

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM THE RIGHTS-OF-WAY OF ORANGE AVENUE AND JENKINS ROAD, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LESS AND EXCEPTING THEREFROM THE SOUTH 541.85 FEET.

LESS & EXCEPT: (PARCEL 1)
THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 2196, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS & EXCEPT: (PARCEL 2)
A PARCEL OF LAND BEING THE EAST 230.00 FEET OF THE WEST 270.00 FEET OF THE NORTH 180.26 FEET OF THE SOUTH 270.26 FEET OF THE FOLLOWING DESCRIBED PARCEL:

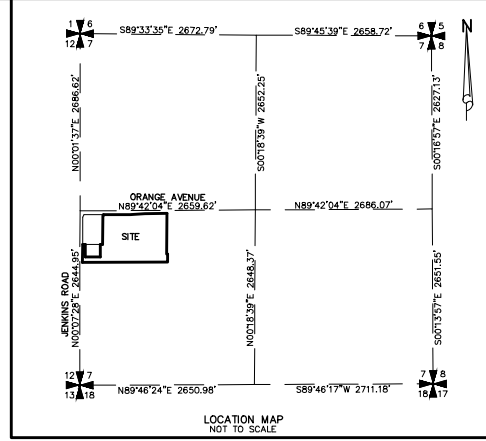
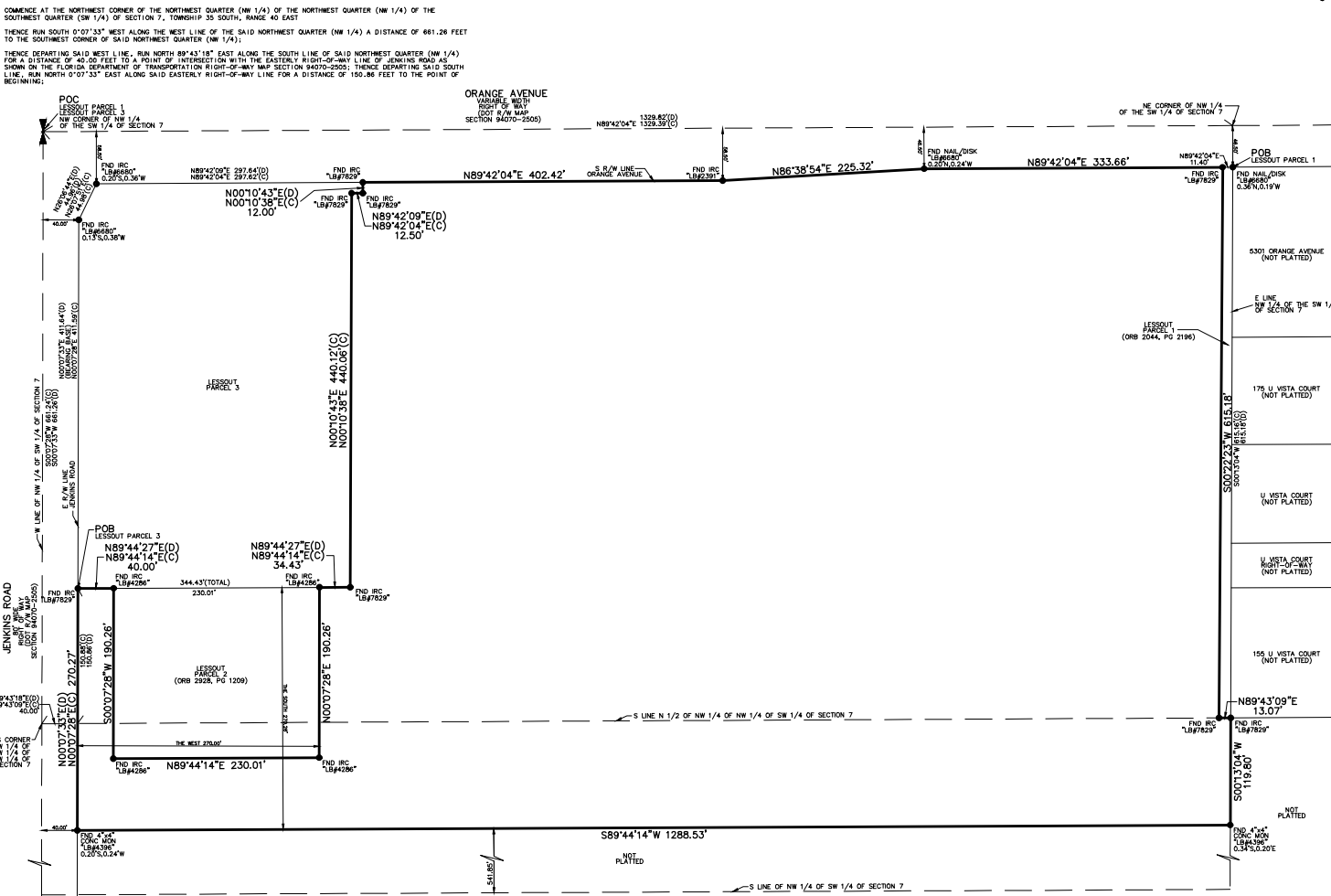
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM THE RIGHTS-OF-WAY OF ORANGE AVENUE AND JENKINS ROAD, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LESS AND EXCEPTING THEREFROM THE SOUTH 541.85 FEET.

