

DESCRIPTION:

A PORTION OF PARCEL 2, SEVILLE PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

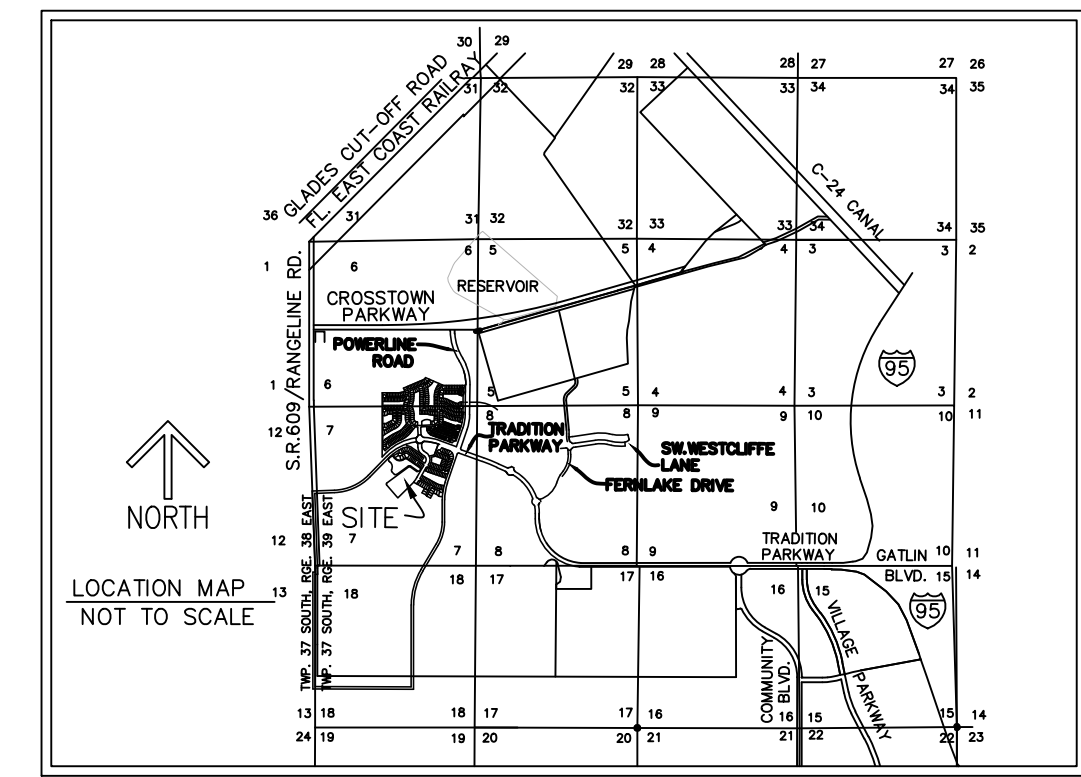
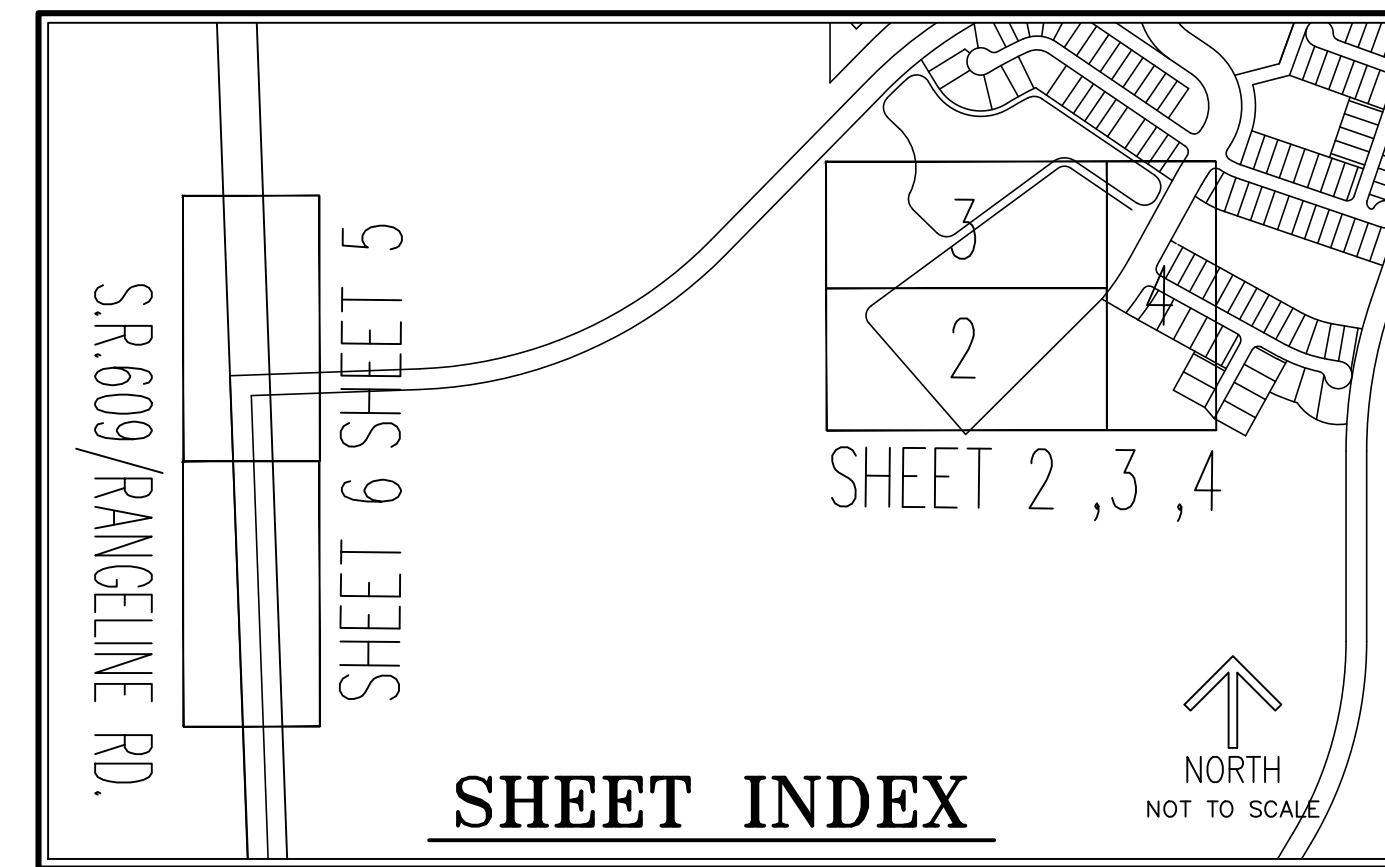
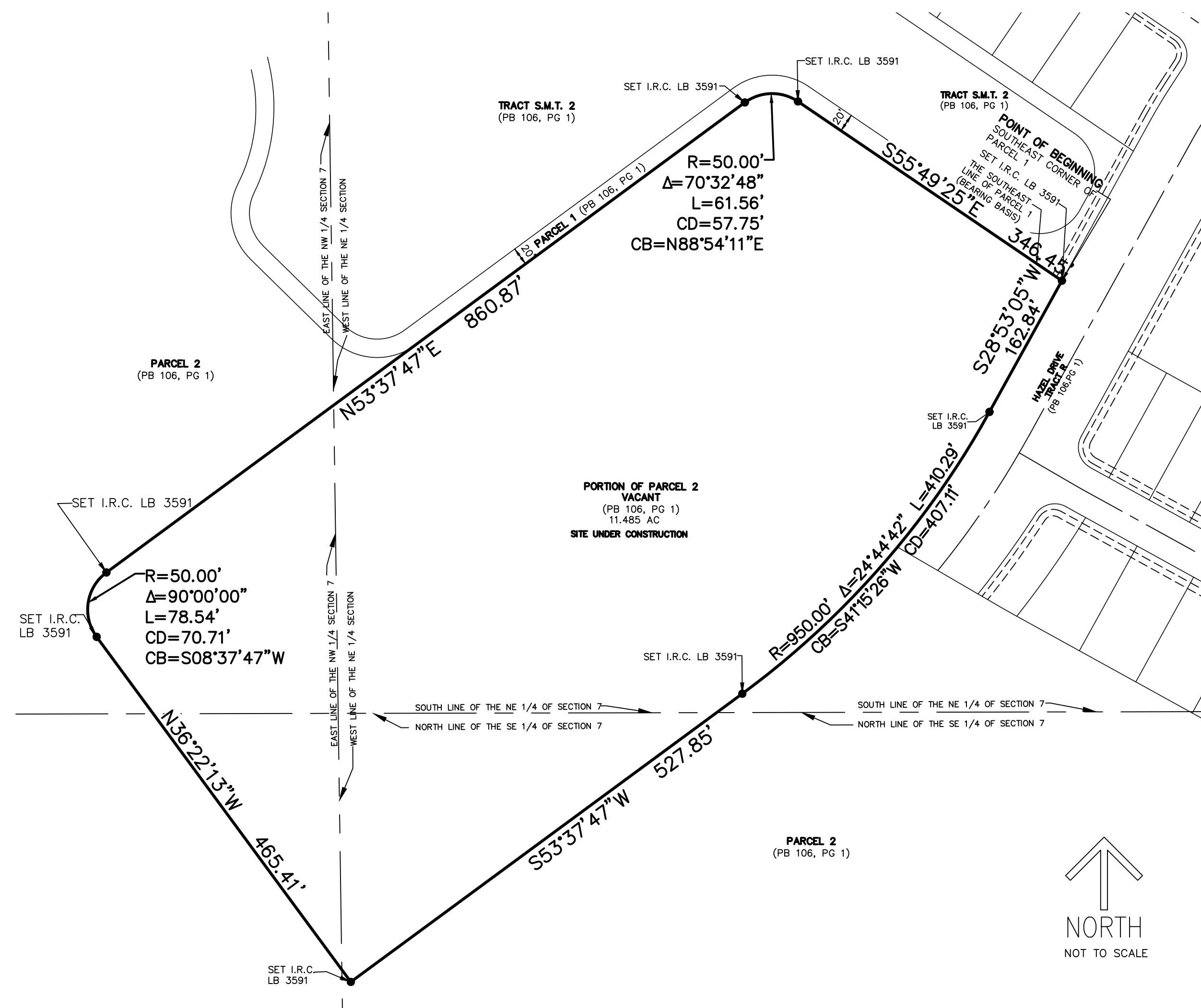
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1, SEVILLE PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 28°53'05" WEST, A DISTANCE OF 162.84 FEET; FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 410.29 FEET THROUGH A CENTRAL ANGLE OF 24°44'42" TO A POINT OF TANGENCY; THENCE SOUTH 53°37'47" WEST A DISTANCE OF 527.85 FEET; THENCE NORTH 36°22'13" WEST, A DISTANCE OF 465.41 FEET; FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE NORTH 53°37'47" EAST A DISTANCE OF 860.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.56 FEET THROUGH A CENTRAL ANGLE OF 70°32'48" TO A POINT OF TANGENCY; THENCE SOUTH 55°49'25" EAST A DISTANCE OF 346.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.485 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LEGEND/ABBREVIATIONS

