



- ABBREVIATIONS:**
- BWF = BARBED WIRE FENCE
  - (C) = CALCULATED
  - CBM = CONCRETE BLOCK STRUCTURE
  - COM = COMMISSIONER'S MINUTES BOOK
  - CM = 12"X12" CONCRETE MONUMENT
  - CMP = CORRUGATED METAL PIPE
  - CONC = CONCRETE
  - CLP = CHAIN LINK FENCE
  - (D) = DEED
  - DE = DRAINAGE EASEMENT
  - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - DB = DEED BOOK
  - DW = DITCH OF WATER
  - FIE = FINISHED FLOOR ELEVATION
  - FND = FOUND
  - FPFD = FORT PIERCE FARMS DRAINAGE DISTRICT
  - FLP = FLORIDA POWER & LIGHT
  - INV = INVERT
  - IP = 3/4" IRON PIPE
  - IR = 3/8" IRON REBAR
  - IRP = IRON ROD WITH PLASTIC CAP
  - LS = LICENSE BUSINESS
  - LS = LICENSE SURVEY
  - (M) = MEASURED
  - MON = MONUMENT
  - ORB = OFFICIAL RECORD BOOK
  - PL = PLAT
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - R/W = RIGHT-OF-WAY
  - RCP = REINFORCED CONCRETE PIPE
  - RCE = RADIUS OF CURVE
  - RSE = RANGELINE
  - TWP = TOWNSHIP
  - TE = TELEPHONE EASEMENT
  - PLUE = PUBLIC UTILITY & DRAINAGE EASEMENT
  - R = RADIUS OF CURVE
  - L = LENGTH OF CURVE
  - Δ = DELTA OF CURVE

- SYMBOLS:**
- = GUY WIRE ANCHOR
  - = GABLE TELEVISION BOX
  - = CATCH BASIN
  - = CONCRETE MONUMENT
  - = CLEANDUIT
  - = ELECTRIC BOX
  - = TELEPHONE BOX
  - = SIGN
  - = SANITARY MANHOLE
  - = STORM MANHOLE
  - = NUMBER OF PARKING SPACES
  - = FIRE HYDRANT
  - = LIGHT POLE
  - = CONCRETE POWER POLE
  - = BACKFLOW PREVENTOR
  - = MAIL BOX
  - = URINAL VALVE
  - = GAS VALVE
  - = SEWER VALVE
  - = WATER VALVE
  - = WELL
  - = WATER METER
  - = WOOD POWER POLE
  - = OVERHEAD POWER LINE
  - = SET 2"X 2" IRON ROD WITH PLASTIC CAP PERMITS

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
 THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 40 EAST.

**TOGETHER WITH:**

**PARCEL 2:**  
 A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, TOWNSHIP 34 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS AND DRAINAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4, A DISTANCE OF 445.00 FEET; THENCE SOUTH 89°47'00" WEST, A DISTANCE OF 1333.52 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN SOUTH 00°00'32" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 890.75 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 1286.80 FEET TO THE EAST RIGHT OF WAY LINE OF FORT PIERCE FARMS DRAINAGE DISTRICT CANAL NO. 2; THENCE NORTH 00°03'55" WEST, ALONG SAID RIGHT OF WAY TO THE SOUTH RIGHT OF WAY OF THE FORT PIERCE FARMS DRAINAGE DISTRICT CANAL NO. 25, A DISTANCE OF 1289.67 FEET; THENCE NORTH 89°57'53" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 277.20 FEET; THENCE SOUTH 00°04'38" WEST, A DISTANCE OF 650.10 FEET; THENCE NORTH 89°52'43" EAST, A DISTANCE OF 610.04 FEET; THENCE NORTH 00°04'38" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89°52'43" EAST, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. ALL THE ABOVE SITUATE IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,549,420 SQUARE FEET, OR 35,570 ACRES, MORE OR LESS.

**SURVEY REPORT:**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
- SURVEY BASED ON THE PLAT OF GREEN ACRES UNIT 3 AND EXISTING MONUMENTATION AND HISTORICAL ST. LUCIE COUNTY SECTIONAL DATA.
- LEGAL DESCRIPTION WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2037-5475195, REVISION NUMBER: 34946-9114, DATED: JULY 8, 2021 @ 8:00 AM.  
 SUBJECT TO THE FOLLOWING:  
 A. MATTERS SHOWN ON THE PLAT OF FORT PIERCE FARMS DRAINAGE DISTRICT, RECORDED IN PLAT BOOK 2, PAGE 41, (B1(9)) (ENTIRE PARCEL WITHIN DISTRICT BOUNDARY) (CAN NOT BE PLOTTED)  
 B. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 460, PAGE 501, (B1(10)) (SHOWN)  
 C. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF FILING COMMISSIONER'S REPORT FOR FORT PIERCE FARMS DRAINAGE DISTRICT, RECORDED IN CIRCUIT COURT MINUTE BOOK 46, PAGE 27; AS AFFECTED BY ORDER APPROVING REPORT RECORDED IN CIRCUIT COURT MINUTE BOOK 46, PAGE 446, (B1(11)) (ENTIRE PARCEL WITHIN LIMITS) (NO EASEMENTS WITHIN SAID DOCUMENTS AFFECT THE PARCEL).
- BEARING BASIS: A "GRID NORTH" BEARING OF 500°18'08" ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 40 EAST.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100160 J, EFFECTIVE DATE 2-18-12 AND 1211100178 K, EFFECTIVE DATE 2-19-20.

- 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 FOR THE SALE/PURCHASE AND FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:7,500 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.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NEI GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

14. © COPYRIGHT 2021 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

15. TO PAN AM PROPERTY, LLC, SHUTTS & BOWEN, LLP, FIRST AMERICAN TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,13, 14,16,17 AND 18 OF TABLE "A" THEREOF.

ALEXANDER J. PIAZZA PSM, INC.  
 DATE OF FIELD SURVEY: 11/12-19/21  
 DATE OF SURVEY: 11-24-21

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DATE:	REVISIONS:	BY:

**ALEXANDER J. PIAZZA PSM, INC.**  
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**ALTA/NSPS LAND TITLE SURVEY**  
**3055 HAMMOND ROAD**  
 SEC 30, TWP 34S, RGE 40E  
 AS PREPARED FOR  
**PAN AM PROPERTY, LLC**

CAD	K:\BUILDERS\DWG2021\21-8284.DWG			
REF	K:\			
FLD	BF/DG	FB.	PG.	JOB 21-8284
OFF	AJP			DATE 11-23-21
CHK	AJP	SHEET 1 OF 1	DWG	D-000