LESS & EXCEPT: (PARCEL 3)
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE:
(1) RUN NORTH 0°07'33" EAST FOR A DISTANCE OF 411.54 FEET;
(2) RUN NORTH 28°08'44" EAST FOR A DISTANCE OF 44.98 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD 98), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 89°42'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 221.64 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 09°10'43" WEST FOR A DISTANCE OF 12.00 FEET; THENCE RUN SOUTH 89°42'09" WEST FOR A DISTANCE OF 12.50 FEET; THENCE RUN SOUTH 0°10'43" WEST FOR A DISTANCE OF 440.12 FEET; THENCE RUN SOUTH 89°44'27" WEST FOR A DISTANCE OF 230.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 747.797 SQUARE FEET OR 17.167 ACRES, MORE OR LESS.



- ABBREVIATIONS:**
- (C) = CALCULATED
 - CBS = CONCRETE BLOCK STRUCTURE
 - COM = COMMISSIONER'S MINUTES BOOK
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - (D) = DEED
 - DE = DRAINAGE EASEMENT
 - DOT = DEPARTMENT OF TRANSPORTATION
 - DB = DEED BOOK
 - FFE = FINISHED FLOOR ELEVATION
 - FOU = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - INV = INVERT
 - IP = 3/4" IRON PIPE
 - IR = 1/2" IRON REBAR
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - MEAS = MEASURED
 - MON = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PS = PLAT BOOK
 - PC = PAGE
 - PCOR = PROPERTY CORNER
 - PCL = PROPERTY LINE
 - PMB = POINT OF BEGINNING
 - PM = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RCE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
- SYMBOLS:**
- = GUY WIRE ANCHOR
 - = CABLE TELEVISION BOX
 - = CATCH BASIN
 - = CATWATER BASIN INLET
 - = CLEANOUT
 - = ELECTRIC BOX
 - = TELEPHONE BOX
 - = SIGN
 - = SANITARY MANHOLE
 - = STORM MANHOLE
 - = NUMBER OF PARKING SPACES
 - = FIRE HYDRANT
 - = LIGHT POLE
 - = CONCRETE POWER POLE
 - = BRONZE PREVENTOR
 - = MAIL BOX
 - = IRRIGATION VALVE
 - = GAS VALVE
 - = SPOKE VALVE
 - = WATER VALVE
 - = WELL
 - = WATER METER
 - = WOOD POWER POLE
 - = SET 5/8" IRON ROD WITH PLASTIC CAP PSM6330

SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
- SURVEY BASED ON A BOUNDARY SURVEY PREPARED BY CULPEPPER & TERPENING, INC., JOB NO: 05-432, DATED: 7-07-2006, LAST REVISION: 5-05-2008, TITLED: BOUNDARY SURVEY.
- LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
- BEARING BASIS: THE EAST RIGHT-OF-WAY LINE OF JENKINS ROAD, BEARING N00°07'28"E.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0199 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 EXPECTED USE OF THE SUBJECT PROPERTY IS TO OBTAIN AN UPDATED SURVEY AND FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED 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.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: JOSEPH G. MILLER
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ALEXANDER J. PIAZZA PSM, INC.
 Alexander J. Piazza
 Piazza
 DATE OF FIELD SURVEY: 1-17-20
 DATE OF SURVEY: 1-19-20

DATE	REVISIONS	BY
9-20-21	UPDATE WITH 7-11 LESSOUT	AJP

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BOUNDARY SURVEY
 5501 ORANGE AVENUE
 SEC 7, TWP 35S, RGE 40E
 AS PREPARED FOR
JOSEPH G. MILLER

REF	AJP	FB	FG	JOB
CAD	K:\BUILDERS\2020\20-5158-2.DWG			20-5158
FLD	K:\BUILDERS\2020\20-5158.DWG			20-5158
OFF	AJP			DATE 1-19-20
CKD	AJP	SHEET 1 OF 1	DWG	D-982