

LEGAL DESCRIPTION:

LOTS 1 THROUGH 6 OF MANSION ESTATES REPLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 186,449.73 SQUARE FEET AND 4.2802 ACRES

SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
- SURVEY BASED ON THE PLAT OF MANSION ESTATES, AS RECORDED IN PLAT BOOK 38, PAGE 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LEGAL DESCRIPTION WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE#: 172443-40, POLICY NUMBER: 5011412-0748310E, DATED: SEPTEMBER 16, 2020 AT 8:27am.

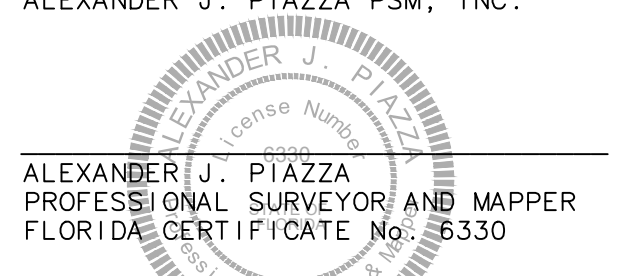
SUBJECT TO THE FOLLOWING:

- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MANSION ESTATES, AS RECORDED IN PLAT BOOK 38, PAGE 14, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (B11(#8)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION ELEVEN, AS RECORDED IN PLAT BOOK 12, PAGE(S) 51, 51A THROUGH 51E, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (B11(#9)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)
- ASSIGNMENT AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 473, PAGE 1177, AS AFFECTED BY BOOK 804, PAGE 1177, AND BOOK 3297, PAGE 2829. (B11(#10)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)
- ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED IN BOOK 1141, PAGE 2395. (B11(#11)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)
- BEARING BASIS: A PLAT BEARING OF SAID MANSION ESTATES OF N35°52'00"E ALONG THE CENTERLINE OF BREVITY TERRACE.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0275 J, EFFECTIVE DATE 2-16-12.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- 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. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE PLATTING OF SAID LANDS AND FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: HERNANDEZ BUILDERS MANAGEMENT, LLC
- © COPYRIGHT 2023 BY ALEXANDER J. PIAZZA PSM, INC. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-21-23
DATE OF SURVEY: 11-14-23

CITY OF PORT ST. LUCIE
PROJECT NO.:



- SYMBOLS:**
- GUY WIRE ANCHOR
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CATCH BASIN INLET
 - CLEANOUT
 - ELECTRIC BOX
 - TELEPHONE BOX
 - SANITARY MANHOLE
 - STORM MANHOLE
 - NUMBER OF PARKING SPACES
 - FIRE HYDRANT
 - LIGHT POLE
 - CONCRETE POWER POLE
 - BACKFLOW PREVENTOR
 - MAIL BOX
 - IRRIGATION VALVE
 - GAS VALVE
 - SEWER VALVE
 - WATER VALVE
 - WELL
 - WATER METER
 - WOOD POWER POLE
 - SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

- ABBREVIATIONS:**
- (C) = CALCULATED
 - CBS = CONCRETE BLOCK STRUCTURE
 - CMB = COMMISSIONERS' MINUTES BOOK
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - (D) = DEED
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - FDE = FINISHED FLOOR ELEVATION
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - INV = INVERT
 - IP = 3/4" IRON PIPE
 - IR = 5/8" IRON REBAR
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
 - MON = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PB = PLAT BOOK
 - PG = PAGE
 - PCOR = PROPERTY CORNER
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
 - PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - R = RADIUS OF CURVE
 - L = LENGTH OF CURVE
 - Δ = DELTA OF CURVE

DATE:	REVISIONS:	BY:

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BOUNDARY SURVEY
LOTS 1 THRU 6, MANSION ESTATES
REPLAT 1 (PB 111, PG 33-34)
SEC 1 AND 2, TWP 37S, RGE 39E
AS PREPARED FOR
HERNANDEZ BUILDERS MANAGEMENT, LLC

CAD	K:\HERNANDEZ\21-8406-3.DWG		
REF	K:\HERNANDEZ\21-8406.DWG		
FLD	BF/DG	FB.	PG.
OFF	AJP		
CKD	AJP	SHEET 1 OF 1	DWG D-1098
		JOB	21-8406
		DATE	11-14-23