

LEGAL DESCRIPTION:

A PORTION OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, RECORDED IN PLAT BOOK 18, PAGE 18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT C;
THENCE ALONG THE BOUNDARY OF SAID TRACT C FOR THE FOLLOWING COURSES:

THENCE N90°00'00"E FOR 734.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 430.00 FEET;
THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°03'26" FOR 22.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 83°03'26" FOR 36.24 FEET TO A POINT OF TANGENCY;
THENCE S10°00'00"E FOR 115.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 370.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°00'00" FOR 64.58 FEET TO A POINT OF TANGENCY;
THENCE S00°00'00"W FOR 308.23 FEET;

THENCE DEPARTING SAID BOUNDARY OF TRACT C, N90°00'00"W FOR 350.00 FEET;
THENCE S00°00'00"W FOR 323.73 FEET;
THENCE N90°00'00"W FOR 459.00 FEET TO THE WEST BOUNDARY OF SAID TRACT C;
THENCE ALONG SAID WEST BOUNDARY, N00°00'00"E FOR 830.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.756 ACRES, MORE OR LESS.

ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

P.B. - PLAT BOOK

ORB - OFFICIAL RECORD BOOK

D.B. - DEED BOOK

P.G. - PAGE

R/W - RIGHT-OF-WAY

C - CENTERLINE

R - RADIUS

Δ - CENTRAL ANGLE

A - ARC LENGTH

U.E. - UTILITY EASEMENT

D.E. - DRAINAGE EASEMENT

FPLE - FLORIDA POWER & LIGHT EASEMENT

A.U.E. - ACCESS & UTILITY EASEMENT

(P) - PLAT DIMENSION

(D) - DEED DIMENSION

(M) - MEASURED DIMENSION

(C) - CALCULATED DIMENSION

FND - FOUND

MNTT - MAG NAIL & TIN TAB

IR - IRON ROD

IR/C - IRON ROD WITH CAP AS NOTED

N/D - NAIL & DISK

NAD - NORTH AMERICAN DATUM

LB - LICENSED BUSINESS

EL - ELEVATION

INV - INVERT

BTM - BOTTOM

PVC - POLYVINYL CHLORIDE PIPE

CMP - CORRUGATED METAL PIPE

RCP - REINFORCED CONCRETE PIPE

HDPE - HIGH DENSITY POLYETHYLENE PIPE

CONC. - CONCRETE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.

THE FIELD WORK WAS COMPLETED ON MARCH 1, 2022.

2. THE SURVEY WAS BASED ON THE FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY TWO PLAT BOOK 18 PAGE 18, ST. LUCIE COUNTY PUBLIC RECORDS, AND ON A PREVIOUS SURVEY PREPARED BY BROWN & PHILLIPS, INC., PROJECT NO.20-095, DATED 1/4/21.

3. BEARINGS ARE BASED ON S00°00'00"W (PLAT) ALONG THE CENTERLINE OF CHARTWELL STREET.

4. THE LEGAL DESCRIPTION WAS PREPARED BY BROWN & PHILLIPS, INC.

5. AREA = 12.756 ACRES, MORE OR LESS.

6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER A TITLE SEARCH REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC; FUND FILE NUMBER: 972916, PROVIDED FOR: J. PATRICK FITZGERALD & ASSOCIATES, P.A.; DATED: NOVEMBER 18, 2020. AND AN OPINION OF TITLE, PREPARED BY SUZANNE A. DOCKERTY, ESQUIRE, FLORIDA BAR NO.0569747, DATED MAY 9, 2022

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

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.

7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.

ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.

8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.

9. THE EXPECTED HORIZONTAL AND VERTICAL ACCURACY OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:

- 1) BOUNDARY LINES - 0.10'
- 2) TOPOGRAPHIC FEATURES - 0.20'
- 3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) - 0.05'
- 4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) - 0.10'

10. THE CURRENT USE OF THE SUBJECT PROPERTY IS THE ST. ELIZABETH CHURCH.

11. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR A REZONING APPLICATION.

THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

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. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
-THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH

14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', ON 24"x 36" SHEETS.

15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.

16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.

