



LEGEND

- IR&C = 5/8" Iron Rod w/Plastic Cap
- IP&C = Iron Pipe and Cap
- IP = Iron Pipe
- CM = Concrete Monument
- OHU = Over Head Utility
- (P) = As shown on recorded plat.
- (D) = Deed
- (C) = Calculates by Field Measurement
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- = Wood Pole
- CONC. = Concrete
- TYP. = Typical
- P.B. = Plat Book
- PG. = Page
- O.R.B. = Official Records Book
- No. = Number
- PRM = Permanent Reference Monument
- ⊙ = Center Line
- ⊙ = Anchor and Guy Wire
- N.A.D. = North American Datum
- P.L.S. = Professional Land Surveyor
- ⊕ = WATER VALVE
- N.G.V.D. = National Geodetic Vertical Datum

CERTIFIED TO:

First International Title, Inc.;
 Fidelity National Title Insurance Company;
 KLP Investments, a Florida Limited Liability Company;
 Judith A Schwabke

THOMAS P. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
21-130.bndy.topo	

CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE
SG	GLM	8-12-21
GLM	GLM	8-17-21

**BOUNDARY & TOPOGRAPHIC SURVEY
 PELICAN COVE**

PREPARED FOR
KLP Investments

DATE: 8-17-2021
 HORIZ. SCALE: 1" = 100'
 VERT. SCALE: N/A

JOB No. 21-130
 SHEET 1 OF 2

Line #	Length	Direction
L1	38.55	N79° 59' 47"W
L2	43.29	S59° 58' 44"W
L3	37.88	S03° 06' 56"W
L4	35.50	S42° 10' 58"W
L5	46.55	S01° 30' 58"E
L6	24.29	S26° 26' 30"E
L7	27.18	S36° 17' 39"W
L8	72.21	S82° 27' 02"W
L9	33.48	S52° 13' 52"W
L10	69.95	S18° 36' 34"W
L11	42.85	S39° 08' 11"W
L12	33.46	S40° 47' 47"E
L13	50.38	S45° 15' 24"W
L14	36.00	S30° 33' 23"W
L15	27.61	S50° 28' 38"W
L16	42.02	S28° 45' 42"W
L17	57.57	S21° 29' 52"W
L18	46.68	S56° 45' 04"E
L19	38.42	S84° 53' 23"E
L20	67.54	S04° 54' 46"W

Line #	Length	Direction
L21	44.28	S48° 37' 44"E
L22	64.91	S87° 25' 47"E
L23	49.85	N42° 14' 09"E
L24	40.12	N65° 36' 49"E
L25	39.82	N34° 25' 17"E
L26	28.93	N61° 58' 07"E
L27	34.84	N54° 39' 05"E
L28	82.53	N46° 36' 58"E
L29	85.45	N72° 36' 36"E
L30	62.97	N86° 42' 11"E
L31	47.93	N76° 31' 47"E
L32	37.68	S69° 59' 33"E
L33	41.73	S40° 24' 20"W
L34	20.64	S70° 07' 42"W
L35	64.32	S15° 46' 21"W
L36	107.00	S02° 17' 10"W
L37	25.49	S74° 48' 19"W
L38	51.79	S49° 27' 28"W
L39	39.67	S41° 45' 04"W
L40	8.03	S06° 02' 27"W

Line #	Length	Direction
L41	34.59	N05° 14' 25"E
L42	43.21	N06° 54' 17"E
L43	29.18	N10° 29' 22"E
L44	40.98	N05° 22' 52"E
L45	22.71	N15° 31' 02"W
L46	13.41	N52° 34' 34"W
L47	22.76	N74° 29' 49"W
L48	32.36	N82° 00' 43"W
L49	58.81	N87° 18' 18"W
L50	72.98	N89° 19' 49"W
L51	60.02	S87° 26' 31"W
L52	27.20	S80° 00' 56"W
L53	47.27	S76° 08' 35"W
L54	36.17	S67° 42' 44"W
L55	29.57	S55° 10' 10"W
L56	20.03	S42° 11' 20"W
L57	34.63	S52° 31' 17"W
L58	39.07	S65° 28' 15"W
L59	18.30	S78° 52' 18"W
L60	20.01	S85° 02' 45"W

