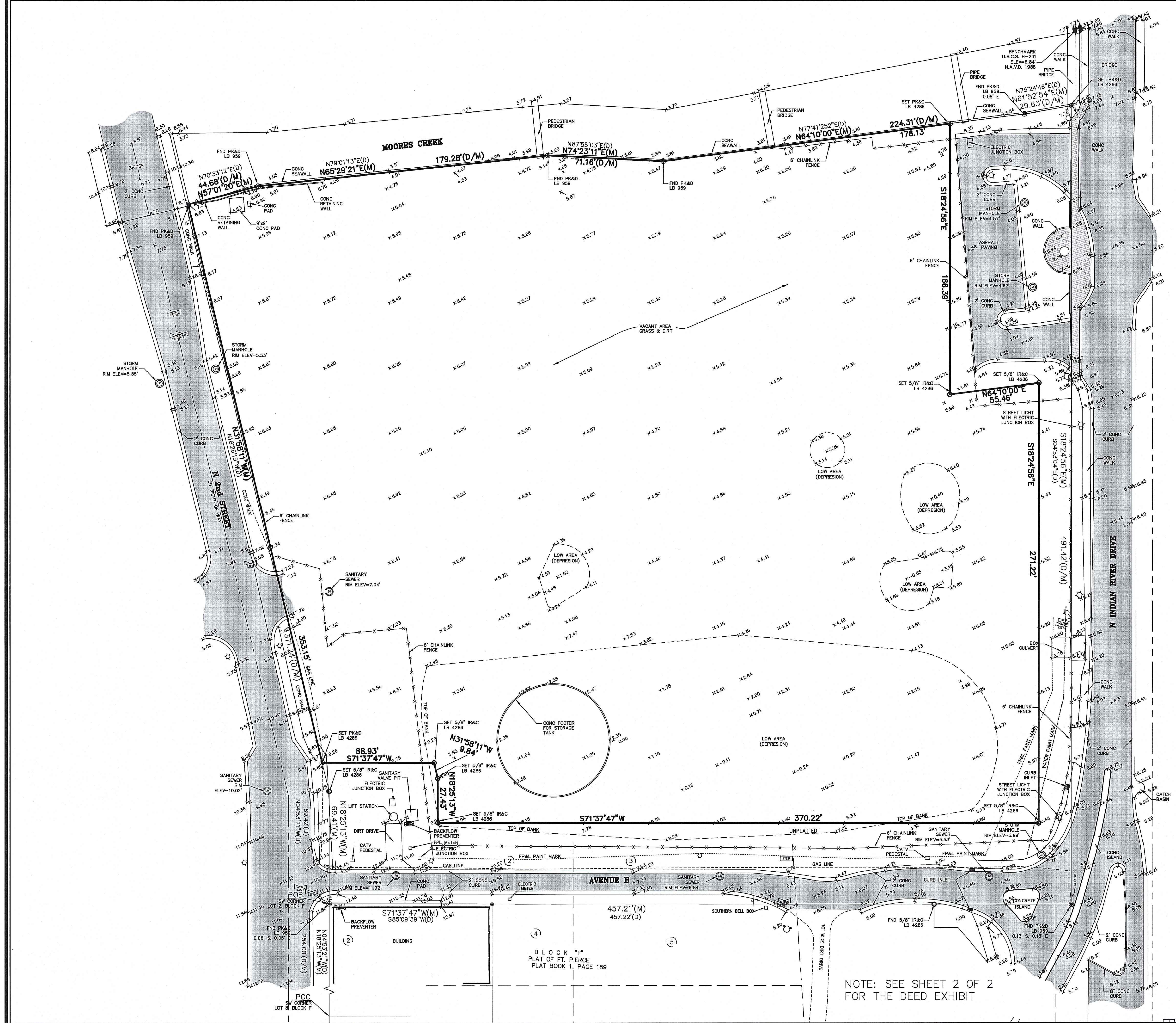
LEGEND

(C)	DENOTES CENTERLINE	ORB	DENOTES OFFICIAL RECORDS BOOK
(D)	DENOTES FIELD MEASUREMENTS	No.	DENOTES NUMBER
FND	DENOTES DEED DATA	(M)	DENOTES STORM MANHOLE
LB	DENOTES FOUND	PK&D	DENOTES P.K. NAIL AND DISK
LB	DENOTES LICENSED BUSINESS	No ID	DENOTES NO IDENTIFICATION NUMBER
(H)	DENOTES FIRE HYDRANT	(M)	DENOTES SANITARY MANHOLE
(S)	DENOTES STREET LIGHT	(V)	DENOTES WATER VALVE
PLS	DENOTES PROFESSIONAL LAND SURVEYOR	(E)	DENOTES ELEVATION (TYPICAL)
IP	DENOTES IRON PIPE	(M)	DENOTES WATER METER
IR	DENOTES IRON ROD	(M)	DENOTES POINT OF COMMENCEMENT
CONC	DENOTES CONCRETE	(M)	DENOTES POINT OF BEGINNING
IR&C	DENOTES 5/8" IRON ROD & CAP		

CERTIFIED TO:

TREASURE COAST REGIONAL PLANNING COUNCIL

NOTE: SEE SHEET 2 OF 2 FOR THE DEED EXHIBIT



Michael T. Kolodziejczyk
 MICHAEL T. KOLODZIEJCZYK
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 3864
 6-19-13
 SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
13-071map3.dwg	13-02/3-15

