Proposed O95CC subdivisoion

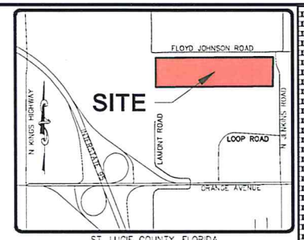
SYMBOL & ABBREVIATION LEGEND:

⊗	AIR RELEASE VALVE	○	CONCRETE LIGHT POST	EB	ELECTRIC BOX										
ASPH	ASPHALT	CV	CONCRETE MONUMENT		ELECTRIC HAND HOLE (EHH)										
BFP	BACK FLOW PREVENTER	CPP	CONCRETE POWER POLE (CPP)	EM	ELECTRIC METER										
	BENCHMARK (BM) OR SPOILING CONTROL POINT (SCP)		CONCRETE POWER POLE W/STREET LIGHT		ELECTRICAL PANEL										
	BHC RACK		CONCRETE SIGNAL LIGHT POLE	EL./ELEV.	ELEVATION										
CATV □	CABLE RISER	CMP	CORRUGATED METAL PIPE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY										
(C)	CALCULATED		CURB INLET	FO	FIBER OPTIC										
	CATCH BASIN		DECORATIVE LIGHT POST	FOH	FIBER OPTIC HAND HOLE										
℄	CENTERLINE			FOM	FIBER OPTIC RISER										
CCR	CERTIFIED CORNER RECORD	(D)	DEED												
D.B.	DEED BOOK	(M)	FIELD MEASURED												
CLF	CHAIN LINK FENCE	Δ	DELTA/CENTRAL ANGLE	F.F.E.	FINISHED FLOOR ELEVATION										
CHD.	CHORD	ø	DIAMETER (DIA.)		FLORIDA DEPARTMENT OF TRANSPORTATION										
CO ⊙	CLEAN OUT	◎	DRAINAGE MAN-HOLE	FDOT											
COMM.	COMMUNICATION RISER	DIP	DUCTILE IRON PIPE	FPL	FLORIDA POWER AND LIGHT										
CONC	CONCRETE	EOW	EDGE OF WATER	FT	FOOT										

	FPL MANHOLE		VALVE										SPRINKLER VALVE	UNK	UNKNOWN
SQ. FT.	SQUARE FEET	L	LENGTH											UNKNOWN MANHOLE	
	LIGHT POST	PC	PAGE											UNKNOWN RISER BOX	
	PARCEL CONTROL NUMBER	PCN	PARCEL CONTROL NUMBER										STABILIZED WATER MANAGE	UNKNOWN TYPE MANHOLE	
MAG/D	MAG NAIL W/ DISK		MAG NAIL MAG BRAND NAIL											VCP	VITRIFIED CLAY PIPE
	MARKER	PK NAIL	PARKER-KALON NAIL	RW/D	RIGHT-OF-WAY MARKER									WM	WATER METER
GIS	GEOGRAPHIC INFORMATION SYSTEM	PK/D	PARKER-KALON NAIL & DISK	RLS	REGISTERED LAND SURVEYOR									WSM	WATER SERVICE METER (WM)
GND	GROUND		PERMANENT CONTROL POINT	RCP	REINFORCED CONCRETE PIPE									WV	WATER VALVE (WV)
	METAL LIGHT POST	POT	PERMANENT REFERENCE MONUMENT												
	METAL POWER POLE	PRM		R/W	RIGHT-OF-WAY										
	HANDICAP														
	HIGH DENSITY POLYETHYLENE PIPE	P.B.	PLAT BOOK	SAN MH	SANITARY MANHOLE										
HDPE	HOG WIRE FENCE	MON.	MONUMENT	(P)	PLAT DATA										
			NATIONAL GEODETIC VERTICAL DATUM OF 1929	P.O.B.	POINT OF BEGINNING	SV.DC	SANITARY VALVE								
NGVD29				P.O.C.	POINT OF COMMENCEMENT	SEC	SECTION								
	HYDRANT			P.C.C.	POINT OF COMPOUND CURVE		PROPERTY CORNER	X 0.00							
IN	INCH	N/D	NAIL AND DISK	P.C.	POINT OF CURVATURE		RIGHT-OF-WAY CONTROL	TWSHP	TOWNSHIP						
INV	INVERT	N.R.	NON RADIAL	P.T.	POINT OF TANGENCY				TRAFFIC HANDHOLD						
IP	IRON PIPE		NORTH AMERICAN VERTICAL DATUM OF 1988	P.O.T.	POINT OF TERMINUS		SIGN		TRAFFIC SIGNAL CONTROL BOX						
IR	IRON ROD	NAVD88						TSCB							

