



# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

## REAL ESTATE DEPARTMENT - SURVEY

### BOUNDARY SURVEY

# PORTION OF C-23 CANAL

SECTIONS 31, 32, 33, 34, 35 AND 36 TOWNSHIP 37 SOUTH, RANGE 39 EAST

SECTIONS 1, 2, 3, 4, 5 AND 6, TOWNSHIP 38 SOUTH, RANGE 39 EAST

ST. LUCIE AND MARTIN COUNTIES, FLORIDA

### SURVEYOR'S REPORT: BOUNDARY SOLUTION

A.) The boundary and right of way lines shown hereon represent a retracement of the "Central and Southern Florida Flood Control District Canal C-23 Right of Way" monumentation map, dated 1952, which is supported by field books "C-23 5A", "C-23 5G", "C-23 5FF", and "C-23 5H", which creates a 400' corridor. Creech Engineers, Inc. recovered F.C.E. Monuments 1456, 1455, 1453, 1450, 1449, and 1448. This office also recovered sixteen (16) original monuments and/or resurvey monuments set on the north and south right-of-way lines that agree with the original field survey of 1951 through 1959. In addition, the northeast corner of Section 4, Township 38 South, Range 39 East was recovered as described in field book C-23 5H.

### REFERENCE MATERIALS:

The following documents were utilized during the preparation of this survey:

- "Central and Southern Florida Flood Control District Project Canal C-23 Right of Way and Topo", dated 1960.
- U.S. Army Corps of Engineers Canal C-23 As-Built, dated 1964, as provided within file COE 476-28-829.pdf
- South Florida Water Management District Real Estate Department Report, dated September 14, 2010, prepared by Kate Hanley.
- "Central and Southern Florida Flood Control District Canal C-23 Right of Way" monumentation map, dated 1952.
- "Central and Southern Florida Flood Control District Resolution No. 108, dated January 1952.
- "Central and Southern Florida Flood Control District field books "C-23 5A", "C-23 5G", "C-23 5FF", and "C-23 5H".
- Boundary survey for United States Department of Agriculture National Resource Conservation Services - Allapattah Ranch, dated 2003-prepared by G.C.Y., Inc.
- Florida Department of Transportation Right-of-way Map State Project Number 89095-2432, dated 2001.
- Florida Department of Transportation Right-of-way Map Section Number 94001-2412, dated 1977.
- State Road Department Right-of-way Map Section 94002-2501, dated 1964, as recorded in Plat Book 21, Page 10 of the public records of St. Lucie county, Florida.
- State Road Department Right-of-way Map Section 89001-2501, dated 1964.
- Certified Corner Records obtained from The Florida Department of Environmental Protection Agency - Bureau of Surveying and Mapping.

### SURVEYOR'S REPORT: DEED REVIEW

The Legal Descriptions and Deed Exhibits shown on sheets 3 through 5 are based upon the South Florida Water Management District report, dated September 14, 2010 - prepared by Kate Hanley, Sr. Title Examiner. The following list contains areas that lack deeds to support the boundary or right of way lines shown hereon:

- Deed Book 165, Page 361 together with Deed Book 165, page 599 create a deflection or P.I. on the north right-of-way line at the east line of Section 35, Township 37 South, Range 39 East. Deed Book 52, Page 124 does not however create a P.I. at the east line on the south right-of-way line of Section 2, Township 38 South, Range 39 East. The deeds create less than a 400' corridor and therefore disagree with the "Central and Southern Florida Flood Control District Canal C-23 Right of Way" monumentation map, dated 1952, which is supported by field books "C-23 5A", "C-23 5G", "C-23 5FF", and "C-23 5H" and creates a 400' corridor. See Detail "B" on sheet 5.

A comparison between deed distances and the boundary are shown on sheets 3 through 5 only. The boundary survey shown on sheets 9 through 25 represent the retracement of the original position of the 400' corridor.

