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SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

2. NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED.

3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.

5. THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35, RANGE 40 EAST IS ASSUMED TO BEAR N 89°30'02" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12009C0186K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.

10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

11. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGAL DESCRIPTION:
THAT PART OF THE NE 1/4 OF THE SE 1 /4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF SELVITZ ROAD AND EASTERLY OF RALLS ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE NE 1 /4 OF THE SE 1 /4, RUN S 89E 52' 31" W 48 FEET TO THE WEST RIGHT-OF-WAY LINE FOR CANAL NO. 100 AND THE POINT OF BEGINNING:

THENCE RUN N 01' E 29' 40" E ALONG SAID CANAL RIGHT-OF-WAY 468.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SELVITZ ROAD (AT PRESENT HAVING AN 83 FOOT RIGHT-OF-WAY);

THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 12E 20' 28" (S.R.D. 12E 18' 05") AND A RADIUS OF 950.87 FEET, 204.81 FEET (S.R.D. 204.15 FEET) TO THE POINT OF TANGENCY;

THENCE CONTINUE N 35E 4 7' 23" W ALONG SAID SOUTH RIGHT-OF-WAY OF SELVITZ ROAD 192.34 FEET (S.R.D. J 92.46 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST;

THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF THE CURVE, HAVING A RADIUS OF 458.00 FEET THROUGH A CENTRAL ANGLE OF 27E 11' 13" (S.R.D. 27E 18' 08") 217 .32 FEET (S.R.D. 218.25 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THE SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF A TURN-OUT FROM SELVITZ ROAD TO RALLS ROAD (OR COUNTY ROAD);

THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 212.10 FEET (S.R.D. 211.4 7 FEET) THROUGH A CENTRAL ANGLE OF 42E 54' 30" (S.R.D. 42E 59' 42") 158.84 FEET (S.R.D. 158.69 FEET) TO THE POINT OF TANGENCY;

THENCE RUN S 34E 15' 23" W ALONG THE SOUTHEASTERLY SIDE OF COUNTY ROAD

(SOMETIMES CALLED RALLS ROAD), HAVING A RIGHT-OF-WAY BY MAINTENANCE, 955.02 FEET;

THENCE RUN S 39E 31' 30" W 105.39 FEET;

THENCE RUN S 50E 40' 18" W 71.76 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1 /4 OF THE SE 1 /4, 213.56 FEET FROM THE SOUTHWEST CORNER;

THENCE RUN N 89E 52' 31" E ALONG SAID SOUTH LINE 1071. 1 5 FEET TO THE WEST RIGHT OF-WAY OF CANAL NO. 100 AND THE POINT OF BEGINNING.