Line Table		
Line #	Direction	Length
L1	N89°29'13"E	102.45'
L2	S32°58'53"E	88.59'
L3	S21°37'45"E	79.92'

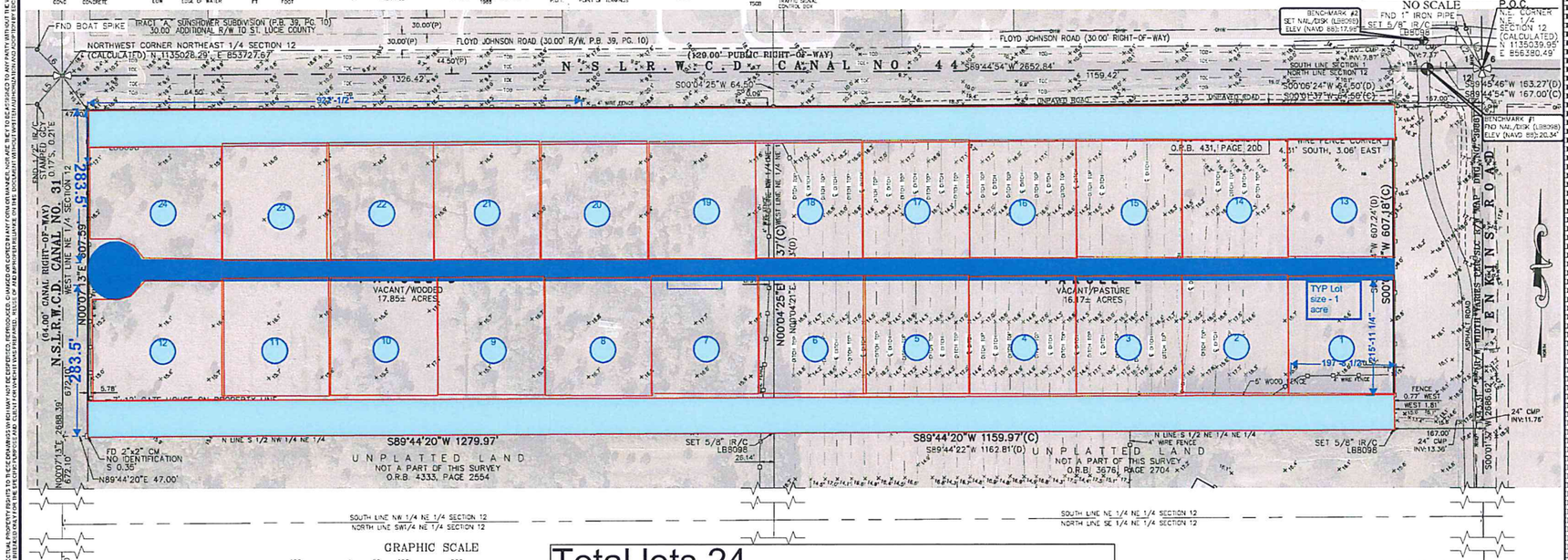
Line Table		
Line #	Direction	Length
L4	N36°05'19"W	79.56'
L5	N41°17'01"E	71.09'
L6	S43°47'12"E	67.61'



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE



Total lots 24
Lot Sizes 1 acre ea (197'x 215' +/-)
Lake Size 7.44 Acres
Road width 40'

LEGAL DESCRIPTION:

PARCEL D:

THE NORTH 1/2 OF THE NORTH-WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 39 EAST, EXCEPTING THEREFROM RIGHTS OF WAY FOR DRAINAGE CANALS AND ROADS.

PARCEL E:

BEING A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE NORTHEAST ¼ CORNER OF SAID SECTION 12; THENCE SOUTH 89°45'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 163.27 FEET; THENCE SOUTH 00°06'24" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 64.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JENKINS ROAD AS SHOWN ON THE ST. LUCIE RIGHT-OF-WAY MAP, DRAWING NO. 324, SHEET 3 OF 5, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°06'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 607.24 FEET TO THE SOUTH LINE OF THE NORTH ¾ OF THE [NORTHEAST] ¼ OF SAID SECTION 12; THENCE SOUTH 89°44'22" WEST, DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 1,162.81 FEET TO THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 12; THENCE NORTH 00°04'21" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE, A DISTANCE OF 607.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 31; THENCE NORTH 89°45'46" EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 1,163.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.01 ACRES, MORE OR LESS.

