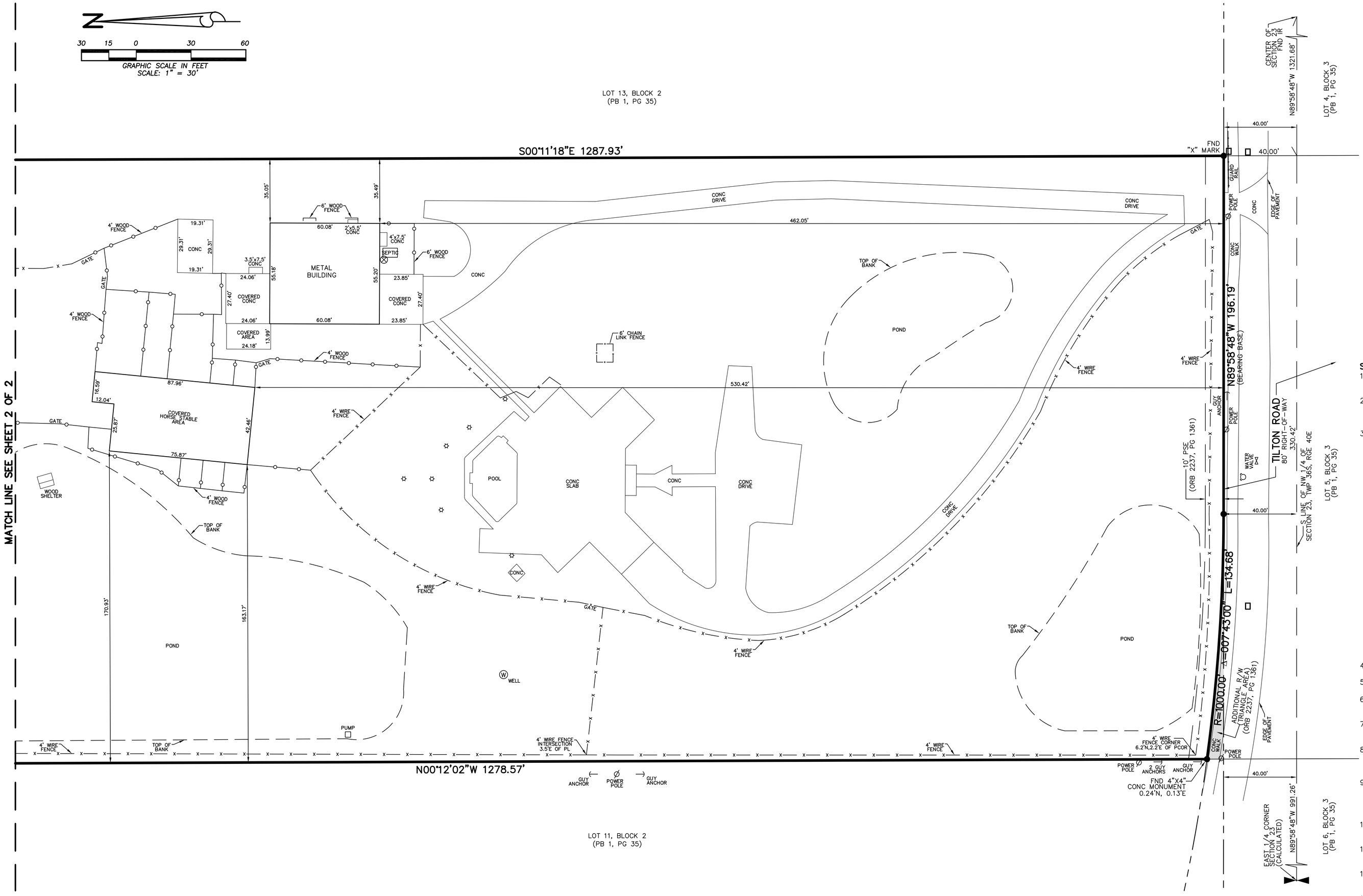

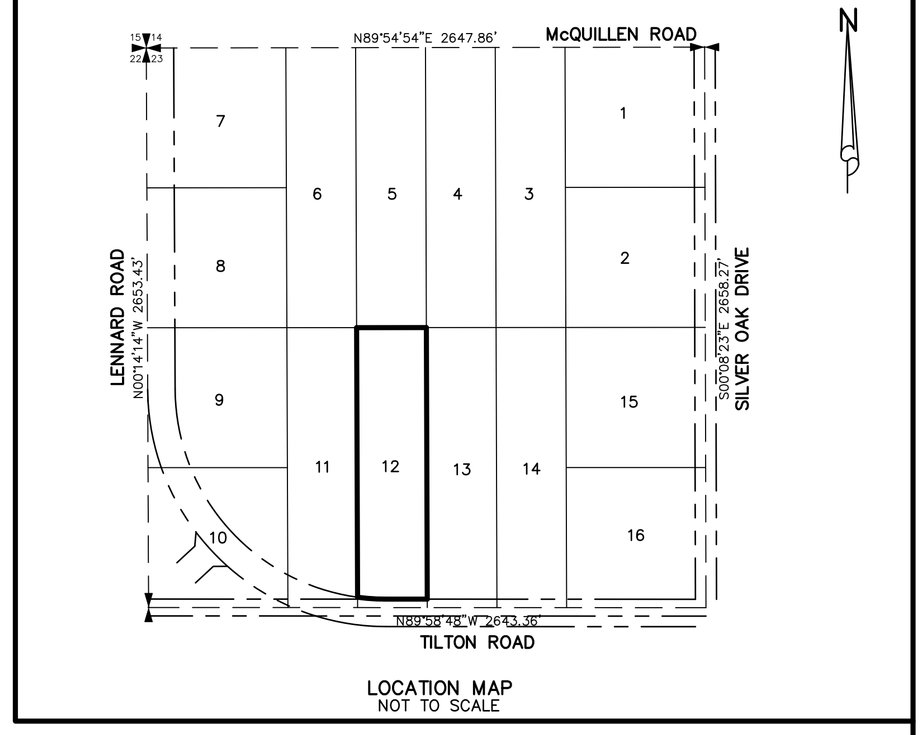

LOCATION MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35 AND ST. LUCIE COUNTY EXISTING SECTIONAL MONUMENTATION, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENTS FILE REFERENCE: RUDD, EFFECTIVE DATE: 1/27/17 @ 11:00PM.

   EXCEPTING THEREFROM THE FOLLOWING (SCHEDULE BII):

   A. ALL MATTERS CONTAINED ON THE PLAT OF ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (NOT SHOWN)(ENTIRE PARCEL)(BII(4))

   B. RESTRICTIVE COVENANT AGREEMENT FOR SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 3175, PAGE 1439, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (NOT SHOWN)(ENTIRE PARCEL)(BII(5))

   C. EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH RECORDED IN DEED BOOK 85, PAGE 373, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (DOES NOT APPLY)(OFF PARCEL)(BII(6))

   D. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 195, PAGE 2624, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (DOES NOT APPLY)(OFF PARCEL)(BII(7))

   E. RESOLUTION NO. 94-144 RECORDED IN OFFICIAL RECORDS BOOK 917, PAGE 2604, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (NOT SHOWN)(ENTIRE PARCEL)(BII(8))

   F. RESOLUTION NO. 94-014 RECORDED IN OFFICIAL RECORDS BOOK 894, PAGE 1822, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (NOT SHOWN)(ENTIRE PARCEL)(BII(9))

   G. PERMANENT SLOPE EASEMENT SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2237, PAGE 1361, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (SHOWN)
4. BEARING BASIS: N89°58'48"W ALONG THE NORTH RIGHT-OF-WAY OF TILTON ROAD.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0280 J, EFFECTIVE DATE 2-16-12.
7. 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.