### LEGEND

A.K.A. = ALSO KNOWN AS	(P) = PLAT	-OHUL- = OVERHEAD POWER LINE
ACOE = ARMY CORPS OF ENGINEERS	P.B. = PLAT BOOK	○ = WOOD POWER POLE
C.&S.F.C.D. = CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT	PC = PROJECT CULVERT	○ = RISER
CCR = CERTIFIED CORNER RECORD	PCN = PROJECT CONTROL NUMBER	○ = SIGN
CEB = CONSERVATION EASEMENT BOUNDARY	PG. = PAGE	○ = STORM MANHOLE
℄ = CENTERLINE	PGS. = PAGES	○ = WOOD FENCE
CMP = CORRUGATED METAL PIPE	P.I. = POINT OF INTERSECTION	○ = CABBAGE PALM TREE
COE = CORPS OF ENGINEERS	PID = POINT IDENTIFICATION	○ = PINE TREE
C.R. = COUNTY ROAD	PK = PARKER KALON	○ = OAK TREE
(D) = DEED DATA	PKD = PARKER KALON NAIL AND DISK	○ = 1/4 SECTION CORNER
D.B. = DEED BOOK	P.O.B. = POINT OF BEGINNING	○ = APPROXIMATE SECTION CORNER
DIA. = DIAMETER	PRM = PERMANENT REFERENCE MONUMENT	○ = FOUND SECTION CORNER
DIST. = DISTRICT	PVC = POLYVINYL CHLORIDE	○ = DATA OBTAINED FROM CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT PROJECT CANAL C-23 RIGHT OF WAY AND TOPO, DATED 1960
D.E. = DRAINAGE EASEMENT	RW = RIGHT-OF-WAY	○ = PUBLISHED FCE MONUMENT
E. = EASTING	(RW) = DATA OBTAINED FROM CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT PROJECT CANAL C-23 RIGHT OF WAY AND TOPO, DATED 1960	○ = SET 5/8" IRON PIPE WITH CAP STAMPED "LB 6705 REF"
FCD = FLOOD CONTROL DISTRICT	S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT	○ = SET 8" POURED IN PLACE CONCRETE MONUMENT WITH SFWMD 2" ALUMINUM DISK STAMPED "C-23 RW 2010, LB 6705"
FCE = FLOOD CONTROL EVERGLADES	SO. = SOUTH	○ = SET 4"x4" CONCRETE MONUMENT WITH SFWMD 2" ALUMINUM DISK STAMPED "C-23 RW 2009, LB 6705"
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	SBBT = SOUTHERN BELL TELEPHONE AND TELEGRAPH	○ = FOUND IRON ROD OR PIPE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	ST. = SAINT	○ = FOUND 6" POURED IN PLACE CONCRETE MONUMENT WITH 3" BRASS DISK
FLA. = FLORIDA	STA. = STATION	○ = FOUND POURED CONCRETE MONUMENT WITH F.D.O.T. DISK STAMPED AS NOTED
FPL = FLORIDA POWER A & LIGHT	TYP. = TYPICAL	○ = PK NAIL
FT. = FEET	U.E. = UTILITY EASEMENT	
GIS = GEOGRAPHICAL INFORMATION SYSTEM	U.S. = UNITED STATES	
G.P.S. = GLOBAL POSITIONING SYSTEM	USAOE = UNITED STATES ARMY CORPS OF ENGINEERS	
HOPE = HIGH DENSITY POLYETHYLENE PIPE	W/ = WITH	
I.D. = IDENTIFICATION	31-37-39 = SECTION 31-TOWNSHIP 37 SOUTH-RANGE 39 EAST	
INC. = INCORPORATED	(#1149) = LAND DESKTOP DATABASE POINT NUMBER	
KM = KILOMETER	≡ = BARBED WIRE FENCE	
LAT. = LATITUDE	○ = BOLLARD	
LB = LICENSED BUSINESS	□ = CATCH BASIN	
LONG. = LONGITUDE	○ = CATCH BASIN	
(M) = MEASURED	⊗ = CHAIN LINK FENCE	
M = METER	⊞ = ELECTRIC BOX	
MI = MILE	⊞ = GUY ANCHOR	
N. = NORTHING	← = GUARD RAIL	
NE = NORTHEAST	☼ = LIGHT POLE	
N/A = NON APPLICABLE	✉ = MAILBOX	
NAD = NATIONAL GEODETIC SURVEY		
NGS = NORTH AMERICAN DATUM		
NO. = NUMBER		
# = NUMBER		
O.R.B. = OFFICIAL RECORDS BOOK		

SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
 REAL ESTATE DEPARTMENT - SURVEY SECTION  
 P.O. BOX 24680  
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 WEST PALM BEACH, FLORIDA 33416-4680

DRAWING NO. 26102.96  
 CAD FILE NO. 26102.96.SFWMD  
 C23 BNDY SURVEY.dwg  
 SHEET 2 OF 25

PORTION OF C-23 CANAL  
 BOUNDARY SURVEY  
 SECTIONS 31, 32, 33, 34, 35 AND 36, TOWNSHIP 37 SOUTH, RANGE 39 EAST  
 AND SECTIONS 1, 2, 3, 4, 5 AND 6, TOWNSHIP 38 SOUTH, RANGE 39 EAST

**CREECH**  
**ENGINEERS, INC.**  
 CIVILIZATION ENGINEERED  
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 OFFICES ALSO IN PORT ST. LUCIE, MELBOURNE AND TALLAHASSEE, FL.  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0008700

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 SHEET 2 OF 25