

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;

THENCE S00°00'00"W FOR 503.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 170.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 267.04 FEET TO A POINT OF TANGENCY;
THENCE S90°00'00"W FOR 639.00 FEET TO THE POINT OF BEGINNING.

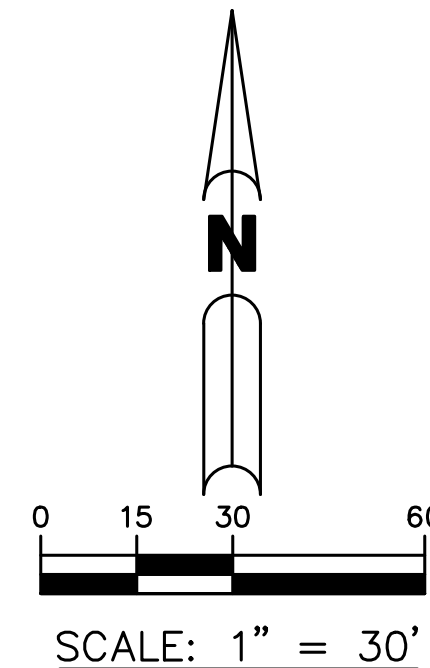
CONTAINING 8.959 ACRES, MORE OR LESS.

P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
CL – 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

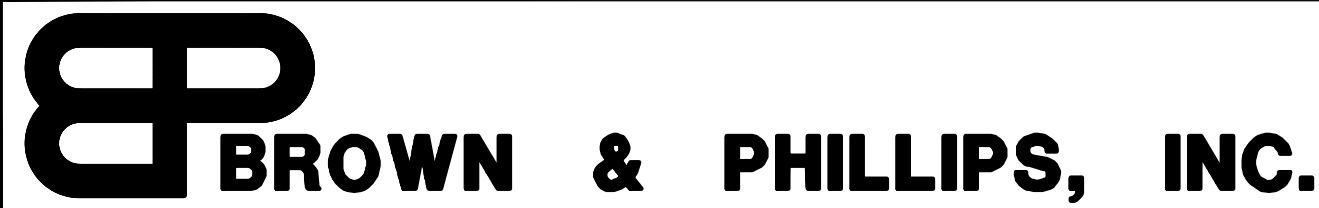
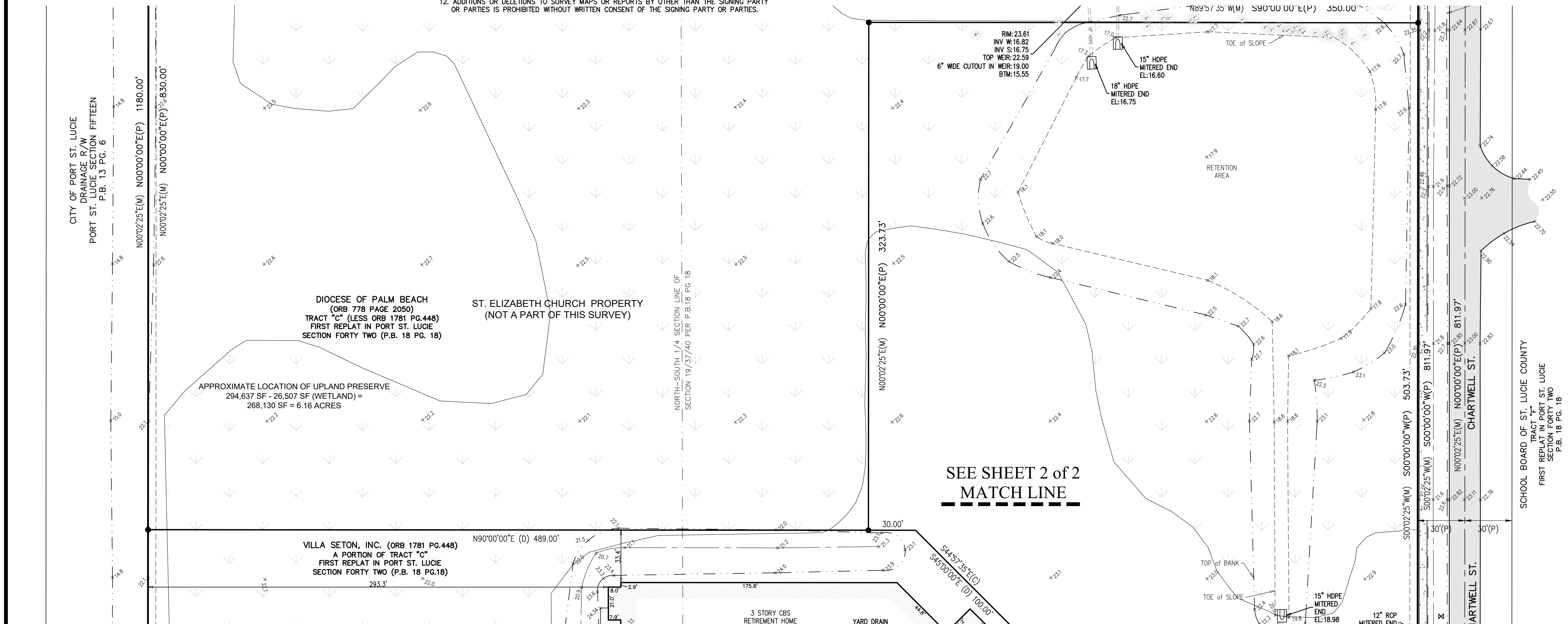
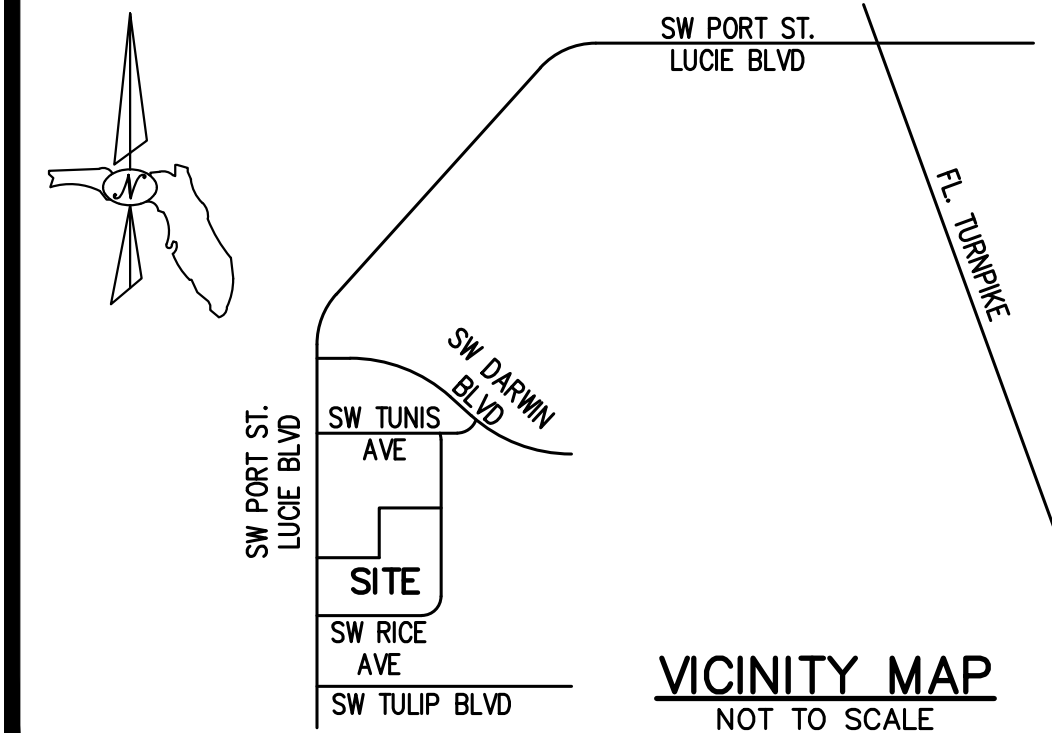
(P) - PLAT DIMENSION
(D) - DEED DIMENSION
(M) - MEASURED DIMENSION
(C) - CALCULATED DIMENSION
FND - FOUND
MNTT - MAG NAIL & TIN TAB
IR - IRON ROD
IR/C - IRON ROD WITH CAP AS NOTED
N/D - NAIL & DISK
NAD - NORTH AMERICAN DATUM
LB - LICENSED BUSINESS
EL. - ELEVATION
INV. - INVERT
BTM - BOTTOM
PVC - POLYVINYL CHLORIDE PIPE
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE
HDPE - HIGH DENSITY POLYETHYLENE
CONC. - CONCRETE

