

Specific Purpose Survey
Building 1 Settlement Investigation
Report of Survey (2)
For the River Club Condominium Owner's
Association

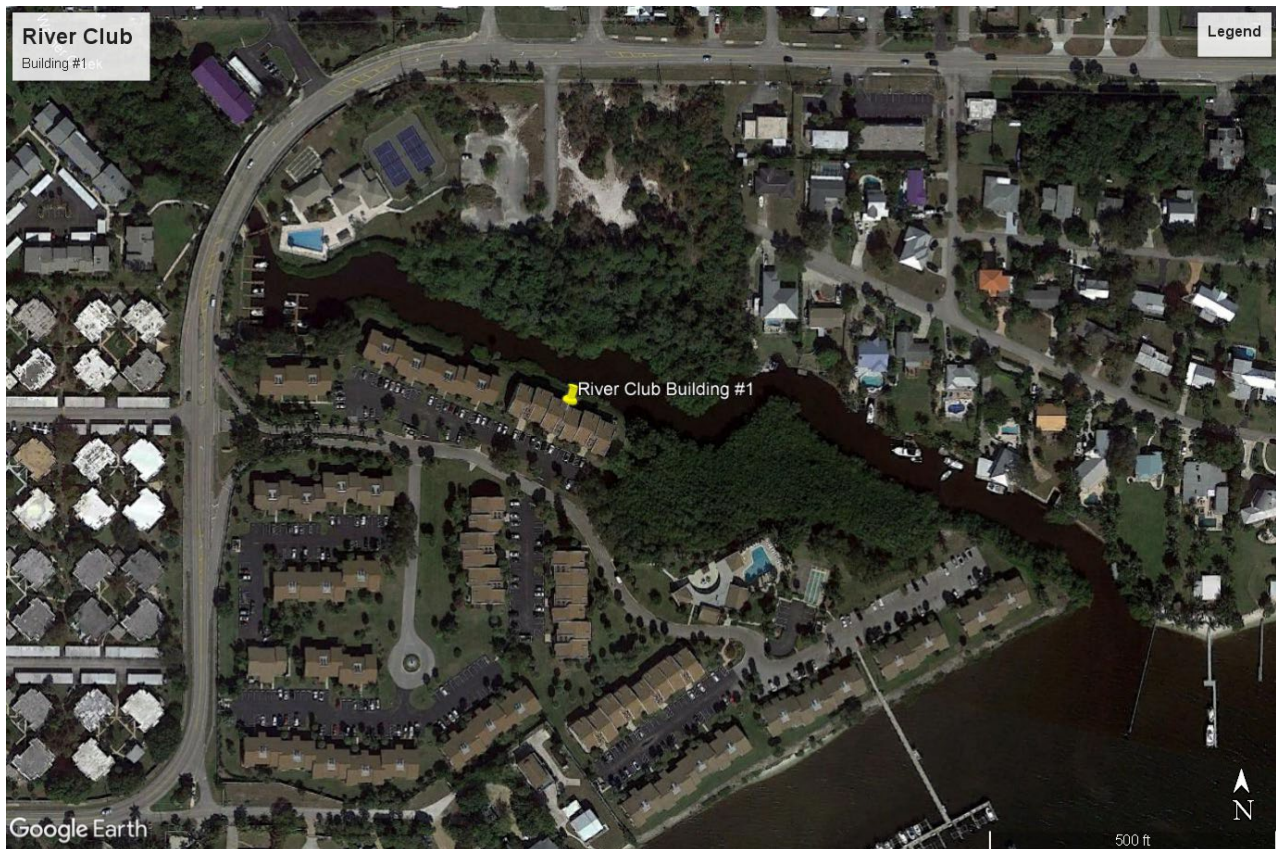


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Background:

The survey is located at Building #1 of the River Club Condominiums, 1600 NE Dixie Highway, Jensen Beach, Florida.

Bowman Consulting was contacted by officers of the condominium association of a possible building #1 settlement problem. Apparently, there were reports of cracks inside and outside of the building. The building is a two-floor complex with six residential units on each floor. It is located along the banks of Warner Creek. After a site meeting and a further explanation of the issues Bowman was requested to provide a proposal to derive a plan to monitor vertical movement of the foundation of the building. A suggestion was made to the officers to also consult a structural and civil engineer. A settlement investigation plan and strategy were developed by Bowman, presented, and approved by the Association.



Survey Location

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Methodology:

Bowman set two permanent control points (“A” and “B”) on concrete storm structures for our base benchmarks. The marks are at a distance away from building to be free of any potential building settlement.