- ☉ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- R - RADIUS
- RW - RIGHT-OF-WAY
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- - DENOTES SET IRON ROD & CAP LB 3591
- DENOTES EXISTING ELEVATION



SURVEY NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.55°49'25"E ALONG THE SOUTHEAST LINE OF PARCEL 1, AS SHOWN ON THE PLAT OF SEVILLE PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
5. IMPROVEMENTS NOT LOCATED AT THE REQUEST OF THE CLIENT.
6. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0275J UNINCORPORATED ST. LUCIE COUNTY, COMMUNITY NO. 120287; DATED FEBRUARY 16, 2012.
7. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
8. SITE IS HEAVILY OVERGROW, IT IS THE OPINION OF THE SURVEYOR THAT ELEVATION OF DITCHES ARE NOT ADEQUATE FOR CUT AND FILL CALCULATIONS, SITE NEEDS TO BE CLEARED TO OBTAIN ADDITIONAL ELEVATIONS FOR EARTH WORK CALCULATIONS. ELEVATIONS DEPICTED WITHIN PROPOSED WG6A PHASE 2 AREA.
9. BENCHMARK ORIGIN: ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY NATIONAL GEODETIC SURVEY, SURVEY CONTROL POINT DESIGNATION - "D 667" HAVING A PUBLISHED ELEVATION OF 25.58' (NAVD88).

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHIC SURVEY OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 6, 2022. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

TOPO AND LOCATIONS	2-6-23	AMS	BY
TOPO ELEVATION	10-24-22	AMS	DATE
REVISIONS			
FILE NAME	9126-WG6A-AMENITY SITE SPECIFIC PURPOSE SURVEY.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

**BOUNDARY & TOPOGRAPHIC SURVEY OF THE
PROPOSED AMENITY CENTER
SEVILLE PHASE 2 PLAT
THE CITY OF PORT ST. LUCIE.**

DATE	10/06/2022
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN



JOB #	9126
SHT. NO.	1
OF	6 SHEETS

MATCH LINE SHEET 3 OF 6

MATCH LINE SHEET 3 OF 6

PORTION OF PARCEL 2 VACANT (PB 106, PG 1) 11.485 AC SITE UNDER CONSTRUCTION

PORTION OF PARCEL 2 VACANT (PB 106, PG 1) 11.485 AC SITE UNDER CONSTRUCTION

PARCEL 2 (PB 106, PG 1)

SET I.R.C. LB 3591
15" HDPE
INV. EL: 23.91'