4. 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.
5. THE FIELD WORK WAS COMPLETED ON MARCH 1, 2022.
6. 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.
7. BEARINGS ARE BASED ON S00°00'00"W (PLAT) ALONG THE CENTERLINE OF CHARTWELL STREET.
8. THE LEGAL DESCRIPTION WAS PREPARED BY BROWN & PHILLIPS, INC.
9. AREA = 8.959 ACRES, MORE OR LESS.
10. 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. DOKERTY, ESQUIRE, FLORIDA BAR NO.0569747, DATED MAY 9, 2022
11. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
12. 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.
13. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
14. ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
15. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
16. 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'
17. THE CURRENT USE OF THE SUBJECT PROPERTY IS THE VILLA SETON SENIOR APARTMENTS.
18. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR A REZONING APPLICATION.
19. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
20. 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:
-VILLA SETON, INC.
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.  DENOTES SPOUT 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.



FOUND IR/C	○	CONCRETE POWER POLE	⌂	MANHOLE SANITARY	MS	WATER METER	M
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	—— x ——
BACKFLOW PREVENTER	⊖	FIRE DEPARTMENT CONNECTION	⌂	GATE POST	∅	OVERHEAD POWER LINES	—— DE ——
CATCH BASIN	⌂	FLAG POLE	⚑	SIGN	⚡	ASPHALT	
MITERED END	⌂	GUY ANCHOR	←	TELEPHONE BOX	T	BRICK	
CLEANOUT	⊙	IRRIGATION VALVE	⊗	TRANSFORMER	⊠	BUILDING	
CONCRETE LIGHT POLE	⌂	MANHOLE DRAINAGE	Ⓜ	VALVE	⌂	CONCRETE	



CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
3/8/22	REVISED CERTIFICATION	1
5/27/22	5/9/22 OPINION OF TITLE ADDED	2

SKETCH OF BOUNDARY SURVEY

VILLA SETON
SENIOR APARTMENTS
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: _____

