



DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING THE SOUTH 655.64 FEET OF THE NORTH 885.64 FEET OF THE WEST 1328.76 FEET OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE WEST 1/4 SECTION CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 00°13'57" WEST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 30.00 FEET TO THE SOUTH EASEMENT LINE FOR INGRESS AND EGRESS OF STATE ROAD 614/INDRIO ROAD EXTENSION, AS PER OFFICIAL RECORDS BOOK 933, PAGE(S) 2884+ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN NORTH 89°57'27" EAST ALONG SAID SOUTH EASEMENT LINE FOR INGRESS AND EGRESS OF STATE ROAD 614/INDRIO ROAD EXTENSION, BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE EAST WEST 1/4 SECTION LINE OF SAID SECTION 13, A DISTANCE OF 1,328.76 FEET; THENCE LEAVING SAID SOUTH EASEMENT LINE RUN SOUTH 00°13'57" WEST, PARALLEL WITH AND 1,328.76 FEET EAST OF THE AFORESAID WEST LINE OF SECTION 13, A DISTANCE OF 655.64 FEET TO THE APPROXIMATE CENTER LINE OF AN EXISTING DRAINAGE DITCH; THENCE RUN SOUTH 89°57'27" WEST, PARALLEL WITH AND 655.64 FEET SOUTH OF THE AFORESAID SOUTH EASEMENT LINE, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1,328.76 FEET TO THE AFORESAID WEST LINE OF SECTION 13; THENCE RUN NORTH 00°13'57" EAST ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 655.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

CONTAINING 20.00 ACRES MORE OR LESS.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
DIA.	DIAMETER
NO ID.	NO IDENTIFICATION
R.35E.	RANGE EAST
T. 34S.	TOWNSHIP SOUTH
TBM	TEMPORARY BENCHMARK
(P)	PLAT DATA
(O)	OBSERVED DATA
(D)	DEED OR DESCRIPTION CALL
O.R.B., PG.	OFFICIAL RECORD BOOK, PAGE
S.L.C., FL.	ST. LUCIE COUNTY, FLORIDA
PRM	PERMANENT REFERENCE MONUMENT
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
EL.	ELEVATION
F.F. EL.	FINISHED FLOOR ELEVATION
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM OF 1988
SECTION CORNER SYMBOL	
UTILITY POLE	
ADS	ADVANCED DRAINAGE SYSTEM POLYETHYLENE PIPE
WIT. COR.	WITNESS CORNER
EXISTING SPOT ELEVATION	
-X-X-X-	FENCE LINE
---	RIGHT OF WAY LINE
---	SECTIONAL LINE
---	EASEMENT LINE
---	PLAT EASEMENT LINE
---	BOUNDARY LINE
---	TRACT LINE
---	PLAT LOT LINE
---	TOP OF BANK
---	TOE OF SLOPE
---	DRAINAGE FLOW LINE
S.R.W.C.	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "WIT. COR. LB205"
S.R.C.	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."

SURVEYOR'S GENERAL NOTES AND REPORT:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS JUNE 16, 2015. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
- UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPLES AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5117 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
- THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER AS REQUESTED BY THE CLIENT. THIS PROPERTY(S) IS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HERON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT; THEIR AGENT OR AS DISCLOSED

BY A FURNISHED TITLE INSURANCE POLICY WAS NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. AN UPDATE TITLE REPORT OR ABSTRACT OF LAND WAS NOT FURNISHED TO THIS FIRM OR PROFESSIONAL SURVEYOR AND MAPPER.

8. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5117 F.A.C.) IS RURAL. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 5,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.

9. THE HERON DESCRIBED PROPERTY APPEARS TO LIE WITHIN NO SPECIAL FLOOD HAZARD AREA, PANEL 12111C0065J NOT PRINTED, SEE INDEX MAP NUMBER 12111C0065J, MAP REVISED FEBRUARY 16, 2012.

VERTICAL DATUM AND CONTROL NOTES:
VERTICAL ELEVATIONS WERE NOT OBSERVED OR RECORDED FOR THIS SURVEY.

SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:

- G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)
- G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY LEICA GX1230-12 CHANNEL (L1 & L2).
- THE ORIGINAL GPS RTK MEASUREMENTS BEGAN MAY 21, 2015 AND WERE COMPLETED ON JUNE 16, 2015. TWO LEICA DUAL FREQUENCY GPS RECEIVERS EQUIPPED WITH RT-SK (REAL TIME MEASUREMENT CAPABILITIES) WERE USED TO GATHER GPS DATA. TYPICALLY A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO / MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.
- G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA GEO OFFICE, VERSION 8.3

5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 10MM + 1PPM (RMS)
VERTICAL: 20MM + 1PPM (RMS).

GPS CONTROL POINT (REFERENCE STATION):
DESIGNATION / SITE HORIZONTAL CONTROL POINT -
"SFVMD STL 267-2005" SOUTH FLORIDA WATER MANAGEMENT DISTRICT (STL 267 2005)
STATE/COUNTY - FL/ST
ATTENNA HEIGHT: 1.376 METERS
TRAVERSE POINT NO. 2 N. 1159220 2952 E. 819301.3510 (OBSERVED HORIZ.)
PUBLISHED VERTICAL ELEVATION MARKED: 22.933 N.A.V.D. 1988
OBSERVED VERTICAL ELEVATION CHECK: 22.98 N.A.V.D. 1988

VERTICAL DATUM AND CONTROL NOTES:
THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

ORIGINATING BENCHMARK:
SFVMD SURVEY DISK SET IN TOP OF CONCRETE MONUMENT STAMPED SFVMD "STL 267 2005"
ELEVATION 22.933 (NAVD 1988)
STATION IS LOCATED 45 FEET NORTH OF THE CENTERLINE OF INDRIO ROAD, 30 FEET EAST OF CENTERLINE OF AN 11 FOOT DIRT ROAD AND 2 FEET SOUTH OF A WOOD FENCE.
SEE SKETCH FOR LOCATION

TBM #2 SEE SKETCH FOR LOCATION, ELEVATION AND DESCRIPTION

REFERENCES:

BOUNDARY SURVEY BY CAI 13-456S, 19592-C	
BOUNDARY SURVEY BY MASTELLER, MOLER & REED, INC. PROJECT NO. 02-5006.02, DATED 10-13-2005.	
BOUNDARY SURVEY BY MASTELLER, MOLER & REED, INC. PROJECT NO. 02-5006, DATED 2-22-2002.	
BOUNDARY SURVEY BY WILLIAM B. ZENTZ & ASSOCIATES, INC. PROJECT NO. 116-091, DATED 01-04-2012.	
PLAT OF BEL AIR GROVES, PLAT BOOK 14, PG. 11, ST. LUCIE COUNTY, FLORIDA	
PLAT OF INDRIO GROVES, PLAT BOOK 12, P. 48, ST. LUCIE COUNTY, FLORIDA	
SPECIFIC PURPOSE SURVEY BY CARTER ASSOCIATES, INC. PROJECT NO. 12-352S, DATED JUNE 4, 2012.	

NO.	REVISION	BY	DATE
1	ADDED TOPOGRAPHIC INFORMATION, SPOT ELEVATIONS	DJM	05/18/2017
2	UPDATE SURVEY, VERIFY IMPROVEMENTS, 835wp57	FSC	08/18/2016
3	ADDED BUILDING AND SLAB LOCATIONS AND ELEVATIONS 805b64	DJM	09/28/2015
4	REVISED BOUNDARY AND DESCRIPTION	DJM	06/15/2015

PRODUCTION MARGIRIC US, INC.
TEL: 772.794.0302 FAX:

CAI Serving Florida Since 1911
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

DATE : JUNE 01, 2015
PROJ.# : 15-357S
DRAWN BY: FSC
APPD BY: FSC/DEL
PLOT BY: Domenic Miele
FILE NAME: 15-357S.dwg
REF.# : SEE REFERENCES
F.B. & PG.: 801/11

DAVID E. LUETHJE, P.S.M.
FLORIDA LICENSE NO. 5728
CARTER ASSOCIATES, INC.
COA 205 / LB 205

SIGNATURE DATE

BOUNDARY SURVEY
20 ACRES - CAPRON TRAIL
PART OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 38 EAST
ST. LUCIE COUNTY, FLORIDA

SHEET
1 OF 1
Dwg.#: 19945-C