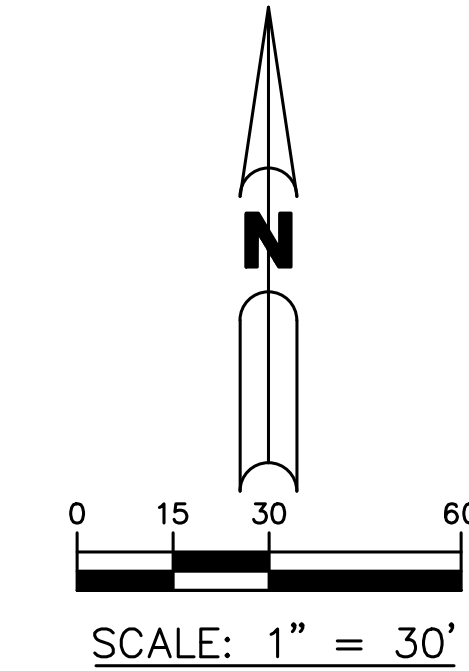
17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO CITY OF PORT ST. LUCIE BENCHMARK "BM3029", A 2" ALUMINUM DISK, ELEVATION=19.123.

18. X DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

19. FLOOD ZONE: NONE - PER CITY OF PORT ST. LUCIE FLOOD ZONE GIS MAP.

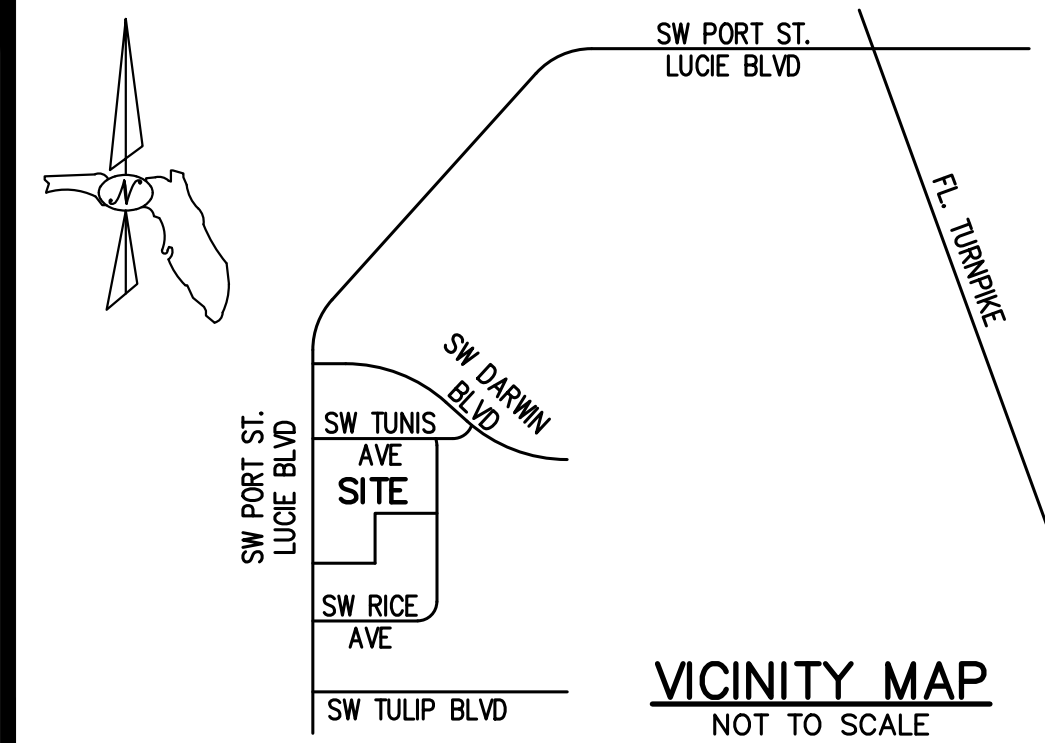
20. © COPYRIGHT 2022 BY BROWN & PHILLIPS, INC.

REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

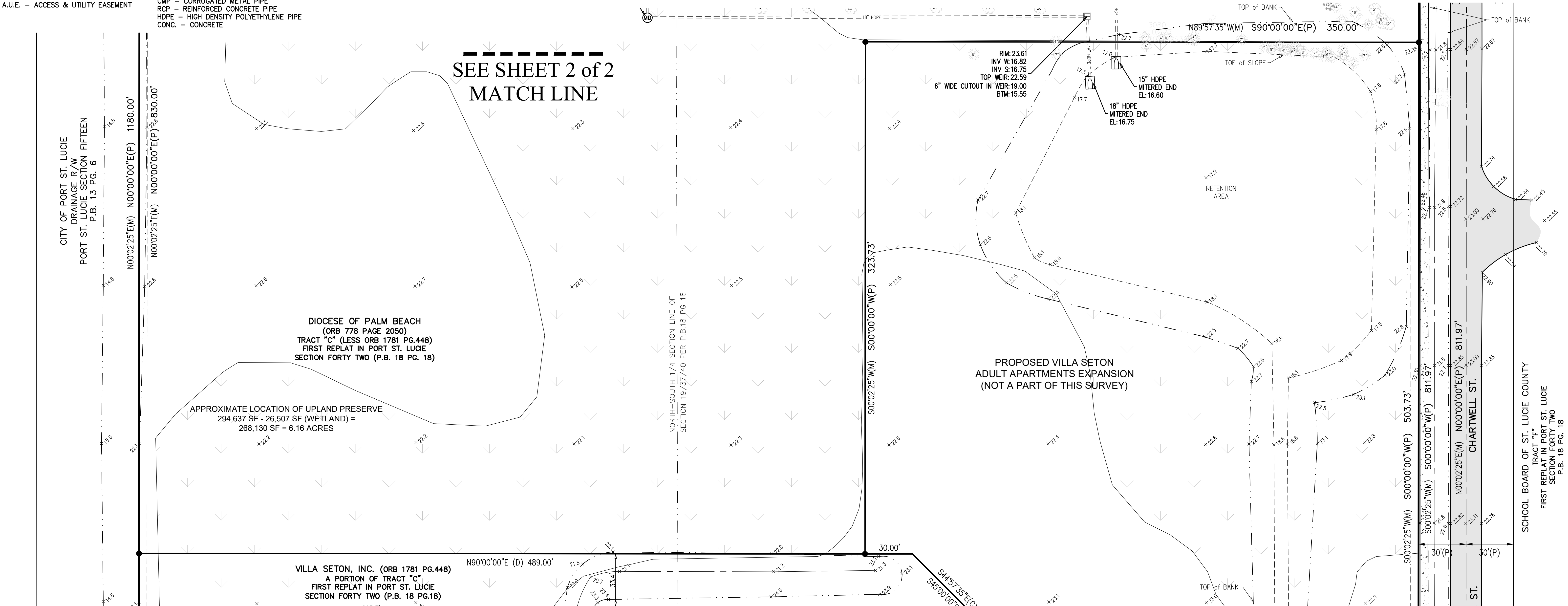


LEGEND

FOUND IR/C	○	CONCRETE POWER POLE	⌘	MANHOLE SANITARY	Ⓜ	WATER METER	Ⓜ
NAIL & DISK	⊙	ELECTRIC BOX	⌘	MAILBOX	Ⓜ	WOOD POWER POLE	Ⓜ
SET IR/C "BROWN & PHILLIPS"	●	FIBER OPTIC MARKER	Ⓜ	METAL LIGHT POLE	Ⓜ	CURB	Ⓜ
BENCHMARK	Ⓜ	FIRE HYDRANT	Ⓜ	METAL PIPE	Ⓜ	FENCE	Ⓜ
BACKFLOW PREVENTER	Ⓜ	FIRE DEPARTMENT CONNECTION	Ⓜ	GATE POST	Ⓜ	OVERHEAD POWER LINES	Ⓜ
CATCH BASIN	Ⓜ	FLAG POLE	Ⓜ	SIGN	Ⓜ	ASPHALT	Ⓜ
MITERED END	Ⓜ	GUY ANCHOR	Ⓜ	TELEPHONE BOX	Ⓜ	BRICK	Ⓜ
CLEANOUT	Ⓜ	IRRIGATION VALVE	Ⓜ	TRANSFORMER	Ⓜ	BUILDING	Ⓜ
CONCRETE LIGHT POLE	Ⓜ	MANHOLE DRAINAGE	Ⓜ	VALVE	Ⓜ	CONCRETE	Ⓜ



SEE SHEET 2 of 2
MATCH LINE



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
3/8/22	REV. CERTIFICATION	1
3/10/22	Added Trees & Preserve	2
5/27/22	5/9/22 OPINION OF TITLE ADDED	3

SKETCH OF
BOUNDARY SURVEY

ST. ELIZABETH CHURCH
PORT ST. LUCIE, FL

DRAWN: TL/MB

CHECKED: JEP

F.B. ST. LUCIE CO.