R=50.00'
Δ=90°00'00"
L=78.54'
CD=70.71'
CB=S08°37'47"W

I.R.C. 591

SET I.R.C. LB 3591

SET I.R.C. LB 3591

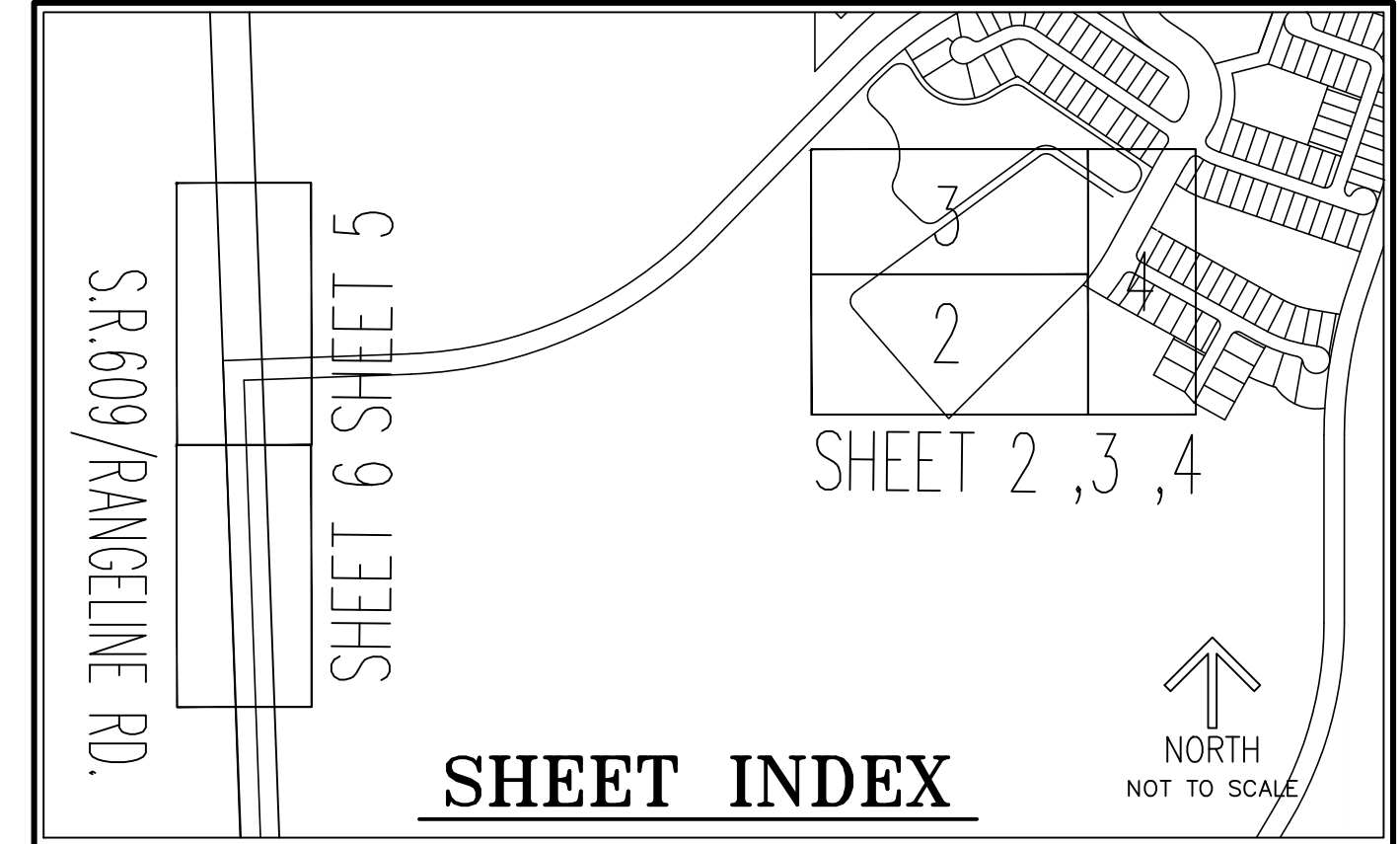
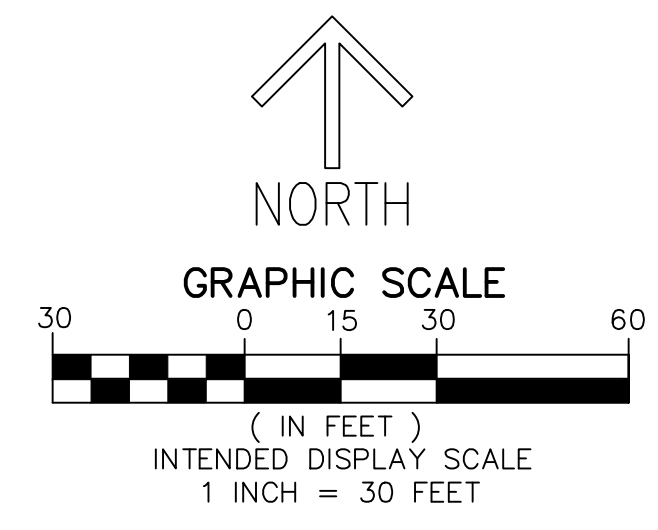
EAST LINE OF THE NW 1/4 SECTION 7
WEST LINE OF THE NE 1/4 SECTION 7

