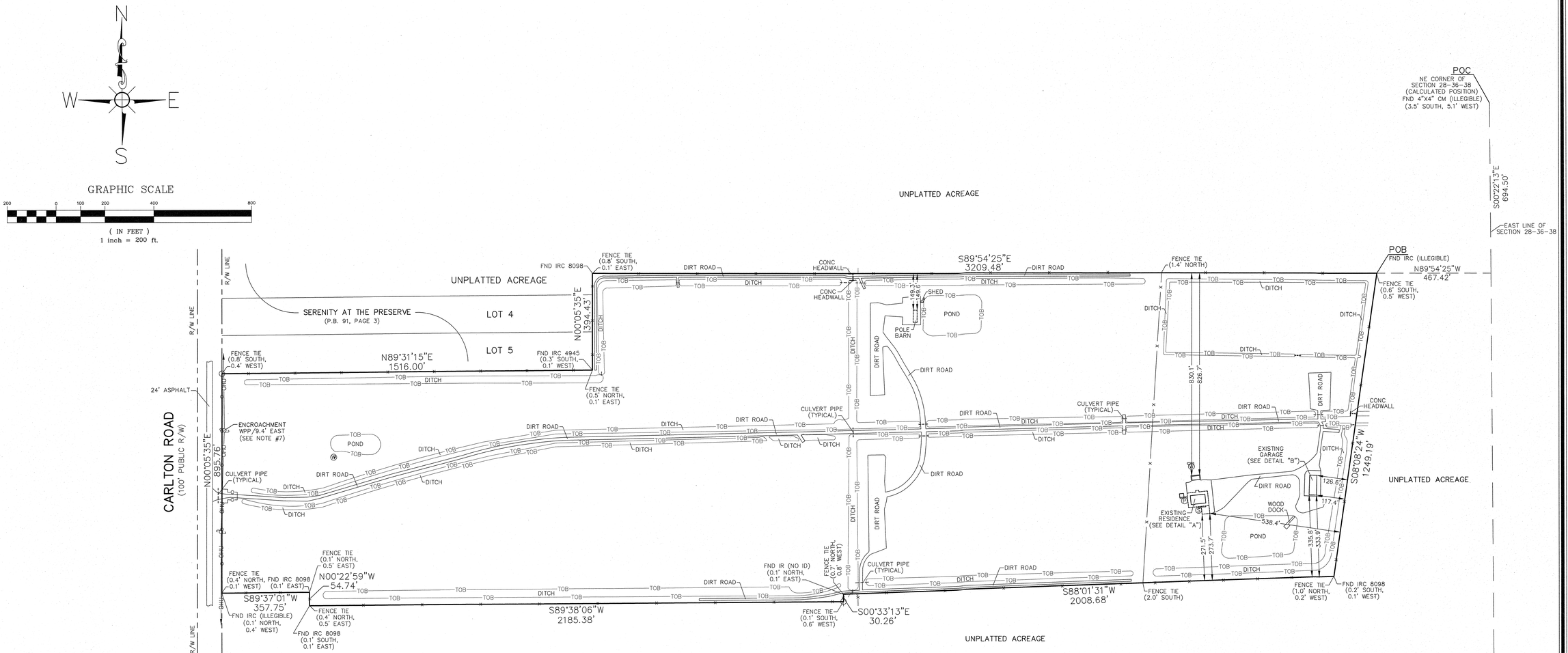


DESCRIPTION

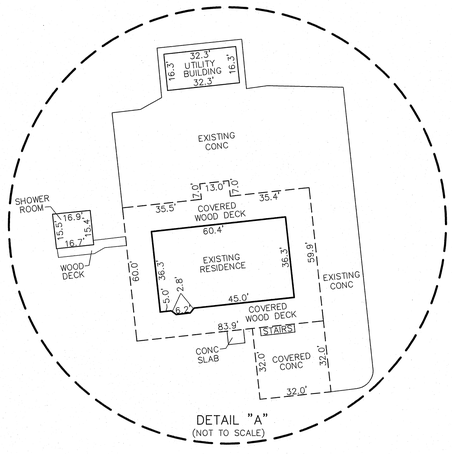
A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 28, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00°22'13" EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 694.50 FEET; THENCE NORTH 89°54'25" WEST, A DISTANCE OF 467.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°08'24" WEST, A DISTANCE OF 1,249.19 FEET; THENCE SOUTH 88°01'31" WEST, A DISTANCE OF 2,008.68 FEET; THENCE SOUTH 00°33'13" EAST, A DISTANCE OF 30.26 FEET; THENCE SOUTH 89°38'06" WEST, A DISTANCE OF 2,185.38 FEET; THENCE NORTH 00°22'59" WEST, A DISTANCE OF 54.74 FEET; THENCE SOUTH 89°37'01" WEST, A DISTANCE OF 357.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CARLTON ROAD (A 100.00-FOOT-WIDE RIGHT-OF-WAY); THENCE NORTH 00°05'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 895.76 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89°31'15" EAST, A DISTANCE OF 1,516.00 FEET; THENCE NORTH 00°05'35" EAST, A DISTANCE OF 394.43 FEET; THENCE SOUTH 89°54'25" EAST, A DISTANCE OF 3,209.48 FEET TO THE POINT OF BEGINNING.