Line #	Length	Direction
L61	26.79	N84° 52' 00"W
L62	44.88	N79° 40' 38"W
L63	14.77	N71° 39' 00"W
L64	17.91	N60° 39' 09"W
L65	20.64	N22° 18' 09"W
L66	12.38	N27° 30' 46"E
L67	24.20	N44° 52' 58"E
L68	82.95	N40° 45' 20"E
L69	23.01	N22° 34' 10"E
L70	23.72	N15° 33' 46"E
L71	22.33	N38° 04' 51"E
L72	27.60	N59° 02' 05"E
L73	24.32	N84° 58' 51"E
L74	19.66	S82° 21' 01"E
L75	17.84	S73° 52' 43"E
L76	16.44	S67° 44' 43"E
L77	19.43	S61° 59' 32"E
L78	31.46	S51° 40' 27"E
L79	22.81	S39° 18' 40"E
L80	37.21	S24° 10' 25"E

Line #	Length	Direction
L81	28.51	S31° 32' 35"E
L82	18.89	S43° 36' 27"E
L83	16.08	S59° 57' 07"E
L84	33.31	S77° 33' 09"E
L85	51.58	N83° 41' 18"E
L86	31.81	N88° 14' 59"E
L87	42.19	S88° 14' 13"E
L88	26.25	N88° 20' 58"E
L89	24.53	N83° 39' 56"E
L90	22.26	N77° 14' 27"E
L91	21.24	N52° 45' 12"E
L92	29.23	N20° 41' 48"E
L93	46.84	N09° 45' 42"E
L94	100.43	N14° 07' 18"E
L95	57.84	N16° 13' 08"E
L96	34.18	N09° 55' 41"E
L97	34.10	N03° 27' 11"E
L98	55.08	N12° 26' 15"W
L99	39.06	N15° 38' 58"W
L100	22.93	N25° 12' 01"W

Line #	Length	Direction
L101	26.61	N37° 23' 42"W
L102	24.91	N42° 00' 24"W
L103	33.11	N38° 15' 59"W
L104	23.96	N32° 12' 59"W
L105	15.51	N41° 24' 37"W
L106	40.57	N89° 52' 08"W
L107	41.07	S45° 47' 47"E
L108	19.06	S56° 44' 35"E
L109	19.41	S20° 50' 54"E
L110	40.27	S30° 15' 12"E
L111	38.48	S49° 37' 38"E
L112	67.09	S20° 40' 37"E
L113	43.29	S08° 03' 48"E
L114	50.18	S01° 25' 43"E
L115	9.66	S60° 23' 57"W
L116	28.12	S32° 29' 32"W
L117	34.91	S12° 06' 19"E
L118	32.73	S01° 23' 03"W
L119	76.84	S09° 53' 17"W
L120	88.04	S07° 49' 49"W

Line #	Length	Direction
L121	56.89	S88° 51' 06"W
L122	69.51	S83° 04' 26"W
L123	128.05	S89° 01' 51"W
L124	22.36	N43° 16' 46"W
L125	28.95	N11° 18' 30"E
L126	18.69	N69° 10' 59"E
L127	35.68	N60° 23' 55"E
L128	42.54	S00° 33' 17"W
L129	39.39	N84° 23' 09"E
L130	30.11	N69° 10' 59"E
L131	52.12	N10° 04' 23"E
L132	79.37	N64° 10' 43"E
L133	44.74	N21° 48' 48"E
L134	57.68	N12° 38' 55"W
L135	103.81	N22° 42' 42"W
L136	47.28	N59° 18' 22"W
L137	40.99	S81° 00' 33"W
L138	29.39	S08° 33' 45"E
L139	28.32	N85° 09' 43"W
L140	37.21	N39° 48' 13"W

Line #	Length	Direction
L141	68.12	S75° 47' 08"W
L142	43.24	N67° 33' 48"W
L143	44.81	N55° 08' 48"W
L144	46.57	S02° 08' 31"W
L145	28.36	S06° 32' 17"W
L146	50.63	S17° 41' 17"W
L147	50.72	S13° 23' 19"W
L148	47.04	S03° 57' 46"W
L149	84.97	S01° 12' 15"E
L150	39.62	S03° 33' 10"W
L151	47.44	S15° 07' 34"W
L152	66.53	S18° 47' 36"W
L153	33.36	S10° 52' 00"W
L154	25.04	S01° 02' 57"E
L155	20.87	S10° 42' 13"E
L156	48.54	S17° 55' 29"E
L157	71.90	S27° 11' 40"E
L158	39.76	S37° 32' 23"E
L159	55.38	S31° 31' 53"E
L160	906.61	N01° 40' 21"E

NOTES:

- Not valid without the original signature and the raised seal of a Florida Licensed Surveyor and Mapper.
- Lands shown hereon were not abstracted by this office for right-of-ways, Reservations, Agreements, and/or Easements of Record. Such information should be obtained and confirmed by others through appropriate title verification.
- Description shown hereon provided by the client and/or their agent.
- Underground Foundations and improvements were not located.
- Overall parcel contains 33.31 Acres, more or less. Area lying East of the Ft. Pierce Cut and above the safe upland line = 17.611 acres more or less, Parcel A = 7.15 acres +/- and Parcel B = 10.45 acres +/-
- Ties shown to water meters and power poles are measured to the center of meters and poles
- The Power Poles, Water Meters and Water Valves shown along the South Property Line Meanders from 2.0' South to 10.3' North of the South Property Line
- Elevations shown hereon are based on the St. Lucie County Benchmark P-633, with a published elevation of 1.49 feet, based on the North American Vertical Datum (N.A.V.D.) of 1988
- Said property is located within an area having the following Flood Zone Designations; Zone X, Zone AE (Elevation=3') by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 1211C0093K with a date of identification of February 19, 2020, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Property is situated
- The land (submerged/uplands) lying West of the Ft. Pierce Cut were not located as part of this survey
- Safe Upland Elevation was based on Department of Environmental Protection data for tide station 872.2207 St. Lucie I.R. with a Mean High Water Elevation of -0.77 Feet N.A.V.D. plus 0.5 Feet = Safe Upland Elevation of -0.27 Feet.
- The South line of the North 308.54' of the South 2608.54' is based on found monumentation, the South 600' of the north 2300' was established by holding the said monumented line
- There is a line of occupation 2.5' +/- North of the North line of this project, as shown on this survey
- Bearing shown hereon are based on Florida Department of Natural Resources permanent reference monuments stamped "94 77 030" and "94 77 035" using a bearing of N18°55'50"W as shown on Maps of the coastal Construction Control Line, as recorded in Plat book 26 at pages 26A through 26I, of the public records of St. Lucie County, Florida Coordinates shown hereon are also based on said Florida East Zone, North American Datum of 1927, with the following published coordinates for the above referenced monuments MONUMENT 94-77 A 30 NORTHING 1,149,902.415 EASTING 726,534.825; MONUMENT 94-77 A 35 NORTHING 1,161,995.693 EASTING 722,387.080.
- The jurisdictional line shown hereon was delineated by R.L. Weigt Environmental Consultants Inc. and field located by this office on August 10, 2021.
- The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.

DESCRIPTION

THE NORTH 308.54 FEET OF THE SOUTH 2608.54 FEET OF GOVERNMENT LOT 1 IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 40 EAST, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1 AS SHOWN ON A PLAT OF SURVEY OF SAID SECTION 23 RECORDED IN PLAT BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE RIGHT-OF-WAY FOR STATE ROAD A-1-A

TOGETHER WITH THE NORTH 600.00 FEET OF THE SOUTH 2300.00 FEET OF GOVERNMENT LOT 1 IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1, AS SHOWN ON PLAT OF SURVEY OF SAID SECTION 23, AS RECORDED IN PLAT BOOK 8, PAGE 21, OF ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD A-1-A LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A WITH THE NORTH LINE OF THE SOUTH 2300.00 FEET OF GOVERNMENT LOT 1; THENCE SOUTH 18°29'30"E ALONG THE SAID RIGHT-OF-WAY OF STATE ROAD A-1-A, A DISTANCE OF 631.16 FEET; THENCE RUN SOUTH 89°35'10" WEST, A DISTANCE OF 245.28 FEET; THENCE RUN NORTH 18°29'30" WEST, A DISTANCE OF 205.87 FEET; THENCE RUN SOUTH 71°30'30" WEST, A DISTANCE OF 205.36 FEET; THENCE RUN NORTH 18°29'30" WEST, A DISTANCE OF 492.32 FEET; THENCE RUN NORTH 89°35'10" EAST, A DISTANCE OF 461.30 FEET TO THE POINT OF BEGINNING.

ALL LANDS LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT AS SET FORTH IN THAT DECLARATION OF EASEMENT, DATED SEPTEMBER 28, 1982, RECORDED OCTOBER 4, 1982, IN OR BOOK 385, PAGE 326, AND AS SET FORTH IN WARRANTY DEED DATED APRIL 18, 1983, RECORDED APRIL 20, 1983, IN OR BOOK 399, PAGE 259, ALL IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SUBJECT TO PROVISIONS OF COURT ORDER IN CASE NO. 92-218 CA-17 AS RECORDED IN O.R. BOOK 795, PAGE 325, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMPUTER FILE REF.	FIELD BK./PG.
21-130 bndy topo	

CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS	SG	8-12-21
DRAWN	GLM	8-17-21
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY
PELICAN COVE
 PREPARED FOR
KLP Investments

DATE: 8-17-2021
HORIZ. SCALE: 1" = 100'
VERT. SCALE: N/A
JOB No. 21-130
SHEET 2 OF 2