PAGE: 56

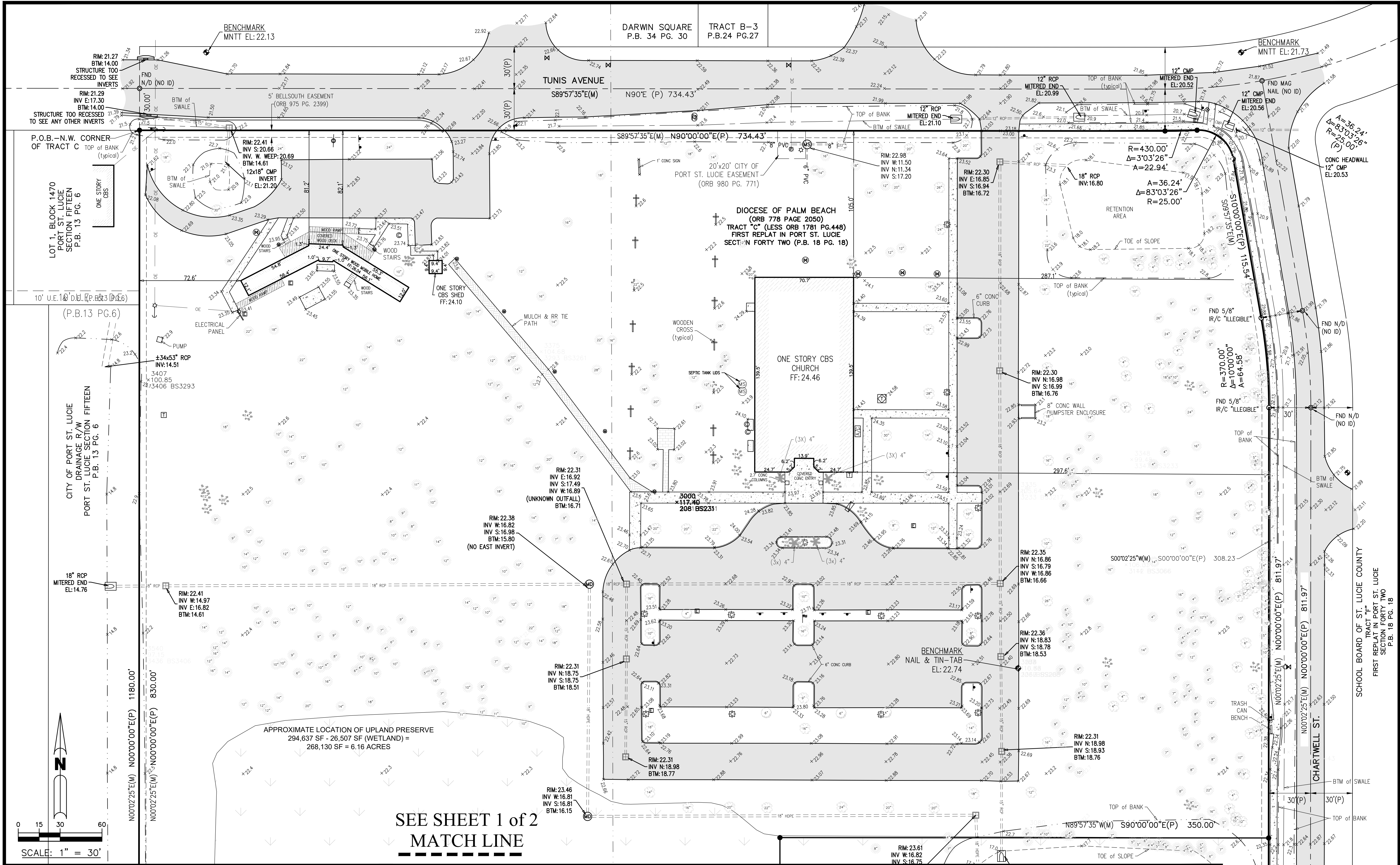
PROJ. No.20-095

SCALE: 1"=30'

DATE: MAR. 2022

SHEET 1 OF 2

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE:



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
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SHEET 2 OF 2