SURVEYORS NOTES AND RE

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PUR
THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A
STANDARDS OF PRACTICE AS SET FORTH BY THE FLO
STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE N
TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRIT
SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY
COMMITMENT NUMBER "MILLER TAMBO III" HAVING A COMMITMENT DATE OF FEBRUARY 28, 2022.
5. PARCELS CONTAIN A TOTAL OF 34.01 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AND BASED UPON THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.05'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN, HAVE BEEN EXAGGERATED, TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (FLOOD ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0159J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. CANAL RIGHT-OF-WAY WIDTH IS BASED ON NSLRWCD MAP ORIGINALLY PREPARED BY S.P. MUSICK, FLS IN 1967 AND UPDATED BY LINDAHL, BROWNING, FERRARI AND HELLSTROM, INC. IN 1991.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING FEBRUARY 22, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4964815.
4. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2022.09.22 13:08:01 -04'00'

PPER SIGNATURE DATE:

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.cdc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION #098

DFT: GRAHAMEY | DES: MJO | CHECKED BY: | FIELD CREW: JV | DISCREPANCIES REPORTED BEFORE: | AS SHOWN | Sheet size 22 x 22 | DATE:

NO.	DATE	BY	DESCRIPTION
1	7/27/22	MJO	PER COMMENTS
2	8/11/22	MJO	PER COMMENTS
3	9/21/22	MJO	PER COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: TAMBONE COMPANIES, LLC

LAND LYING IN THE NORTHEAST 1/4 OF SEC. 12, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-550

1 OF 1

Z:\DOCS\21\550\...\topo...DWG, ...Plot Date 22 Sep 2022 13:14:56
COPYRIGHT 2022 BY CDC-INC. THIS PLAN OR DRAWING, NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF CDC-INC. REPRODUCTION OR UNAUTHORIZED USE OF THIS PLAN OR DRAWING WITHOUT THE WRITTEN CONSENT OF CDC-INC. SHALL RESULT IN LEGAL ACTION. ALL RIGHTS RESERVED UNDER U.S. COPYRIGHT LAWS.

Proposed O95CC subdivisoion

SYMBOL & ABBREVIATION LEGEND:

⊙	AIR RELEASE VALVE	○	CONCRETE LIGHT POST	EB	ELECTRIC BOX	⊙	FPL MANHOLE	⊟	VALVE	C.B.S.	BOOK
ASPH	ASPHALT	CM	CONCRETE MONUMENT (TYP.)	[E]	ELECTRIC HAND HOLE (TYP.)	L	LENGTH	OHW	OVER HEAD WIRES
B/FP.	BACK FLOW PREVENTER	CPP	CONCRETE POWER POLE (TYP.)	EM	ELECTRIC METER	SQ. FT.	SQUARE FEET	PG	PAGE
	BENCHMARK (BM) OR CROUND CONTROL POINT (GCP)		CONCRETE POWER POLE W/STREET LIGHT	ELECTRICAL PANEL	☼	LIGHT POST	PCN	PARCEL CONTROL NUMBER
	BIKE RACK		CONCRETE SIGNAL LIGHT POLE	EL./ELEV.	ELEVATION	GAS	GAS VALVE	MAG/D	MAG NAIL W/AD BRAND NAIL
CATV ⊡	CABLE RISER	CWF	CORRUGATED METAL PIPE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	GIS	GEOGRAPHIC INFORMATION SYSTEMS	⊗	MAILBOX
(C)	CALCULATED		CURB INLET	F.O.	FIBER OPTIC	GND	GROUND	⊏	METAL LIGHT POST
	CATCH BASIN		DECORATIVE LIGHT POST	FOH#	FIBER OPTIC HAND HOLE		GUY WIRE ANCHOR	(M)	METAL POWER POLE
℄	CENTERLINE			FOM	FIBER OPTIC MARKER		HANDICAP	MP	METAL PIPE
CCR	CERTIFIED CORNER RECORD	(D)	DEED	FOS	FIBER OPTIC RISER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	MON.	MONUMENT
CLF	CHAIN LINK FENCE	D/B	DEED BOOK	FW	FIELD MEASURED	HWF	HOG WIRE FENCE	(N)	NATIONAL GEODETIC VERTICAL DATUM OF 1929
Δ/C.	CHORD	Δ	DELTA/CENTRAL ANGLE	F.F.E.	FINISHED FLOOR ELEVATION	HYD/FH	HYDRANT	NGVD29	NON DESCRIPT NAIL AND DISK
CO	CLEAN OUT	ø	DIAMETER (DIA.)	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	IN	INCH	N/D	NON RADIAL
COMM RISER	COMMUNICATION RISER	DIP	DRAINAGE MANHOLE	FPL	FLORIDA POWER AND LIGHT	INV	INVERT	N.R.	NORTH AMERICAN VERTICAL DATUM OF 1988
CONC	CONCRETE	DIP	DUCTILE IRON PIPE	FT	FOOT	IP	IRON PIPE	NAVD88	
		EOW	EDGE OF WATER			IR	IRON ROD		

