

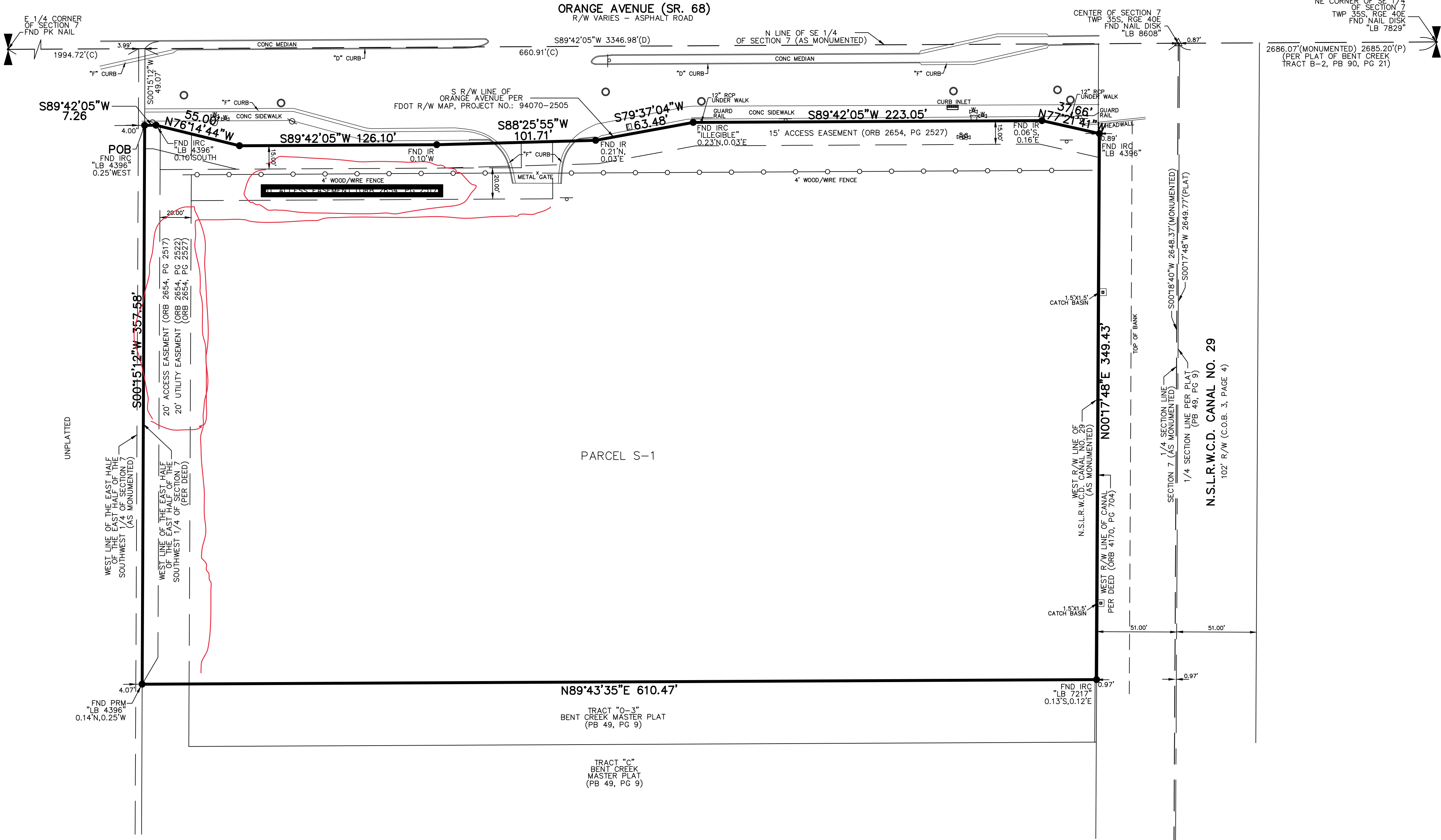
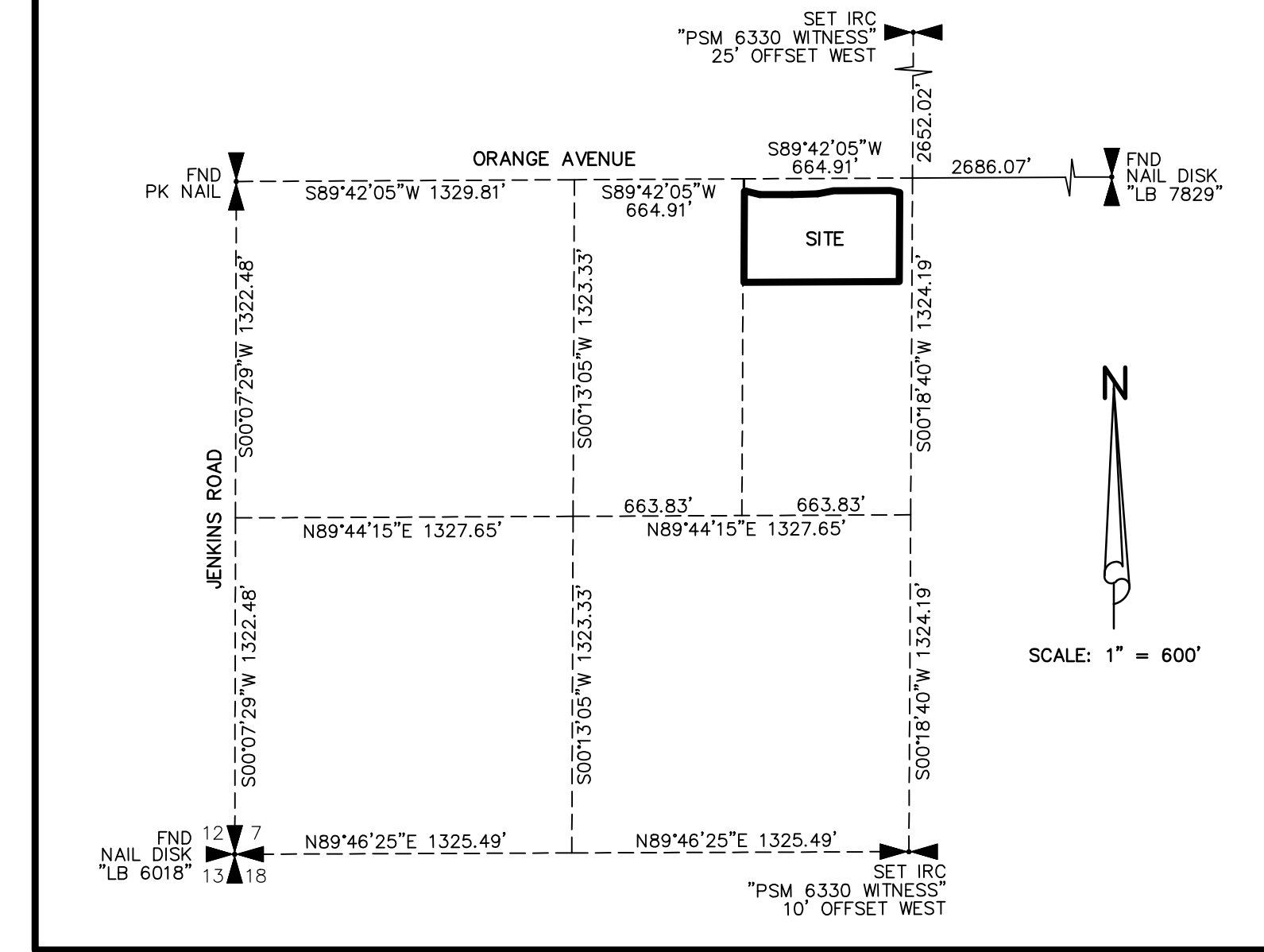
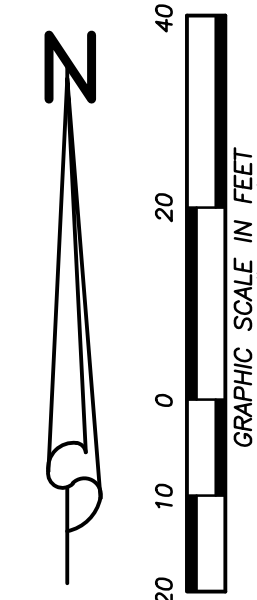
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN PORTIONS OF THE SOUTH HALF (S 1/2) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL S-1

