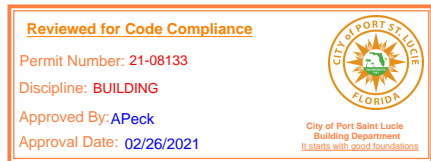


MAP of SURVEY

Legal Description:

Lot 416 of "COPPER CREEK PLAT NO. 2", according to the plat thereof as recorded in Plat Book 54, Pages 4 through 17, of the Public Records of Saint Lucie County, Florida.



Bearing Note:

Bearings are per the North Line of the Plat of "COPPER CREEK PLAT NO. 2", as recorded in Plat Book 54, Pages 4 through 17 of the Public Records of Saint Lucie County, Florida, having a bearing of N.89°27'12"W.

Site Data: a.) Flood Information:

FEMA Map No.: 12111C0254J
Community No. / Name: 120285 / Saint Lucie County
Panel No.: 0254
Suffix: J
Date of FIRM Map: 02/16/2012
FIRM Index date: 02/16/2014
Firm Zone(s): X
Base Flood Elevation(s): n/a

This survey is certified to the following:

- 1.
2. Eagle Home Mortgage LLC, isaoa/atima
3. CalAtlantic Title, Inc., a Maryland Corporation
4. North American Title Insurance Company
- 5.

Address: 12601 NW Copper Creek Dr Port St Lucie FL 34987

Area of this Site is: 13471 Square Feet.

Vertical Datum Used: NAVD88 .

Benchmark: CANAL C2413; PID AB2479; 240' S. of C/L Glades Cut Off Rd. E. Side C24 Canal Rd.; Elevation = +28.79 NAVD88.

Notes:

- 1.) **NGVD29** refers to the National Geodetic Vertical Datum of 1929; and **NAVD88** refers to North American Vertical Datum (vertical control 1988 adjustment). **NAD27** refers to North American Datum (horizontal control 1927 datum and adjustments); and **NAD83 (1990)** refers to North American Datum (horizontal control 1990 adjustment).
- 3.) This firm has made not located footings and/or foundations or any other underground improvements (unless otherwise noted).
- 4.) The lands shown hereon have not been abstracted by this firm regarding matters such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 5.) This drawing is the property of **HPA Surveyors, Inc.** and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used, or reproduced whole or in part without written authorization.
- 6.) All Iron Pipes/or/Rods and Nails & Discs, set by this Firm, set with Cap/or/Disc with L.B. No. 8161.
- 7.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).

State Plane Coordinates: when shown are based upon the Transverse Mercator Florida East Zone (#0901) Projection NAD83 (1990 adjustment), Grid Bearings & Grid Distances for coordinates. Grid Bearings and ground distances, are to be shown, along survey boundary lines. Coordinates when shown are in international survey foot units; or meter units. The standard (or "international") foot equals 0.3048 meters. The U.S. survey foot equals 1200/3937 meters; or 0.304800609601 meters. Conversion from International survey foot to US survey foot * 0.999998. Conversion from US survey feet back to international survey feet is: * reciprocal (1/x); or * 1.000002.

Legend:

- C/L or - Centerline
B/L or - Base Line
 (+00.00) - As-Built Elevation
 (+00.00) - Proposed Elevation
 - Flow Arrow
 - E/W (Edge of Water)
 - Manhole (M.H.)
 - Catch Basin
 - Fire Hydrant
 - Survey Points (various)

Abbreviations:

A=	= ARC LENGTH	DRAIN.	= DRAINAGE	(M)	= MEASURED	R=	= RADIUS
A/C	= AIR CONDITIONER	EASE.	= EASEMENT	M.C.R.	= MARTIN COUNTY RECORDS	(R)	= RECORD
ALUM	= ALUMINIUM	E/W & E.O.W.	= EDGE OF WATER	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	RNG.	= RANGE
ASPH.	= ASPHALT	EL.	= ELEVATION	M.H.	= MANHOLE	R/W	= RIGHT OF WAY
AVE.	= AVENUE	ELEC.	= ELECTRIC	N S E W	= NORTH, SOUTH, EAST, WEST	S.D.	= STORM DRAINAGE
B.C.R.	= BROWARD COUNTY RECORDS	F.F.	= FINISHED FLOOR	NE, SW	= NORTHEAST, SOUTHWEST	SEC.	= SECTION
BFP	= BACK-FLOW PREVENTER	F.H.	= FIRE HYDRANT	NW, SE	= NORTHWEST, SOUTHEAST	S.F.	= SQUARE FEET
BLDG.	= BUILDING	F.M.	= FORCE MAIN	N.T.S.	= NOT TO SCALE	S.L.	= SEWER LINE
BLVD.	= BOULEVARD	FND.	= FOUND	N&D	= NAIL & DISK	S.L.C.R.	= SAINT LUCIE COUNTY RECORDS
(C)	= CALCULATED	FPL	= FLORIDA POWER & LIGHT	N.R.	= NON-RADIAL LINE	S.S.	= SANITARY SEWER LINE
CATV	= CABLE TV	GAR.	= GARAGE	N&T	= NAIL & TAB	ST.	= STREET
C.B.	= CATCH BASIN	INV	= INVERT	NVA	= NON-VEHICULAR ACCESS	STA.	= STATION
C.B.S.	= CONCRETE BLOCK & STUCCO	I.P.	= IRON PIPE	O.R.B.	= OFFICIAL RECORDS BOOK	SVC.	= SERVICE
CIR.	= CIRCLE	I.P.C.	= IRON PIPE & CAP	(P)	= PLAT	TEL.	= TELEPHONE
CH.	= CHORD	I.R.	= IRON ROD	P.B.	= PLAT BOOK	T/B & T.O.B.	= TOP OF BANK
C.L.F.	= CHAIN LINK FENCE	I.R.C.	= IRON ROD & CAP	P.B.C.R.	= PALM BEACH COUNTY RECORDS	TWP.	= TOWNSHIP
COL.	= COLUMN	IRR.	= IRRIGATION	PG.	= PAGE	TYP.	= TYPICAL
CO & C/O	= CLEAN-OUT (SEWER)	LAT.	= LATITUDE	PROP.	= PROPOSED	U.E.	= UTILITY EASEMENT
CONC.	= CONCRETE	LON.	= LONGITUDE	P.C.P.	= PERMANENT CONTROL POINT	UTIL.	= UTILITY
D=	= DELTA (CENTRAL) ANGLE	L.A.E.	= LIMITED ACCESS EASEMENT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.L.	= WATER LINE
(D)	= DEED	L.E.	= LANDSCAPE EASEMENT	P.O.B.	= POINT OF BEGINNING	W.M.	= WATER METER
D.E.	= DRAINAGE EASEMENT	L.M.E.	= LAKE MAINTENANCE EASEMENT	P.O.C.	= POINT OF COMMENCEMENT	W.V.	= WATER VALVE
DIA..	= DIAMETER	L.P.	= LIGHT POLE	P.O.T.	= POINT OF TERMINATION	Y.D.	= YARD DRAIN

Original Survey Date:

10-25-2019

Date of Last Field Work:

11-11-2020

Project:

COPPER CREEK PLAT NO. 2 (P.B. 54, PG.S 4-17)

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "Map of Survey" complies with the "Standards and Practices" for surveys as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbicke, President
Professional Land Surveyor No. 5061, State of Florida

Certified copies issued on: November 12, 2020

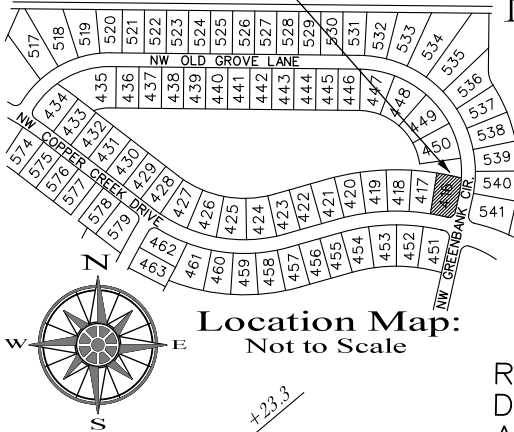
[The area above is for Digital Signature When Used]

Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor

Sheet 1 of 2 Sheets

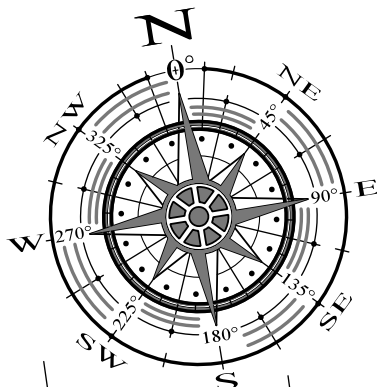
SUBJECT PROPERTY

MAP of SURVEY



Tract WMT-6

R=935.00'
D=03° 33'52"
A=58.17'



Reviewed for Code Compliance

Permit Number: 21-08133

Discipline: BUILDING

Approved By: APeck

Approval Date: 02/26/2021

City of Port Saint Lucie
Building Department
It starts with good foundations

Lot 417

Lot 416
(Proposed)
2 Story
C.B.S. Bldg.
F.F.EL.=+24.72
GAR.EL.=+24.22

3357-L

NW Copper Creek Drive

NW Greenbank Circle

ADDENDUM:

NOTE: Roads, Walks, Pavers, Drives, A/C Unit are all proposed.

4.
3.
2.
1. 11-12-20 Revised Plot Plan 3357-L.
8.
7.
6.
5.

HPA

HPA Surveyors, Inc.
Land Development Services

Professional Surveyors & Mappers
Certificate of Authorization L.B. No. 8161
Email: hpasurveyor@yahoo.com
Phone: (561) 427-0990 Cell: (954) 790-5077

COPPER CREEK PLAT NO. 2	
SCALE: 1"=20'	BOUNDARY SURVEY
DATE: 10-25-19	SHEET 2 OF 2 SHEETS