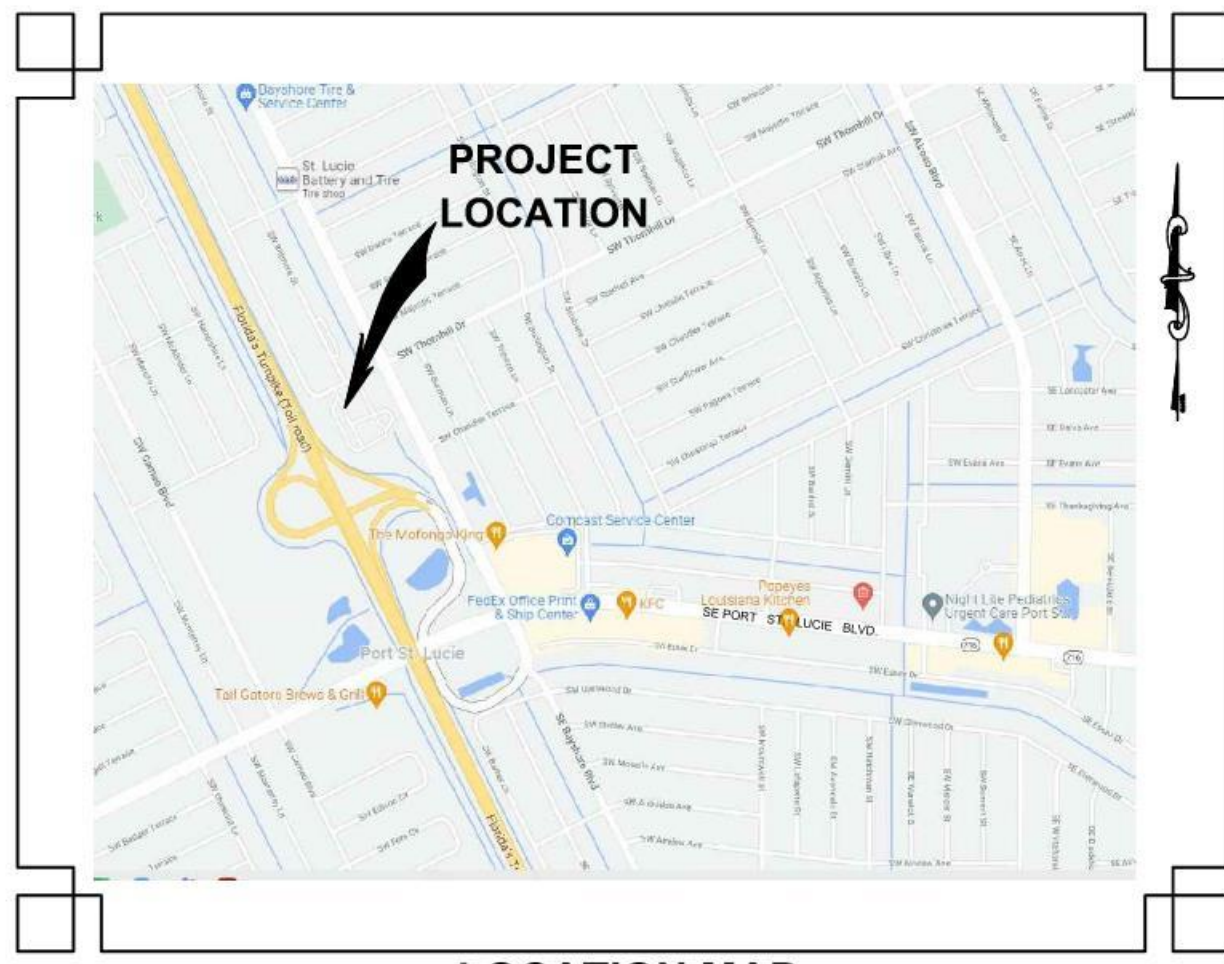


BOUNDARY AND TOPOGRAPHIC SURVEY

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.

AND

- 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:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "O", THENCE SOUTH 63°05'48" WEST ALONG THE NORTH LINE OF SAID TRACT "O" A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 26°54'12" EAST A DISTANCE OF 500.00 FEET; THENCE SOUTH 63°05'48" WEST A DISTANCE OF 105.00 FEET; THENCE NORTH 37°58'10" WEST A DISTANCE OF 484.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "O"; THENCE NORTH 63°05'48" EAST ALONG THE NORTH LINE OF SAID TRACT "O" A DISTANCE OF 87.90 FEET TO A POINT OF NON TANGENT CURVE; THENCE NORTHERLY AND EASTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY) HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING NORTH 18°05'48" EAST), AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°05'48" EAST ALONG SAID NORTH LINE A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

AND

- 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:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "O", THENCE SOUTH 26°54'12" EAST ALONG SAID EAST LINE OF SAID TRACT "O" A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 26°54'12" EAST ALONG SAID EAST LINE A DISTANCE OF 303.00 FEET; THENCE NORTH 81°43'58" WEST A DISTANCE OF 526.03 FEET; THENCE NORTH 63°05'48" EAST A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

AND (DESCRIPTION BY SURVEYOR)

- 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.