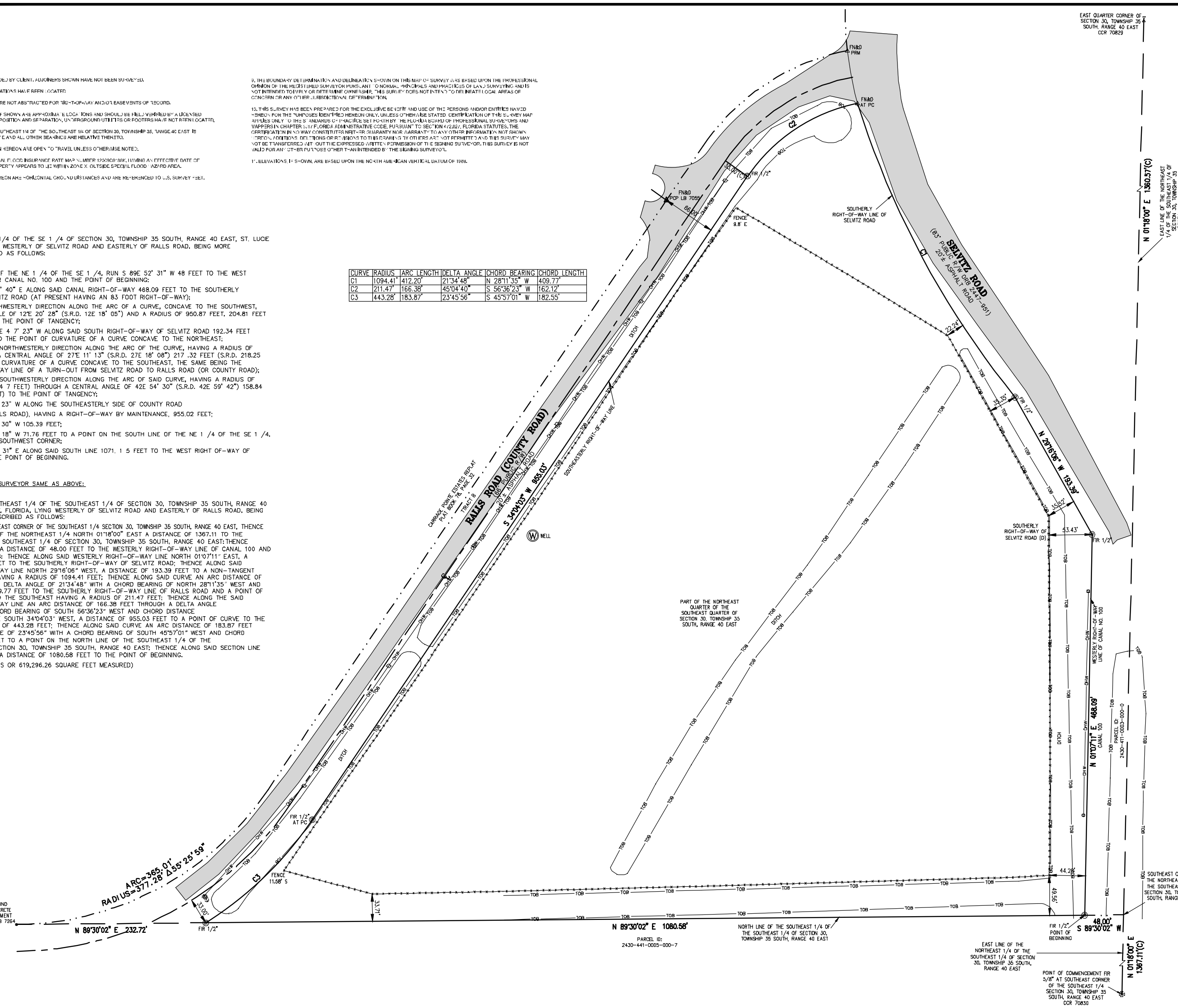
LEGAL DESCRIPTION BY SURVEYOR SAME AS ABOVE:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WESTERLY OF SELVITZ ROAD AND EASTERLY OF RALLS ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 NORTH 01°18'00" EAST A DISTANCE OF 1367.11 TO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°30'02" WEST, A DISTANCE OF 48.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CANAL 100 AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 01°07'11" EAST, A DISTANCE OF 468.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SELVITZ ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 29°16'06" WEST, A DISTANCE OF 193.39 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1094.41 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 412.20 FEET THROUGH A DELTA ANGLE OF 21°34'48" WITH A CHORD BEARING OF NORTH 28°11'35" WEST AND CHORD DISTANCE OF 409.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RALLS ROAD AND A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 211.47 FEET; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 166.38 FEET THROUGH A DELTA ANGLE OF 45°04'40" WITH A CHORD BEARING OF SOUTH 56°36'23" WEST AND CHORD DISTANCE OF 162.12 FEET; THENCE SOUTH 34°04'03" WEST, A DISTANCE OF 955.03 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 443.28 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 183.87 FEET THROUGH A DELTA ANGLE OF 23°45'56" WITH A CHORD BEARING OF SOUTH 45°57'01" WEST AND CHORD DISTANCE OF 182.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE ALONG SAID SECTION LINE NORTH 89°30'02" EAST, A DISTANCE OF 1080.58 FEET TO THE POINT OF BEGINNING.

(CONTAINING 14.22 ACRES OR 619,296.26 SQUARE FEET MEASURED)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1094.41'	412.20'	21°34'48"	N 28°11'35" W	409.77'
C2	211.47'	166.38'	45°04'40"	S 56°36'23" W	162.12'
C3	443.28'	183.87'	23°45'56"	S 45°57'01" W	182.55'



ADDRESS NOT ASSIGNED

CERTIFIED TO:
MILLS SHORTS, & ASSOCIATES

REVISION:	DATE:	BY:

GSS SURVEYING & MAPPING LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8008
Date: 2020.12.01
13:05:09-05'00'
PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5567
OR
HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6661
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GSS Surveying and Mapping, LLC
4620 Lipscomb Street NE, Suite 2
Palm Bay, FL 32905
321-914-3978

MAP OF SURVEY
BOUNDARY SURVEY

FIELD DATE: 11-18-2020	DWG NAME: 20-1203
FIELD BY: KR/JB	XREF 1:
FIELD BOOK: FILE	XREF 2:
PAGE:	XREF 3:
DRAWN BY: KC	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 20-1203	SHEET # 1 of 1