8. 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.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE PURCHASE OF SAID PROPERTY AND FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN FEET.
10. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. 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.
13. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
14. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: MATTHEW H. RUDD & JANN DOBKIN RUDD
    CHRISTOPHER J. TWOHEY, P.A.
    OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
15. © COPYRIGHT 2017 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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: 2/2-2/21/17

DATE OF SURVEY: 2-23-17

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 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
DIP = DUCTILE IRON PIPE
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IR = IRON ROD
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
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSE = PERMANENT SLOPE EASEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

= GUY WIRE ANCHOR
= CABLE TELEVISION BOX
= CATCH BASIN
= CATCH BASIN INLET
= CLEANOUT
= ELECTRIC BOX
= TELEPHONE BOX
= SIGN
= 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

LEGAL DESCRIPTION:

LOT 12, BLOCK2, ST. LUCIE GARDENS, IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO ST. LUCIE COUNTY, BY INSTRUMENT RECORDED MAY 9, 2005, IN OFFICIAL RECORDS BOOK 2237, PAGE 1361, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 425,286 SQUARE FEET OR 9.7632 ACRES, MORE OR LESS.

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
1050 TILTON ROAD
SEC 23, TWP 36S, RGE 40E
AS PREPARED FOR
MATTHEW H. & JANN DOBKIN RUDD

CAD	K:\BUILDERS\DWG2017\17-2830				
REF	K:\				
FLD	CJM/AJP	FB.	PG.	JOB	17-2830
OFF	CJM/AJP			DATE	2-23-17
CKD	AJP	SHEET	1 OF 2	DWG	D-000

K:\BUILDERS\DWG2017\17-2830.dwg, 4/28/2017 7:47:30 AM