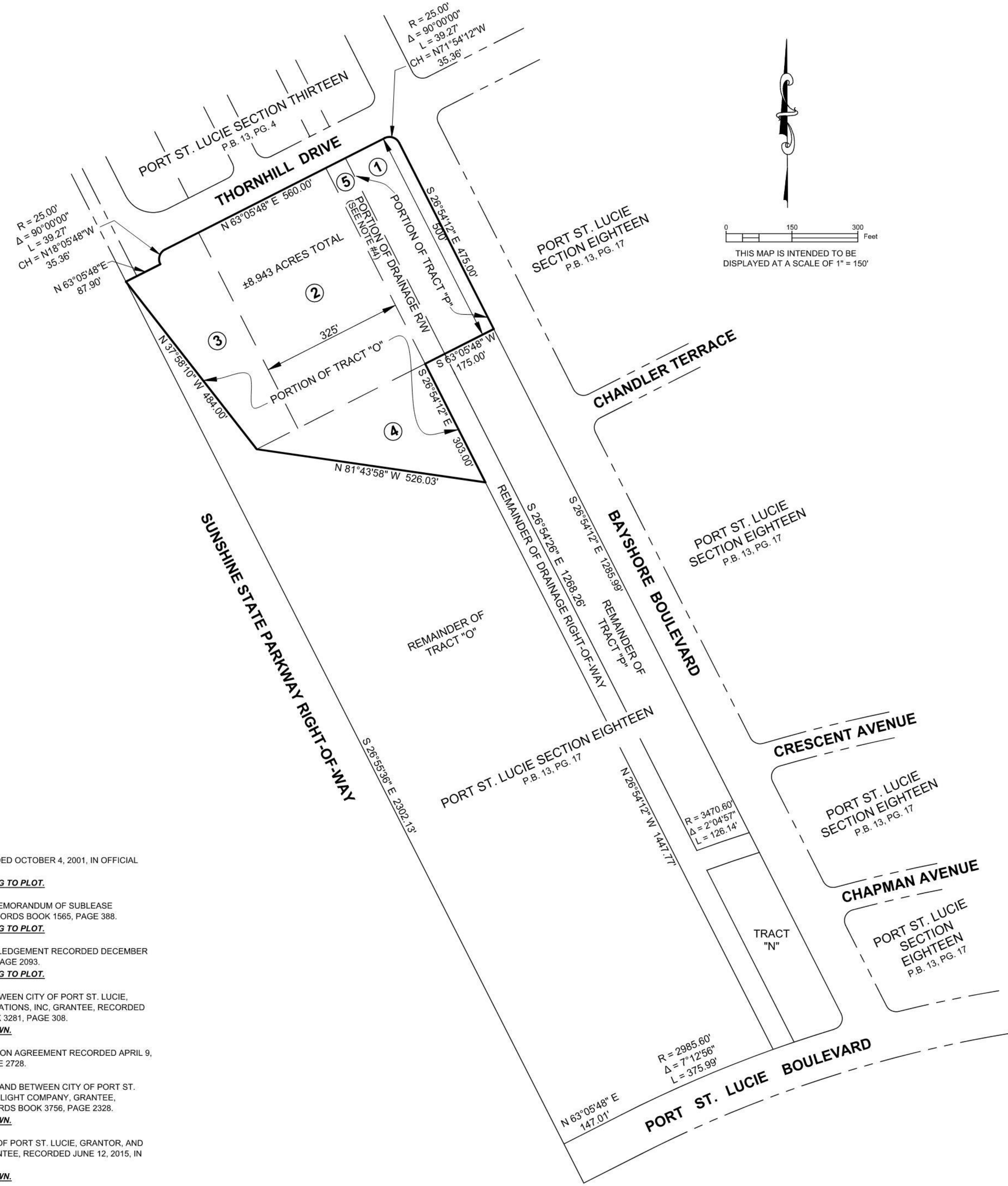
CONTAINING 389,565 SQUARE FEET OR 8.943 ACRES, MORE OR LESS.

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.
AFFECTS THE PROPERTY. NOT A SURVEY MATTER.
- ADDITIONAL INFORMATION
- A. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, 17A 17K, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS THE PROPERTY AS SHOWN.
- B. RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED JULY 5, 1979, IN OFFICIAL RECORDS BOOK 311, PAGE 2692.
AFFECTS THE PROPERTY. NOTHING TO PLOT.
- C. DECLARATION OF PARTY WALL EASEMENT RECORDED DECEMBER 13, 1990, IN OFFICIAL RECORDS BOOK 719, PAGE 124.
AFFECTS THE PROPERTY AS SHOWN.
- D. UNIFORM WATER AND SEWER EXTENSION AND SERVICE AGREEMENT RECORDED JANUARY 13, 1994, IN OFFICIAL RECORDS BOOK 880, PAGE 140.
AFFECTS THE PROPERTY. NOTHING TO PLOT.
- E. RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED MAY 14, 1996, IN OFFICIAL RECORDS BOOK 1014, PAGE 2490.
AFFECTS THE PROPERTY. NOTHING TO PLOT.
- F. BELLSOUTH MOBILITY, INC., SITE LEASE AGREEMENT RECORDED DECEMBER 22, 1999, IN OFFICIAL RECORDS BOOK 1269, PAGE 2522, AS AFFECTED BY FIRST AMENDMENT TO LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1392 PAGE 1399.
AFFECTS THE PROPERTY AS SHOWN.