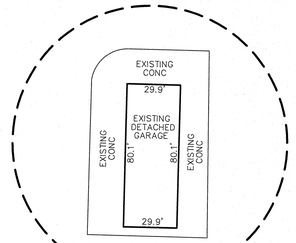
SAID LAND CONTAINS 125.52 ACRES, MORE OR LESS.

SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS DECEMBER 13, 2024.
4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM. THE EAST RIGHT-OF-WAY LINE OF CARLTON ROAD BEARS N00°05'35"E, AS MONUMENTED. ALL BEARINGS ARE RELATIVE THERETO.
6. ALL BOUNDARY INFORMATION SHOWN IS CALCULATED PER DEED, UNLESS OTHERWISE SHOWN.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESERVATIONS AND RIGHT-OF-WAYS APPEARING IN THE PUBLIC RECORDS.
8. 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.
9. PROPERTY LIES IN FLOOD ZONE "X", PER MAP 12111C0250 J, DATED 2-16-12.



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

LEGEND

Δ	= CURVE CENTRAL ANGLE	○○	= BACKFLOW PREVENTER
R	= CURVE RADIUS	⋈	= FIRE HYDRANT
L	= CURVE LENGTH	Ⓢ	= EXISTING SEPTIC TANK
(C)	= CALCULATED	Ⓟ	= PROPANE TANK
(P)	= PLAT	⋈	= WATER VALVE
(D)	= DEED	⊡	= WATER METER
ORB	= OFFICIAL RECORD BOOK	EL	= ELEVATION
POB	= POINT OF BEGINNING	WPP	= WOOD POWER POLE
POC	= POINT OF COMMENCEMENT	D.U.E.	= DRAINAGE AND UTILITY EASEMENT
IR	= # 5 IRON ROD	U.E.	= UTILITY EASEMENT
SF	= SQUARE FEET	○	= SET IRC LB 7056
IRC	= # 5 IRON ROD & CAP	□	= CATCH BASIN
FPL	= FLORIDA POWER AND LIGHT	⊙	= CABLE TELEVISION BOX
FFE	= FINISHED FLOOR ELEVATION	☼	= LAMP POST
CM	= CONCRETE MONUMENT	◉	= AT&T PEDESTAL
P.L.S.	= PROFESSIONAL LAND SURVEYOR		= WOOD POWER POLE
LB	= LICENSED BUSINESS		= CONCRETE POWER POLE
P.B.	= PLAT BOOK		= GUY WIRE
IP	= 1/2" IRON PIPE	CONC	= CONCRETE
IPC	= IRON PIPE AND CAP	—o—	= 4' METAL FENCE
MD	= MAG NAIL AND DISK	—x—	= 4' BARBED WIRE FENCE
R/W	= RIGHT-OF-WAY	—o—	= 5' WOOD PANEL FENCE
Ⓦ	= EXISTING WELL	OHU	= OVERHEAD UTILITIES
ALUM	= ALUMINUM		= MITERED END STRUCTURE
TOB	= TOP OF BANK	28-36-38	= SECTION-TOWNSHIP-RANGE
EL	= ELEVATION		

CERTIFIED TO:

J.T.N. FARMS, LLC

STATE OF FLORIDA 5209

Digitally signed by Richard Laventure
Date: 2024.12.27 16:33:50 -05'00'

RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

DATE

BOUNDARY SURVEY

PREPARED FOR

J.T.N. FARMS, LLC

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	DK	12/6/24
CALCS.	RCL	12/5/24
DRAWN	MWH	12/17/24
CHECKED	RCL	12/27/24
FILE REF.	FIELD BK/PG	
24.3894	24-270/74,77	

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD, SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 PHONE (772) 398-6426 FAX
LB 7056

DATE: 12-27-24
SCALE: 1"=200'
JOB No. 24.3894
SHEET 1 OF 1