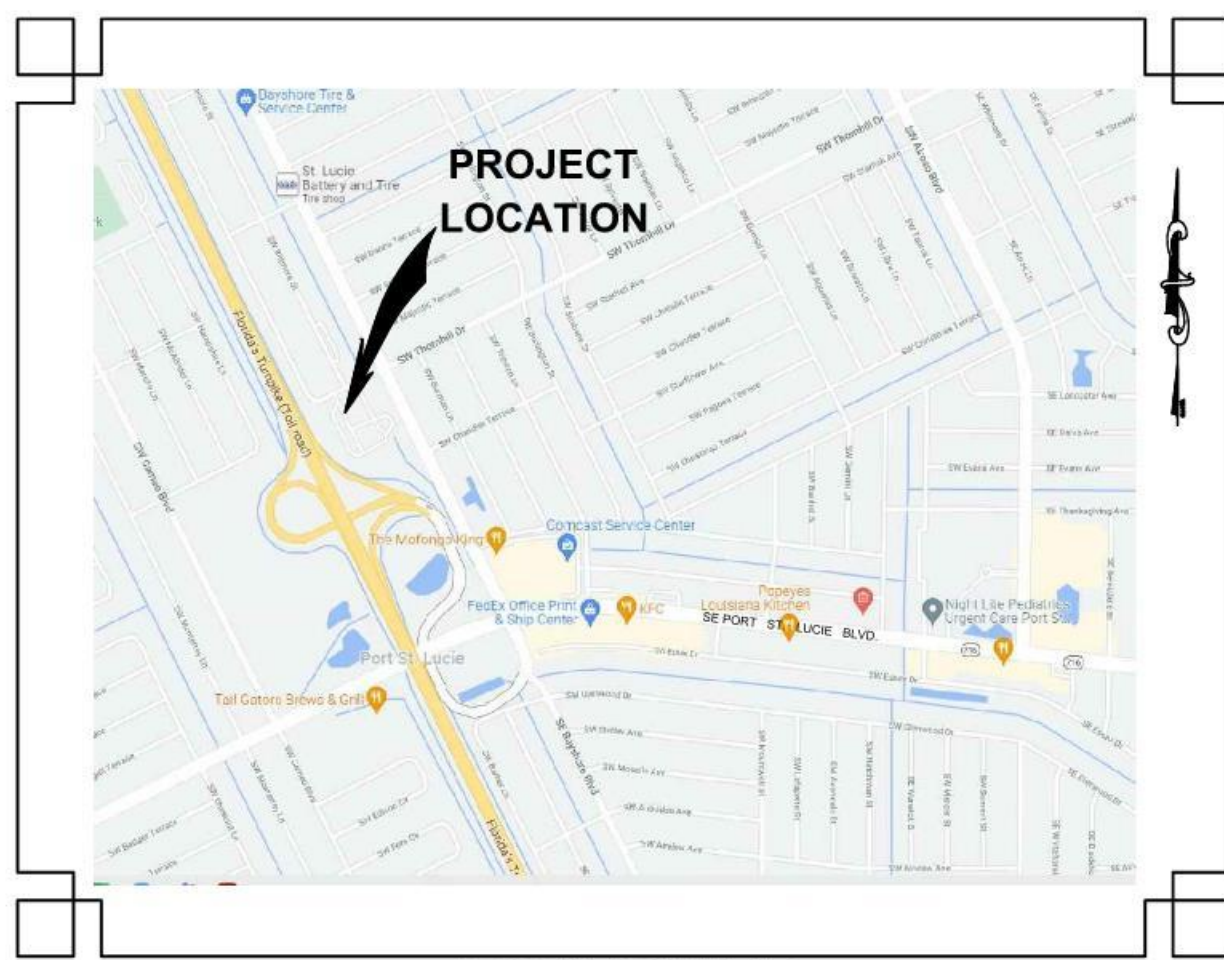


BOUNDARY AND TOPOGRAPHIC SURVEY LYING IN PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17 AND SECTIONS 5 & 8, TOWNSHIP 37 SOUTH, RANGE 40 EAST CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

(PER PROPERTY INFORMATION REPORT)