- G. MEMORANDUM OF AGREEMENT RECORDED OCTOBER 4, 2001, IN OFFICIAL RECORDS BOOK 1441, PAGE 1297.
AFFECTS THE PROPERTY. NOTHING TO PLOT.
- H. SITE DESIGNATION SUPPLEMENT AND MEMORANDUM OF SUBLEASE RECORDED AUGUST 9, 2002, IN OFFICIAL RECORDS BOOK 1565, PAGE 388.
AFFECTS THE PROPERTY. NOTHING TO PLOT.
- I. MEMORANDUM OF SITE LEASE ACKNOWLEDGEMENT RECORDED DECEMBER 30, 2004, IN OFFICIAL RECORDS BOOK 2125, PAGE 2093.
AFFECTS THE PROPERTY. NOTHING TO PLOT.
- 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.
AFFECTS THE PROPERTY AS SHOWN.
- 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.
AFFECTS THE PROPERTY AS SHOWN.
- 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.
AFFECTS THE PROPERTY AS SHOWN.



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. THIS SURVEY WAS PREPARED REFERENCING THE TITLE REPORT PROVIDED BY THE CLIENT; NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
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:

"BLC3"
PROJECT ID: 4226411
FOUND D.O.T. BRASS DISK IN CONCRETE SIDEWALK STAMPED "716 94 06 C03"
N = 1069137.54
E = 869497.57

THE BASIS OF BEARING REFERS TO A BEARING OF NORTH 63°05'48" EAST ALONG THE NORTH LINE OF TRACT "O", PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
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:

"PSL933"
FOUND NAIL AND BRASS DISK STAMPED "PSL933"
ELEVATION = 19.30' (N.A.V.D. 88)
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:

SHEET 1	LEGAL DESCRIPTION, CERTIFICATION, TITLE REPORT, SITE MAP & LOCATION MAP
SHEET 2	BOUNDARY SURVEY & LEGEND
SHEETS 3 - 6	TOPOGRAPHIC SURVEY
SHEET 7	S.U.E. SURVEY

SURVEYOR'S CERTIFICATION:

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

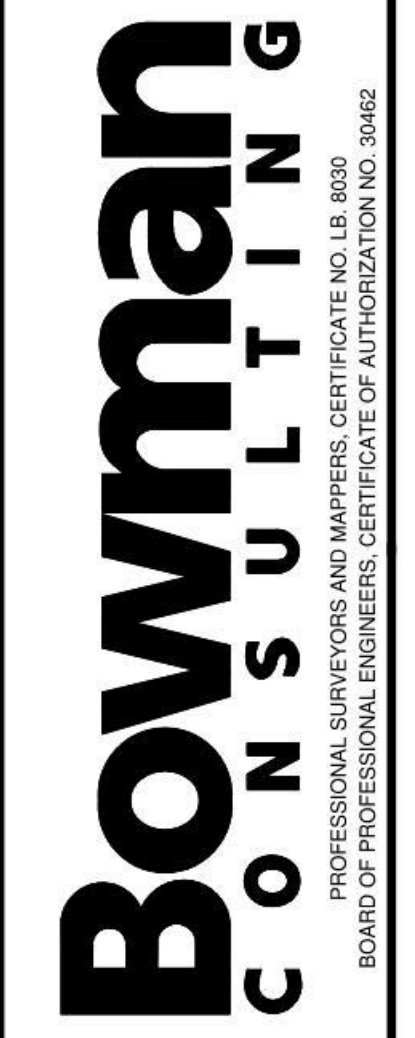
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS 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.
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Shuttl, FL 34994
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Fax: (772) 220-7881
www.bowmanconsulting.com
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PSL PUBLIC WORKS BUILDING
BOUNDARY AND TOPOGRAPHIC SURVEY
FLORIDA
ST. LUCIE COUNTY

PROJECT NO
010921-01-001

PLAN STATUS
10/14/21 ADD CONTOURS

DATE	DESCRIPTION
FIELD BOOK 21-200	PAGE 4-10
FIELD CREW: JS, AA	
D.A.L. DRAWN	R.E.B. CHKD
SCALE: H: 1" = 150'	V: N/A
JOB No. 010921-01-001	
DATE SEPT. 30, 2021	
FILE No. 010921 BND TOPO	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.
Cod file name: P:\010921 - CPZ Architects\010921-01-001 (SUR) - PSL Public Works Facility\Survey\Topo Boundary\010921 BND TOPO.dwg 10/15/2021