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05"W WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SE 1/4) OF SECTION 7, A DISTANCE OF 3346.98 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 49.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505 (UNRECORDED), MAP AS PREPARED BY BETSY LINDSAY, INC., DATED 07/03/02, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH 49.07 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL S-1; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 357.58 FEET; THENCE NORTH 89°43'35" EAST, A DISTANCE OF 610.47 FEET TO A POINT ON THE WEST LINE OF NORTHERN ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29; THENCE NORTH 00°17'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 349.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 68 AS PER THE AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS; THENCE NORTH 77°21'41" WEST, A DISTANCE OF 37.66 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 223.05 FEET; THENCE SOUTH 79°37'04" WEST, A DISTANCE OF 63.48 FEET; THENCE SOUTH 88°25'55" WEST, A DISTANCE OF 101.71 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 126.10 FEET; THENCE NORTH 76°14'44" WEST, A DISTANCE OF 55 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 7.26 FEET TO THE POINT OF BEGINNING. THE PREVIOUS 7 COURSES BEING CONTIGUOUS WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 68.

CONTAINING 21,630 SQUARE FEET OR 4.927 ACRES, MORE OR LESS



**SURVEY REPORT:**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
- SURVEY BASED ON SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.
- LEGAL DESCRIPTION WAS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 10406753, DATED 4-02-22 AT 11:00 PM.  
SUBJECT TO THE FOLLOWING:  
A. GRANT OF EASEMENT GRANTED LENNAR HOMES, INC., A FLORIDA CORPORATION, RECORDED APRIL 28, 2005 IN OFFICIAL RECORDS BOOK 227, PAGE 948, AS AMENDED BY AMENDMENT TO GRANT OF EASEMENT RECORDED SEPTEMBER 12, 2006 IN OFFICIAL RECORDS BOOK 2654, PAGE 2517. (B11(#6)) SHOWN  
B. GRANT OF EASEMENT GRANTED LENNAR HOMES, INC., A FLORIDA CORPORATION, RECORDED APRIL 28, 2005 IN OFFICIAL RECORDS BOOK 227, PAGE 954, AS AMENDED BY AMENDMENT TO GRANT OF EASEMENT RECORDED SEPTEMBER 12, 2006 IN OFFICIAL RECORDS BOOK 2654, PAGE 2522. (B11(#7)) SHOWN  
C. EASEMENT(S) TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE RECORDED SEPTEMBER 12, 2006 IN OFFICIAL RECORDS BOOK 2654, PAGE 2514 AND OFFICIAL RECORDS BOOK, PAGE 2527. (B11(#8)) SHOWN
- BEARING BASIS: A "GRID NORTH" BEARING OF S89°42'05"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST
- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF PURCHASING THE PROPERTY SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MAY 4, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "AE" ELEVATION 16.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0178 J, EFFECTIVE DATE 2-16-12.
- 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.
- 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.
- THE SUBJECT PROPERTY FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- 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 LENGEMAN 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.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.  
CERTIFIED TO: BACHRODT RIVIERA PROPERTY, LLC
- © COPYRIGHT 2022 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 ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 5-04-22  
DATE OF SURVEY: 5-19-22

ALEXANDER J. PIAZZA PSM, INC.  
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
  - DB = DEED BOOK
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FFE = FINISHED FLOOR ELEVATION
  - FND = FOUND
  - FPL = FLORIDA POWER & LIGHT
  - IWV = I-WERT
  - IP = 3/4" IRON PIPE
  - IR = 5/8" IRON REBAR "NO IDENTIFICATION"
  - IRC = IRON ROD WITH PLASTIC CAP
  - LB = LICENSE BUSINESS
  - LS = LICENSE SURVEY
  - (M) = MEASURED
  - MON = MONUMENT

- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- PCOR = PROPERTY CORNER
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- RGE = RANGE
- SEC = SECTION
- TWP = TOWNSHIP
- UE = UTILITY EASEMENT
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- Δ = DELTA OF CURVE

- 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
  - = MANHOLE
  - = IRRIGATION VALVE
  - = GAS VALVE
  - = SEWER VALVE
  - = WATER VALVE
  - = WELL
  - = WATER METER
  - = WOOD POWER POLE
  - = SET 5/8" IRON ROD WITH PLASTIC CAP PSM/6330

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**  
**ORANGE AVENUE**  
SEC 7, TWP 35S, RGE 40E  
AS PREPARED FOR  
**BACHRODT RIVIERA PROPERTY, LLC**

CAD K:\BUILDERS\DWG2022\22-8937.DWG				
REF K:\				
FLD BF/DG	FB.	PG.	JOB	22-8937
OFF LW			DATE	5-19-22
CKD AJP	SHEET	1 OF 1	DWG	D-1018