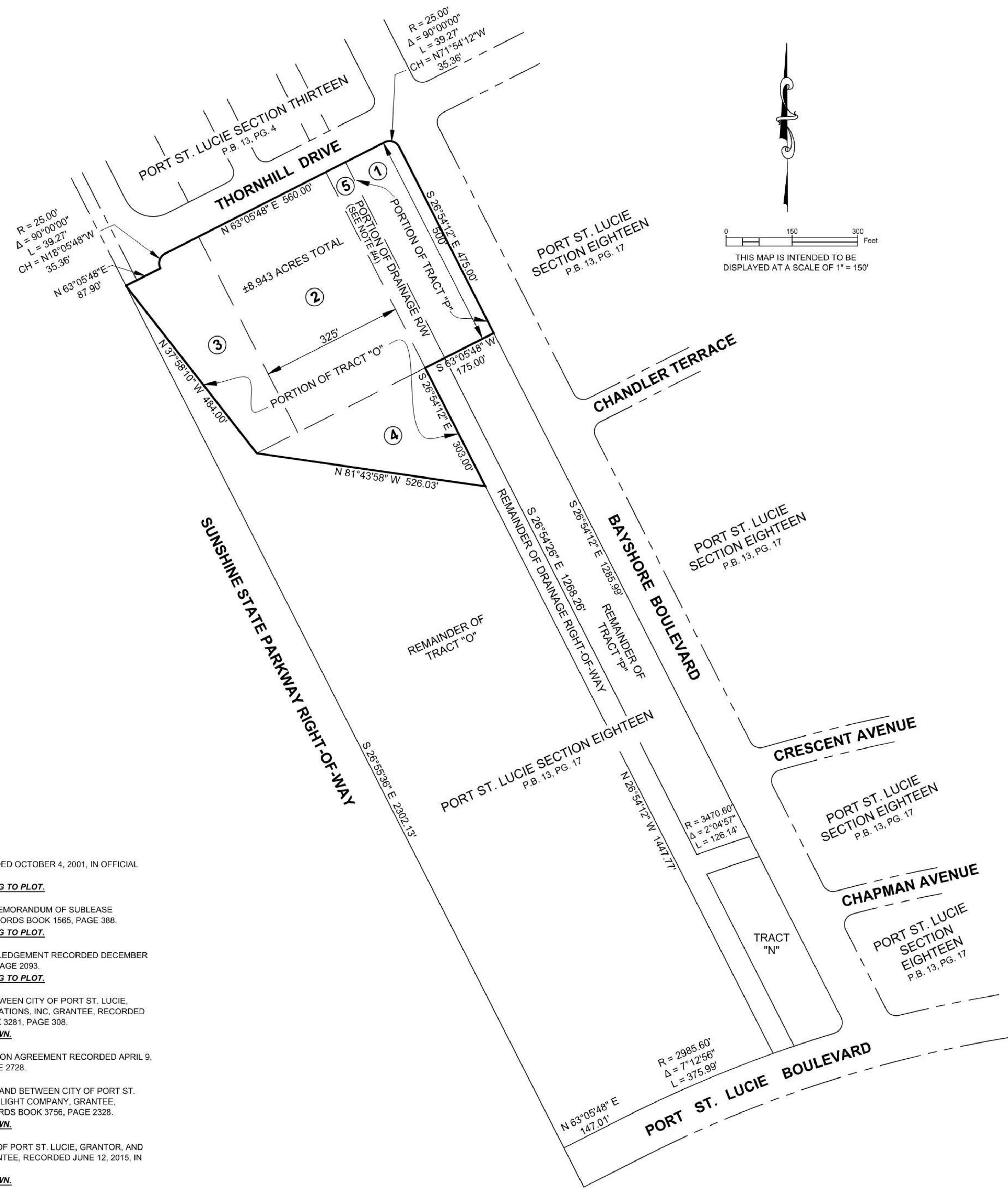
- 1. THE NORTHERLY 500 FEET OF TRACT P, OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. THE NORTHERLY 500 FEET OF THE EASTERLY 325 FEET OF TRACT "O" AS SHOWN ON PLAT OF PORT ST. LUCIE SECTION EIGHTEEN RECORDED IN PLAT BOOK 13, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. A PORTION OF TRACT "O" OF PORT ST. LUCIE SECTION EIGHTEEN AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
4. A PORTION OF TRACT "O" OF PORT ST. LUCIE SECTION EIGHTEEN AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
5. THE NORTHERLY 500.00 FEET OF DRAINAGE RIGHT-OF-WAY LYING BETWEEN TRACT "O" AND TRACT "P", OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ST. LUCIE TITLE SERVICES, INC. PROPERTY INFORMATION REPORT

THE FOLLOWING LIENS AGAINST THE SAID REAL PROPERTY RECORDED IN THE AFORESAID PUBLIC RECORDS HAVE BEEN FOUND:

- 1. NOTICE OF COMMENCEMENT RECORDED NOVEMBER 3, 2020, IN OFFICIAL RECORDS BOOK 4501, PAGE 2763.
2. RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED JULY 5, 1979, IN OFFICIAL RECORDS BOOK 311, PAGE 2692.
3. DECLARATION OF PARTY WALL EASEMENT RECORDED DECEMBER 13, 1990, IN OFFICIAL RECORDS BOOK 719, PAGE 124.
4. UNIFORM WATER AND SEWER EXTENSION AND SERVICE AGREEMENT RECORDED JANUARY 13, 1994, IN OFFICIAL RECORDS BOOK 880, PAGE 140.
5. RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED MAY 14, 1996, IN OFFICIAL RECORDS BOOK 1014, PAGE 2490.

