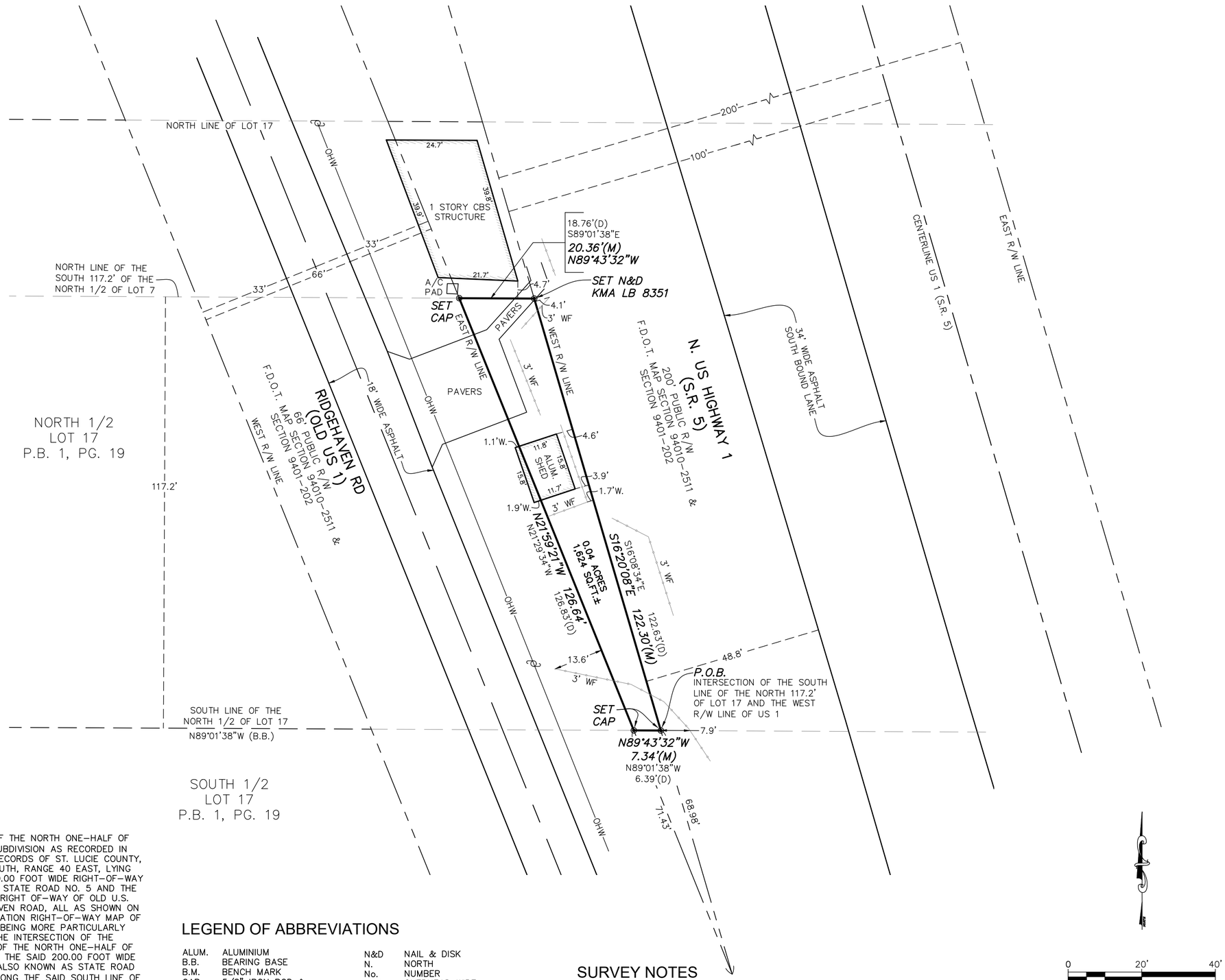

LEGAL DESCRIPTION

A PORTION OF THE SOUTH 117.20 FEET OF THE NORTH ONE–HALF OF THAT PART OF LOT 17 OF BEN HOGG'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 40 EAST, LYING BETWEEN THE WESTERLY LINE OF THE 200.00 FOOT WIDE RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5 AND THE EASTERLY LINE OF THE 66.00 FOOT WIDE RIGHT OF–WAY OF OLD U.S. HIGHWAY NO. 1, NOW KNOWN AS RIDGEHAVEN ROAD, ALL AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY MAP OF STATE ROAD NO.5, SECTION 94010–2511, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTH 117.20 FEET OF THE NORTH ONE–HALF OF SAID LOT 17 WITH THE WESTERLY LINE OF THE SAID 200.00 FOOT WIDE RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5; THENCE NORTH 89°01'38" WEST ALONG THE SAID SOUTH LINE OF THE SOUTH 117.20 FEET OF THE NORTH ONE–HALF OF SAID LOT 17 (THE SOUTH LINE OF THE SOUTH 117.20 FEET OF THE NORTH ONE–HALF OF SAID LOT 17 IS ASSUMED TO BEAR NORTH 89°01'38" WEST AND ALL OTHER BEARINGS ARE RELATIVE TO SAID BEARING), A DISTANCE OF 6.39 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE SAID 66.00 FOOT WIDE RIGHT–OF WAY OF OLD U.S. HIGHWAY NO. 1, NOW KNOWN AS RIDGEHAVEN ROAD; THENCE NORTH 21°29'34" WEST ALONG EASTERLY LINE OF THE SAID 66.00 FOOT WIDE RIGHT–OF–WAY OF OLD U.S. HIGHWAY NO. 1, NOW KNOWN AS RIDGEHAVEN ROAD, A DISTANCE OF 126.83 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 117.20 FEET OF THE NORTH ONE–HALF OF SAID LOT 17; THENCE SOUTH 89° 01'38" EAST ALONG THE NORTH LINE OF THE SOUTH 117.20 FEET OF THE NORTH ONE–HALF OF SAID LOT 17, A DISTANCE OF 18.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE SAID 200.00 FOOT WIDE RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, THENCE SOUTH 16°08'34" EAST ALONG THE WESTERLY LINE OF THE SAID 200.00 FOOT WIDE RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, A DISTANCE OF 122.63 FEET TO THE POINT OF BEGINNING.

LEGEND OF ABBREVIATIONS

ALUM.	ALUMINIUM
B.B.	BEARING BASE
B.M.	BENCH MARK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
℄	CENTERLINE
C.M.	CONCRETE MONUMENT
(D)	DEED
D.B.	DEED BOOK
E.	EAST
