LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST. LESS AND EXCEPTING THEREFROM THE RIGHTS-OF-WAY OF ORANGE AVENUE AND JENKINS ROAD, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LESS AND EXCEPTING
THEREFROM THE SOUTH 541.85 FEET.

LESS & EXCEPT: (PARCEL 1)

THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 2196, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS & EXCEPT: (PARCEL 2)

A PARCEL OF LAND BEING THE EAST 230.00 FEET OF THE WEST 270.00 FEET OF THE NORTH 190.26 FEET OF THE SOUTH 270.26 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM THE
RIGHTS-OF-WAY OF ORANGE AVENUE AND JENKINS ROAD, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LESS AND EXCEPTING
THEREFROM THE SOUTH 541.85 FEET.

LESS & EXCEPT: (PARCEL 3)

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST

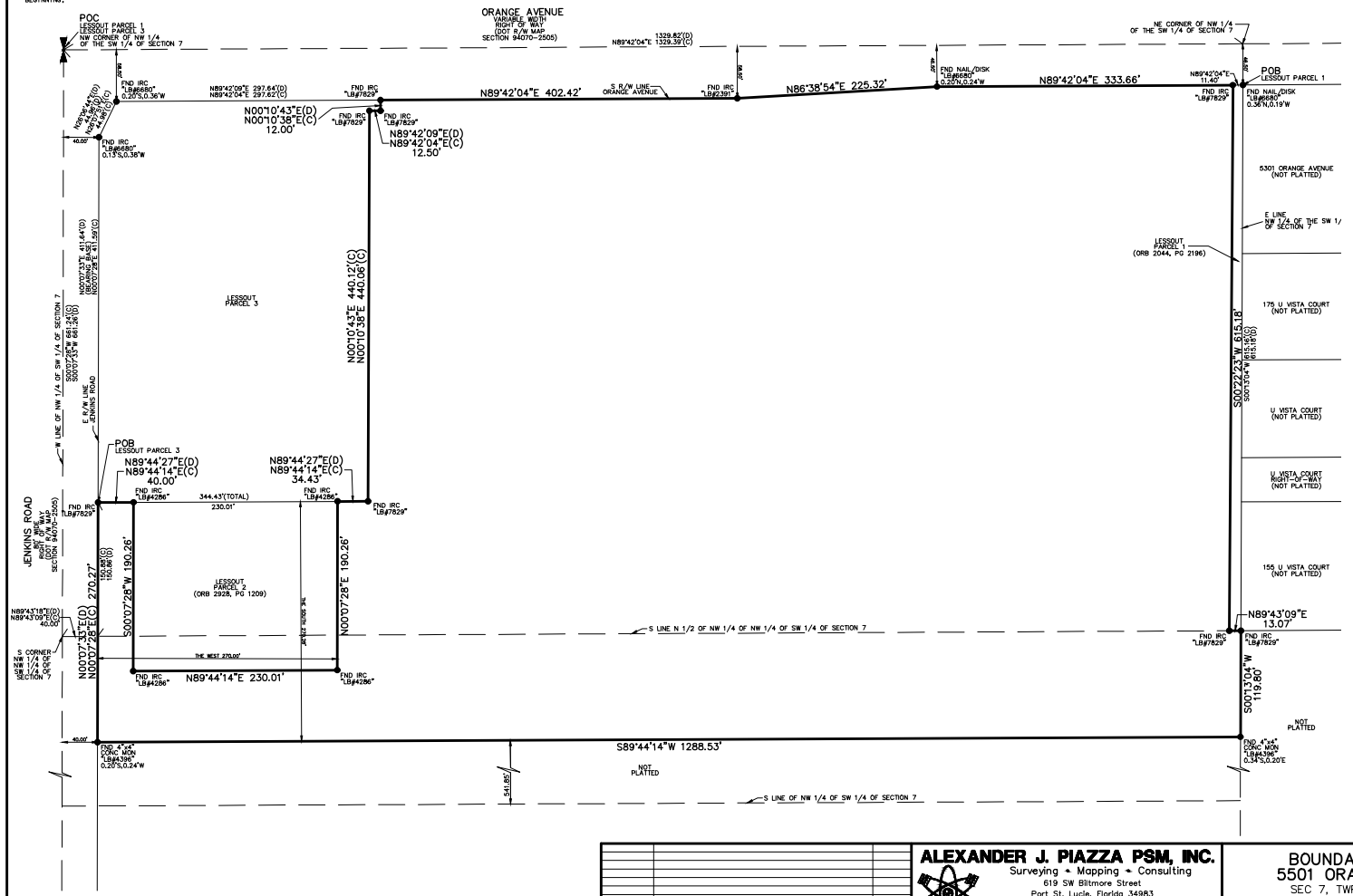
THENCE RUN SOUTH 0°07'33" WEST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 681.26 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4);