- G. MEMORANDUM OF AGREEMENT RECORDED OCTOBER 4, 2001, IN OFFICIAL RECORDS BOOK 1441, PAGE 1297.
H. SITE DESIGNATION SUPPLEMENT AND MEMORANDUM OF SUBLEASE RECORDED AUGUST 9, 2002, IN OFFICIAL RECORDS BOOK 1565, PAGE 388.
I. MEMORANDUM OF SITE LEASE ACKNOWLEDGEMENT RECORDED DECEMBER 30, 2004, IN OFFICIAL RECORDS BOOK 2125, PAGE 2093.
J. NON EXCLUSIVE EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTOR, AND BELLSOUTH TELECOMMUNICATIONS, INC., GRANTEE, RECORDED MARCH 31, 2011, IN OFFICIAL RECORDS BOOK 3281, PAGE 308.
K. AMENDED MEMORANDUM OF CO-LOCATION AGREEMENT RECORDED APRIL 9, 2012, IN OFFICIAL RECORDS BOOK 3377, PAGE 2728.
L. NON EXCLUSIVE ACCESS EASEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED JUNE 12, 2015, IN OFFICIAL RECORDS BOOK 3756, PAGE 2328.
M. EASEMENT BY AND BETWEEN THE CITY OF PORT ST. LUCIE, GRANTOR, AND FLORIDA POWER AND LIGHT COMPANY, GRANTEE, RECORDED JUNE 12, 2015, IN OFFICIAL RECORDS BOOK 3756, PAGE 2343.



SITE MAP

SURVEYOR'S NOTES:

- 1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE 'STANDARDS OF PRACTICE' FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING TRIMBLE S-5 AND TRIMBLE R-12 G.P.S. RECEIVERS ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINT:
3. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING PORT ST. LUCIE BENCHMARK:
4. THAT PORTION OF THE DRAINAGE RIGHT-OF-WAY INCLUDED WITHIN THE BOUNDARY HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION WAS NOT INCLUDED IN THE PROPERTY INFORMATION REPORT PROVIDED BY THE CLIENT.
5. THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
6. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12111C288K, DATED FEBRUARY 19, 2020.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
8. THE SUBSURFACE UTILITY LOCATIONS SHOWN HEREON WERE LOCATED USING ELECTRONIC LOCATING DEVICES AND GROUND PENETRATING RADAR (GPR).
9. THE IMAGERY SHOWN HEREON, DATED 2018, WAS ACQUIRED FROM THE LABINS.ORG DATABASE AND IS FOR INFORMATIONAL PURPOSES ONLY.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET INDEX:

Table with 2 columns: SHEET and LEGAL DESCRIPTION, CERTIFICATION, TITLE REPORT, etc.

SURVEYOR'S CERTIFICATION:

TO: CPZ ARCHITECTS, INC. PUBLIC WORKS DEPARTMENT OF THE CITY OF PORT ST. LUCIE, FLORIDA

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE 'STANDARDS OF PRACTICE' FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard Barnes Digitally signed by Richard Barnes Date: 2021.10.15 10:07:29 -04'00'

RICHARD E. BARNES, JR. FLORIDA SURVEYOR AND MAPPER REGISTRATION No. 5173 SEPTEMBER 30, 2021 DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC. FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030 (LB 8030 = LICENSED BUSINESS NUMBER 8030)



Bowman Consulting Group, Ltd., Inc. 301 S.E. Ocean Blvd., Suite 301 Stuart, FL 34994 Phone: (772) 283-1413 Fax: (772) 220-7881 www.bowmanconsulting.com

PSL PUBLIC WORKS BUILDING BOUNDARY AND TOPOGRAPHIC SURVEY FLORIDA ST. LUCIE COUNTY

PROJECT NO 010921-01-001

PLAN STATUS 10/14/21 ADD CONTOURS

Table with columns: DATE, DESCRIPTION, FIELD BOOK, PAGE, FIELD CREW, D.A.L., R.E.B., DRAWN, CHKD, SCALE, JOB No., DATE SEPT., FILE No.