Benchmark “A”



Benchmark “B”

A high accuracy survey grade digital level with bar code rods was used to level between the benchmarks. An assumed elevation of 100 feet was assumed on Benchmark “A” and an elevation was transferred to Benchmark “B”.



33 Monitoring Sites



Typical Monitoring Site

Assumed elevations were established from Benchmark “A” on all thirty-three monitoring sites using the digital level with a bar code rod and closed into

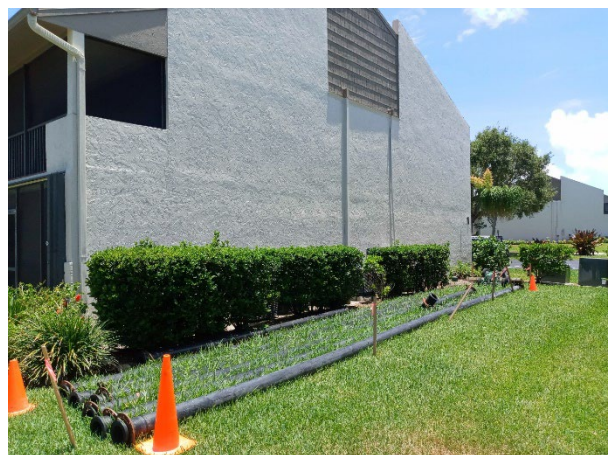
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Benchmark “B”. The level run was adjusted and balanced. Another level run was performed starting at Benchmark “B” holding the initial elevation and the thirty-three sites were run through again closing on Benchmark “A”. The run was again adjusted and balanced. The results from both runs were averaged to arrive at baseline elevations for all the sites.

A decision was made to repeat this process every three months for the next year and analyze the results.



North Side of Building



West Side of Building



East Side of Building



South Side Looking East



South Side Looking West

Survey Results

The two-level runs through the monitoring sites had acceptable results. Both closures were well within the tolerances of the equipment. The results are as follows and will be updated after each investigation occurs.

River Club Building 1 Settlement Results: October 7, 2022			
Monitoring Station	7/6/2022	10/7/2022	Difference
1	100.6524	100.65314	+0.00074
2	101.0612	101.062305	+0.00111
3	102.0945	102.09561	+0.00111
4	101.1810	101.181225	+0.00022
5	101.6993	101.70092	+0.00162
6	102.7230	102.725075	+0.002075
7	101.6007	101.60172	+0.00102
8	102.9087	102.908915	+0.00021
9	101.5311	101.53216	+0.00106
10	101.5950	101.59722	+0.00222
11	101.4622	101.462995	+0.0008
12	101.3675	N/A	N/A
13	101.8924	101.89234	-0.00006
14	101.6652	101.664815	-0.00038
15	101.6268	101.62663	-0.00017
16	101.4267	101.42717	+0.00047
17	101.9465	101.9453	-0.00120
18	101.9090	101.90848	-0.00052
19	101.9664	101.96646	+0.00006
20	101.3637	101.36227	-0.00143
21	101.5374	101.53513	-0.00227
22	101.5335	101.53302	-0.00048
23	101.8095	101.808405	-0.00110
24	101.2027	101.20186	-0.00084
25	101.2050	101.203335	-0.00166
26	101.1339	101.13066	-0.00324
27	101.3150	101.31226	-0.00274
28	100.8656	100.862125	-0.00348
29	100.9935	100.98947	-0.00403
30	101.0876	101.083575	-0.00402
31	101.1099	101.10578	-0.00412
32	100.9864	100.98283	-0.00357
33	100.8876	100.88528	-0.00232

Surveyor's Notes:

1. Additions or deletions to this report by other than the signing party or parties, is prohibited without written consent of the signing parties.
2. This report is not valid without the signature and the original seal raised seal or digital signature of a Florida Surveyor and Mapper.
3. The last day of field work was October 7, 2022.

Certification:

I hereby Certify that this Specific Purpose Survey, report, and associated files were made under my responsible charge and meets or exceeds the applicable "Standards of Practice" for surveying and mapping in the State of Florida as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This report and associated files are intended for the express use of the River Club Condominium Owner's Association.

Richard E. Barnes, Jr.
Florida Professional Surveyor and Mapper License Number 5173
Bowman Consulting Group, Ltd.
301 SE Ocean Blvd., Suite 301
Stuart, FL 34994
Licensed Business Number 8030