O/H	OVERHEAD	P.O.B.	POINT OF BEGINNING	SEC	SECTION		SPRINKLER VALVE	UNK	UNKNOWN
PG	PAGE	P.O.C.	POINT OF COMMENCEMENT	○	PROPERTY CORNER	X G.O.	TOPOGRAPHIC DATA (SOFT SURFACE)		UNKNOWN MANHOLD
PCN	PARCEL CONTROL NUMBER	P.C.C.	POINT OF COMPOUND CURVE	TWP/HP	TOWNSHIP	X G.O.	TOPOGRAPHIC DATA (HARD SURFACE)		UNKNOWN RISER BOX
PK NAIL	PARKER-KALON NAIL	P.C.	POINT OF CURVATURE		TRAFFIC HANDHOLD		TRAFFIC SIGNAL CONTROL BOX		UNKNOWN TYPE MANHOLE
PK/D	PARKER-KALON NAIL & DISK	P.I.	POINT OF INTERSECTION		TRAFFIC SIGN	TSCB		VCP	VITRIFIED CLAY PIPE
PLS	PERMANENT CONTROL POINT	P.O.T.	POINT OF TERMINUS					W/M	WATER METER
POT	PERMANENT REFERENCE MONUMENT							W/SB	WATER SERVICE METER (WM)
R/W	RIGHT-OF-WAY							W/V	WATER VALVE (WV)
RGE	RANGE							WF	WIRE FENCE
RLS	REGISTERED LAND SURVEYOR							WOF	WOOD FENCE
RCP	REINFORCED CONCRETE PIPE								WOOD POLE STREET LIGHT
	TELEPHONE RISER BOX								WOOD POWER POLE

Line Table		
Line #	Direction	Length
L1	N89°29'13"E	102.45'
L2	S32°58'53"E	88.59'
L3	S21°37'45"E	79.92'

Line Table		
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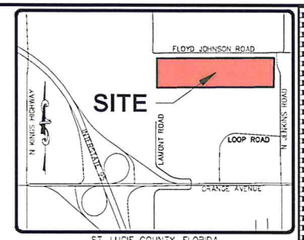
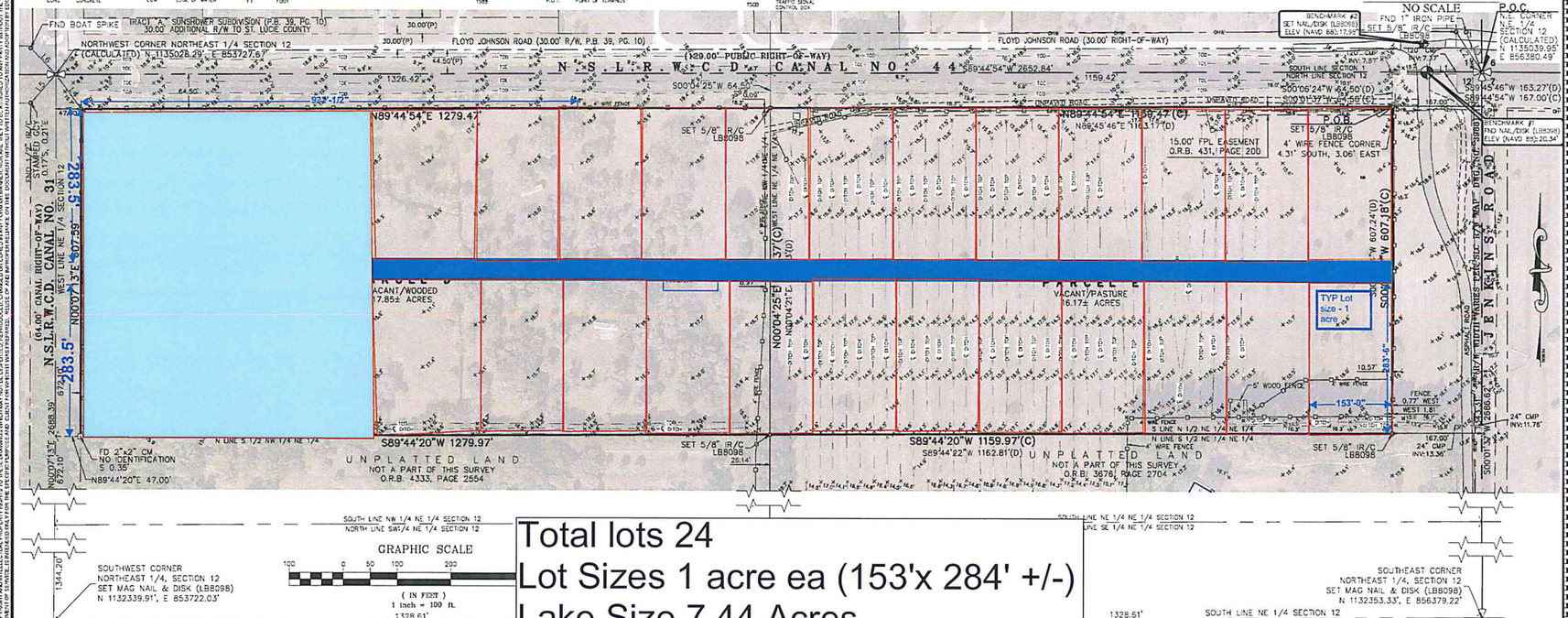


ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE



Total lots 24
Lot Sizes 1 acre ea (153'x 284' +/-)
Lake Size 7.44 Acres
Road width 40'

LEGAL DESCRIPTION:

PARCEL D:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 39 EAST, EXCEPTING THEREFROM RIGHTS OF WAY FOR DRAINAGE CANALS AND ROADS.

PARCEL E:

BEING A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE NORTHEAST ¼ CORNER OF SAID SECTION 12; THENCE SOUTH 89°45'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 163.27 FEET; THENCE SOUTH 00°06'24" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 64.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JENKINS ROAD AS SHOWN ON THE ST. LUCIE RIGHT-OF-WAY MAP, DRAWING NO. 324, SHEET 3 OF 5, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°06'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 607.24 FEET TO THE SOUTH LINE OF THE NORTH ½ OF THE (NORTHEAST) ¼ OF SAID SECTION 12; THENCE SOUTH 89°44'22" WEST, DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 1,162.81 FEET TO THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 12; THENCE NORTH 00°04'21" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE, A DISTANCE OF 607.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 31; THENCE NORTH 89°45'46" EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 1,163.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.01 ACRES, MORE OR LESS.

SURVEYORS NOTES AND

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THAT THIS IS A TRUE AND ACCURATE DEPICTION STANDARDS OF PRACTICE AS SET FORTH BY STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 22, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. MATTERS OF RECORD HEREON SHOWN IN REFERENCE TO TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER "MILLER TAMBO III," HAVING A COMMITMENT DATE OF FEBRUARY 20, 2022.
5. PARCELS CONTAIN A TOTAL OF 34.01 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AND BASED UPON THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.05'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN, HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (FLOOD ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0159J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. CANAL RIGHT-OF-WAY WIDTH IS BASED ON NSLRWCD MAP ORIGINALLY PREPARED BY S.P. MUSICK, RLS IN 1967 AND UPDATED BY UNDAHL, BROWNING, FERRARI AND HELLSTROM, INC. IN 1991.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING FEBRUARY 22, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4064815.
4. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-25 OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2022.09.22 13:08:01 -04'00'

PSM# SIGNATURE DATE

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9930
L.B. CERTIFICATE OF AUTHORIZATION 8039

DRAWN BY: KES
CHECKED BY: JW
FIELD CREW #: 21-550 Lot 3 thru 8
FIELD BOOK: FIELDWORK
SCALE: AS SHOWN
DATE: September 23, 2022

NO.	DATE	REVISION COMMENTS
1	09/27/22	RE: FPID TO INCLUDE PROPOSED LAKE PARCEL/STREETS/EASEMENTS
2	09/27/22	RE: FPID TO INCLUDE PROPOSED LAKE PARCEL/STREETS/EASEMENTS
3	10/17/22	ADDED CLEARED PARCEL FOR ROAD/STREETS

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: TAMBONE COMPANIES, LLC

LAND LYING IN THE NORTHEAST 1/4 OF SEC. 12, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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21-550

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