EP	EDGE OF PAVEMENT
FND.	FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
IRC	IRON ROD & CAP AS NOTED
L.	LENGTH
(M)	MEASURED
M.H.	MANHOLE
M.H.W.L.	MEAN HIGH WATER LINE
MON.	MONUMENT
N&D	NAIL & DISK
N.	NORTH
No.	NUMBER
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
PID	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
S.	SOUTH
S.R.	STATE ROAD
SQ.FT.	SQUARE FEET
ST.	STREET
SUB.	SUBDIVISION
TR.	TRACT
TWSP.	TOWNSHIP
W.	WEST
WF	WOOD FENCE
◉	MONUMENTATION AS NOTED

SURVEY NOTES

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUAL.
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
5. ALL SET CAPS ARE LABELED KMA LB 8351 AND ARE SUPPORTED WITH AN 18" LONG #5 REBAR
ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"X4" CONCRETE MONUMENT ON AS LABELED SURVEY.
6. ALL LOT DIMENSIONS ARE DEED AND MEASURED UNLESS OTHERWISE NOTED.
7. BEARING BASE ON THE SOUTH LINE OF THE NORTH 1/2 OF LOT 17, BEN HOGG'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
8. HORIZONTAL CONTROL WAS ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) USING REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION – FLORIDA PERMANENT REFERENCE NETWORK (FDOT – FPRN), WITH REDUNDANCY PERFORMED. HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

CERTIFIED TO: KEN COOK

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM E. HAYHURST CERTIFICATE NO. 4416 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by William E Hayhurst
DN: cn=William E Hayhurst c=US o=Florida
Reason: I attest to the accuracy and integrity of this document
Date: 2024-04-03 09:03-04:00

WILLIAM E. HAYHURST — DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

KMA
ENGINEERING & SURVEYING, LLC.
3001 INDUSTRIAL AVE 2
FT. PIERCE, FL 34946
PHONE: (772) 569-5505
L.B. NO. 8351

REVISIONS:

BY:	DATE:	COMMENT:

PARCEL ID
1428-602-0032-010-1
FT. PIERCE, FLORIDA

BOUNDARY SURVEY

PROJECT No.:	24-2039
DRAWN BY:	PCS
CHECKED BY:	WEH
DATE:	3/29/24
SCALE:	1"=20'

SHEET NUMBER:
1

Printed on Tuesday, April 02, 2024, 1:21 PM by Paul Suthard
X:\SCANS\KMA-CAB\CAB-2024\2039 PARCEL 1428-602-0032-010-1\04 PLANS\01 BOUNDARY\24-2039 BNDY-----LAYOUT: 18X24