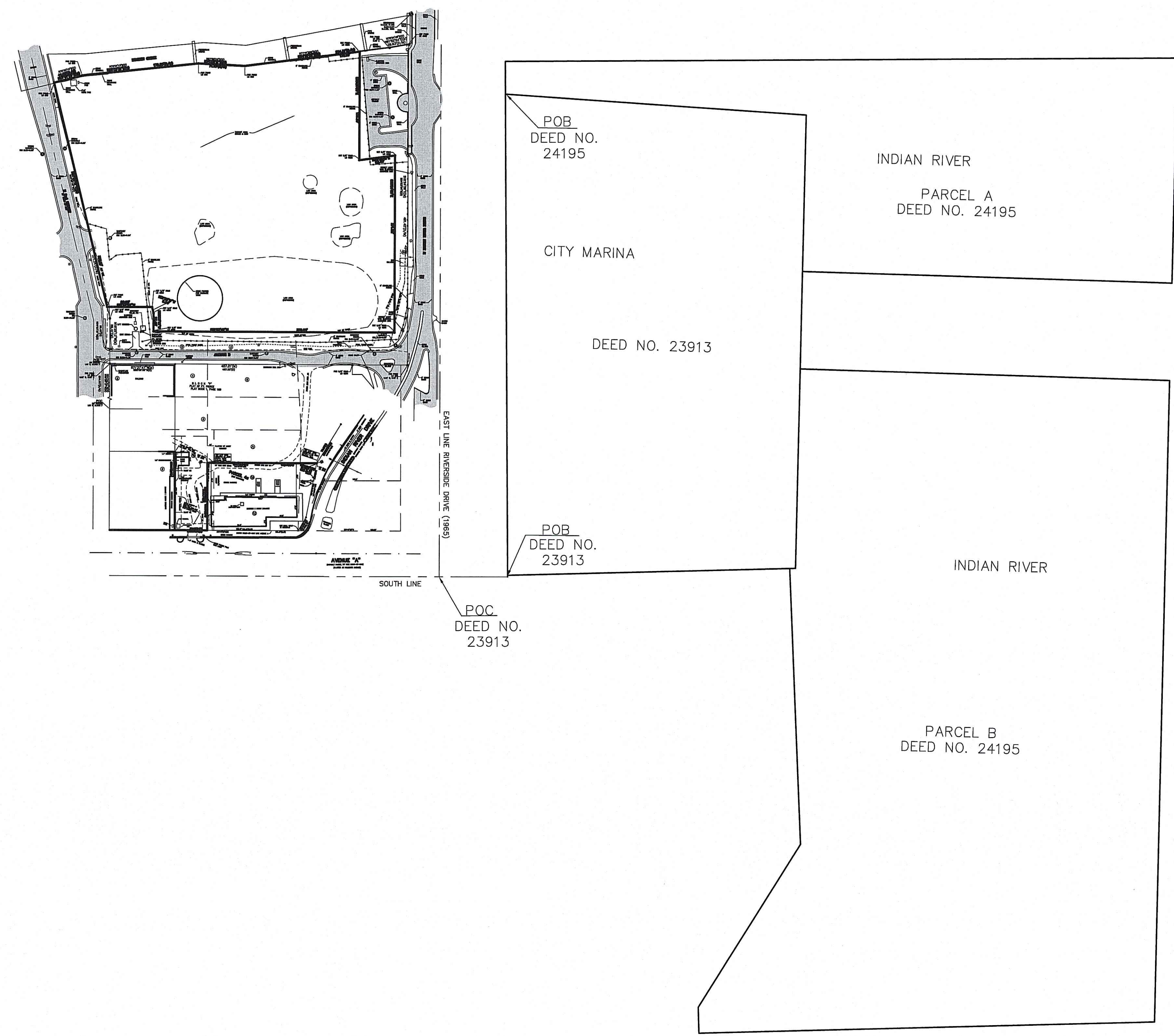
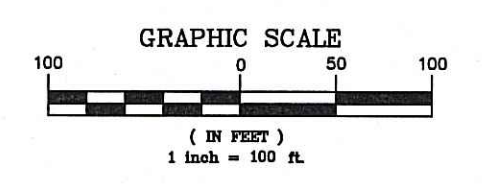
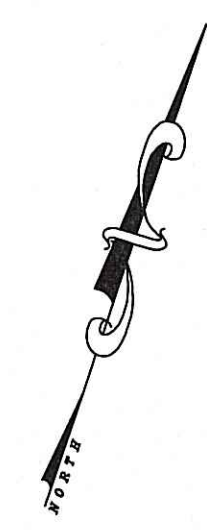
CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3337 • FAX 772-464-9497 • www.ct-eng.com
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB-4286

- REVISIONS -		BY	DATE

FIELD	ED/GA	DATE
CALCS.		4-25-13
DRAWN	GLM	5-1-13
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR
CITY OF FT. PIERCE, FLORIDA

DATE: 5-1-2013
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 JOB No. 13-071
 SHEET 1 of 2



LEGEND

- ⊙ DENOTES CENTERLINE
- (M) DENOTES FIELD MEASUREMENTS
- (D) DENOTES DEED DATA
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- DENOTES FIRE HYDRANT
- ☆ DENOTES STREET LIGHT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
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- ORB DENOTES OFFICIAL RECORDS BOOK
- No. DENOTES NUMBER
- ⊙ DENOTES STORM MANHOLE
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- ⊙ DENOTES WATER METER
- POC DENOTES POINT OF COMMENCEMENT
- POB DENOTES POINT OF BEGINNING

MICHAEL T. KOLODZIEJCZYK,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3864

SIGNATURE DATE

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FIELD	ED/GA	4-25-13
CALCS.		
DRAWN	GLM	5-1-13
DETAILED		
CHECKED		
APPROVED		

SUBMERGED LAND EXHIBIT

PREPARED FOR
CITY OF FT. PIERCE, FLORIDA

DATE: 5-1-2013
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 13-071
SHEET 2 of 2