SOUTH LINE OF THE NE 1/4 OF SECTION 7
NORTH LINE OF THE SE 1/4 OF SECTION 7

LIGHT POLE AND ELECTRIC HANDHOLE

ROAD UNDER CONSTRUCTION
2' CURB AND GUTTER

- = ASPHALT ROAD
- = DIRT ROAD



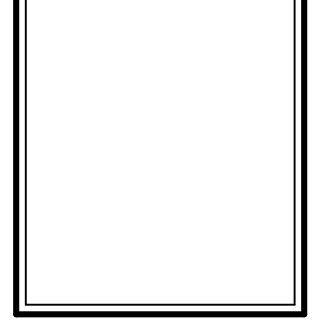
REVISIONS	DATE	BY

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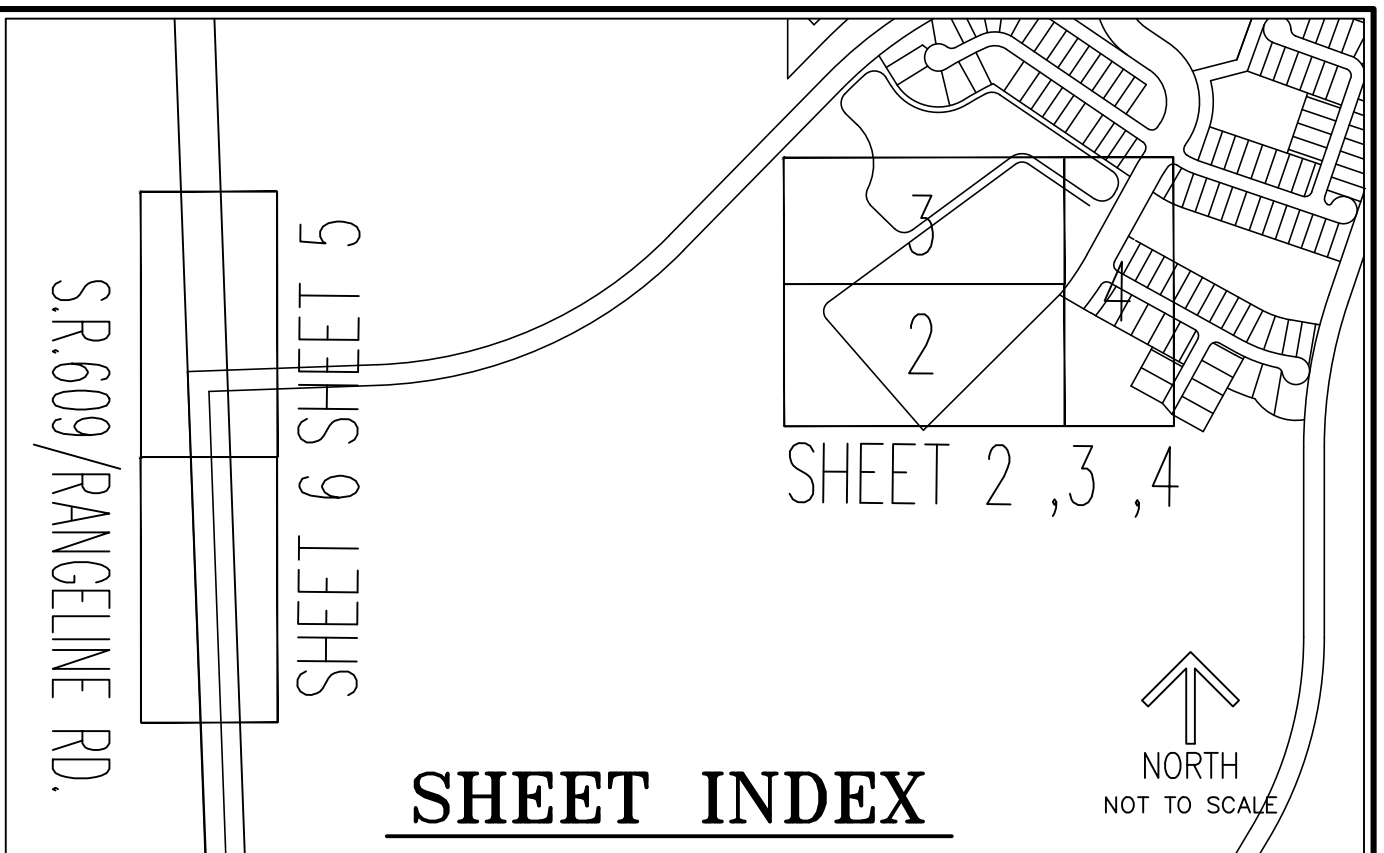
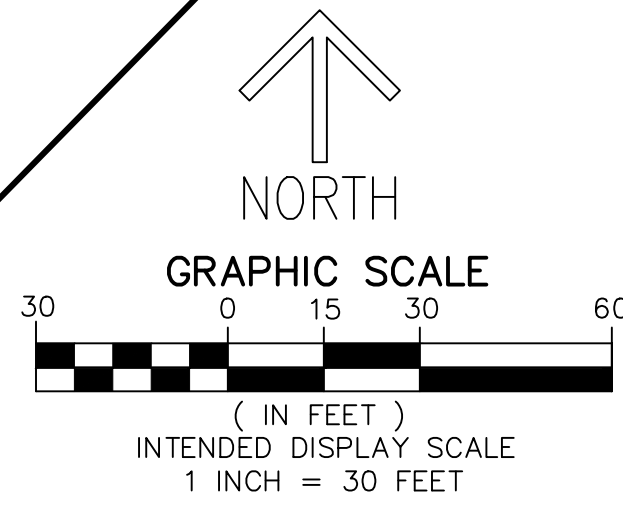