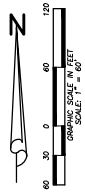
THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°43'18" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) FOR A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF JENKINS ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94070-2505; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°07'33" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 150.86 FEET TO THE POINT OF BEGINNING;

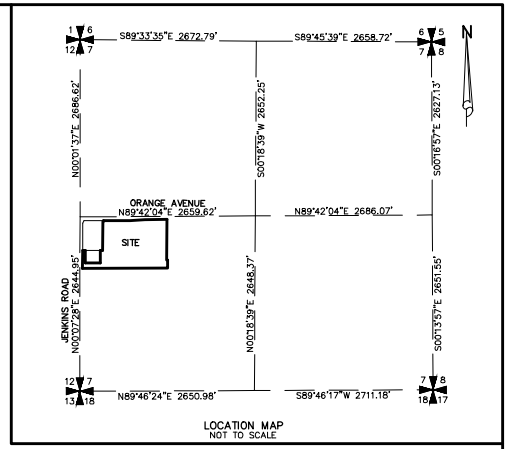
THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE:
(1) RUN NORTH 0°07'33" EAST FOR A DISTANCE OF 411.64 FEET;
(2) RUN NORTH 26°06'44" EAST FOR A DISTANCE OF 44.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD 68), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 89°42'09" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 297.64 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 00°10'43" WEST FOR A DISTANCE OF 12.00 FEET; THENCE RUN SOUTH 89°42'09" WEST FOR A DISTANCE OF 12.50 FEET; THENCE RUN SOUTH 0°10'43" WEST FOR A DISTANCE OF 440.12 FEET; THENCE RUN SOUTH 89°44'27" WEST FOR A DISTANCE OF 304.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 747,797 SQUARE FEET OR 17.167 ACRES, MORE OR LESS.







LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
(D)	= DEED
DE	= DRAINAGE EASEMENT
DOT	= DEPARTMENT OF TRANSPORTATION
DB	= DEED BOOK
FFE	= FINISHED FLOOR ELEVATION
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
INV	= INVERT
IP	= 3/4" IRON PIPE
IR	= 5/8" IRON REBAR
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PCOR	= PROPERTY CORNER
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT

SYMBOLS:

= GUY WIRE ANCHOR
= CABLE TELEVISION BOX
= CATCH BASIN
= CATCH BASIN INLET
= CLEANOUT
= ELECTRIC BOX
= TELEPHONE BOX
= SIGN
= SANITARY MANHOLE
= STORM MANHOLE
= NUMBER OF PARKING SPACES
= FIRE HYDRANT
= LIGHT POLE
= CONCRETE POWER POLE
= BACKFLOW PREVENTOR
= MAIL BOX
= IRRIGATION VALVE
= GAS VALVE
= SEWER VALVE
= WATER VALVE
= WELL
= WATER METER
= WOOD POWER POLE
= SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON A BOUNDARY SURVEY PREPARED BY CULPEPPER & TERPENING, INC., JOB NO: 05-432, DATED: 7-07-2006, LAST REVISION: 5-05-2008, TITLED: BOUNDARY SURVEY.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: THE EAST RIGHT-OF-WAY LINE OF JENKINS ROAD, BEARING N00°07'28"E.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0159 J, EFFECTIVE DATE 2-16-12.
7. 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.
8. 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.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS TO OBTAIN AN UPDATED SURVEY AND FALLS WITHIN THE COMMERCIAL/HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
10. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. 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.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: JOSEPH G. MILLER
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.

DATE OF FIELD SURVEY: 1-17-20
DATE OF SURVEY: 1-19-20

ALEXANDER J. PIAZZA PSM, INC.
Alexander J Piazza
Digitally signed by Alexander J Piazza
DN: C=US, E=apiazza@bellsouth.net, O=ID, CN=Alexander J Piazza
Date: 2021.03.23 13:51:49-04'07'

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

DATE:	REVISIONS:	BY:
9-20-21	UPDATE WITH 7-11 LESSOUT	AJP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
5501 ORANGE AVENUE
SEC 7, TWP 35S, RGE 40E
AS PREPARED FOR
JOSEPH G. MILLER

CAD	K:\BUILDERS\2020\20-5158-2.DWG				
REF	K:\BUILDERS\2020\20-5158.DWG				
FLD	AJP	FB.	PG.	JOB	20-5158
OFF	AJP			DATE	1-19-20
CKD	AJP	SHEET	1 OF 1	DWG	D-982

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