BOUNDARY & TOPOGRAPHIC SURVEY OF THE
PROPOSED AMENITY CENTER
SEVILLE PHASE 2 PLAT
THE CITY OF PORT ST. LUCIE.

DATE 10/06/2022
DRAWN BY RLF
F.B./ PG. N/A
SCALE AS SHOWN



JOB # 9126
SHT. NO. 2
OF 6 SHEETS



EAST LINE OF THE NW 1/4 SECTION 7
WEST LINE OF THE NE 1/4 SECTION

LAKE

TRACT S.M.T. 2
(PB 106, PG 1)

SET I.R.C. LB 3591

SET I.R.C. LB 3591

R=50.00'
Δ=70°32'48"
L=61.56'
CD=57.75'
CB=N88°54'11"E

TOP OF BANK

TOP OF BANK

PORTION OF PARCEL 2
VACANT
(PB 106, PG 1)
11.485 AC
SITE UNDER CONSTRUCTION

PARCEL 2
(PB 106, PG 1)

TOE OF SLOPE
TOP OF BANK

MATCH LINE SHEET 4 OF 6

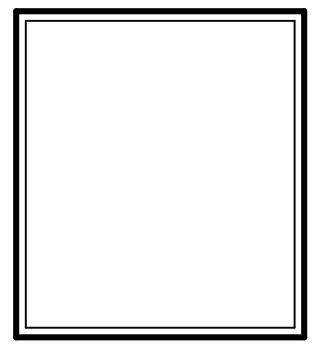
MATCH LINE SHEET 2 OF 6

FILE NAME: 9126-WBA-AMENITY SITE SPECIFIC PURPOSE SURVEY.dwg	DATE	BY
REVISIONS		

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
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BOUNDARY & TOPOGRAPHIC SURVEY OF THE
PROPOSED AMENITY CENTER
SEVILLE PHASE 2 PLAT
THE CITY OF PORT ST. LUCIE.

DATE 10/06/2022
DRAWN BY RLF
F.B./ PG. N/A
SCALE AS SHOWN



JOB # 9126
SHT. NO.
3
OF 6 SHEETS

