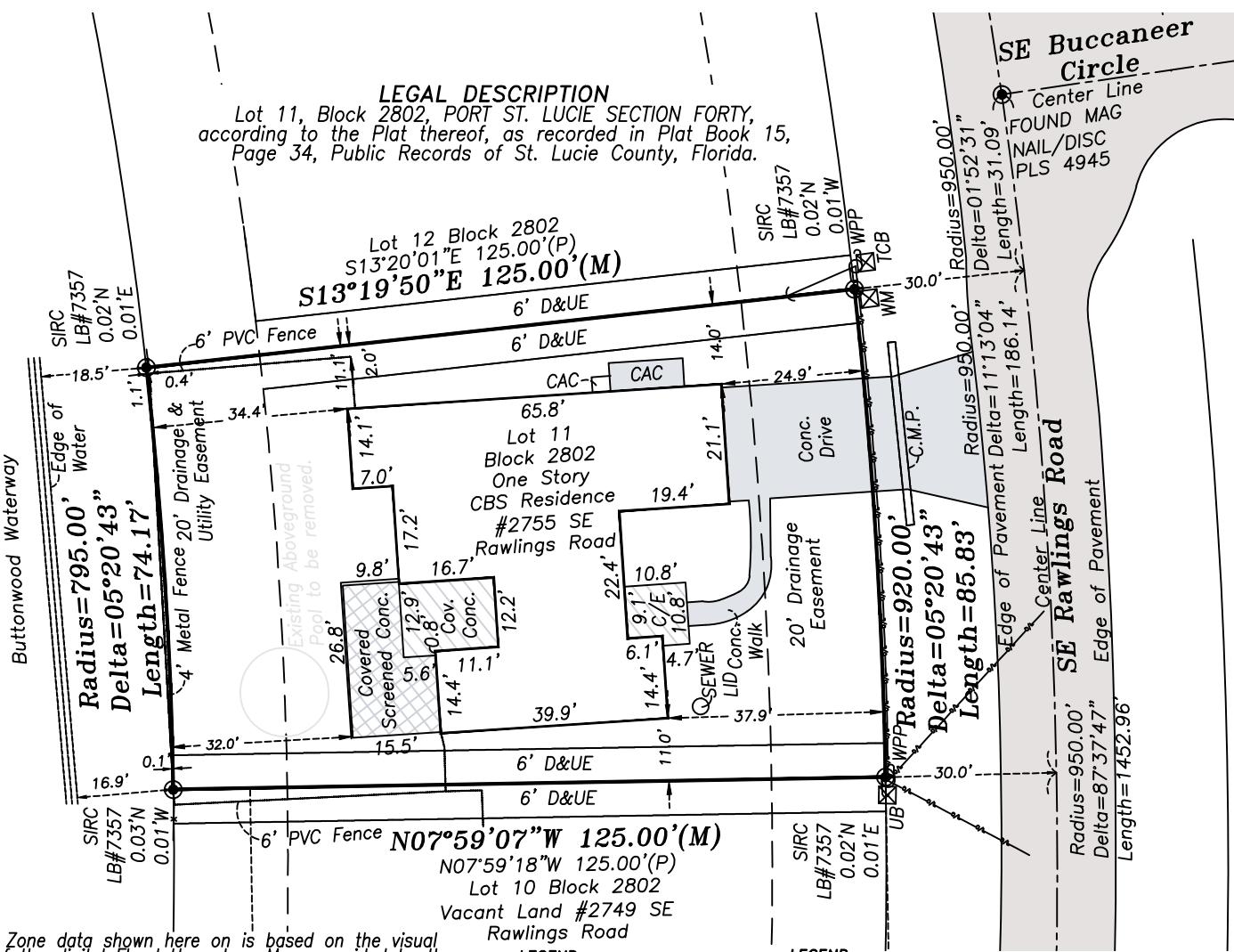


## **E X H I B I T**

**LEGAL DESCRIPTION**

Lot 11, Block 2802, PORT ST. LUCIE SECTION FORTY,  
according to the Plat thereof, as recorded in Plat Book 15,  
Page 34, Public Records of St. Lucie County, Florida.



FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zone: X Community #: 120287, Panel #: 280, Suffix: H, Date: 2.19.2020

This page one (1) of two (2) of this map of survey containing the Surveyor's Report, Flood Zone Designation, overall boundary information, legal description and other pertinent information, shall not be full and complete without page two (2) of two (2) of this survey. Page two (2) contains important information regarding the proposed improvements and the Revocable Encroachment Area.

**SURVEYOR'S REPORT**

**SURVEYOR'S REPORT** WM - Water Meter

1 THIS SURVEY SHALL NOT BE VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL  
2 NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.  
3 THE LAST FIELD DATE OF THIS SURVEY WAS: 8-21-15.  
4 THIS SURVEY WAS PREPARED USING THE PLAT OF RECORD ONLY. NO OTHER DOCUMENTS WERE PROVIDED AND NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.  
5 THE SURVEY SHOWN HEREON MEETS THE REQUIREMENT FOR FIELD ACCURACY IN A SUBURBAN AREA AS SET FORTH BY THE MINIMUM TECHNICAL STANDARDS (5J-17.050-052FAC).  
6 BY ACCEPTANCE OF THIS SURVEY ALL PARTIES AGREE THAT THE SIGNING SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT PAID FOR SAID SURVEY.  
7 UNLESS OTHER WISE NOTED ALL BEARING AND DISTANCES ARE IN ACCORDANCE WITH THE RECORD PLAT AND HAVE BEEN VERIFIED BY FIELD MEASUREMENTS. SEE MAP FOR BEARING BASE.  
8 PARCEL/LOT LINE LOCATIONS HAVE BEEN BASED ON FOUND SURVEY CONTROL ALONG THE CENTER LINE OF SE RAWLINGS ROAD  
9 THERE IS APPARENT USE OF THE REAR EASEMENT BY THE PROPOSED POOL DECK AS SHOWN HEREON.  
10 THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND/OR HIS/HER REPRESENTATIVES.  
11 NO OWNERSHIP OF FENCE LINES HAS BEEN DETERMINED AS PART OF THIS SURVEY.  
12 OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.  
13 COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.

**Boundary Survey / Site Plan  
Prepared for  
Mr. Menoscal & Mrs. Montilla**

Job#:2306-0201  
DATE: 9.22.25  
Rev:10.10.25  
1"=30'  
**1 INCH**

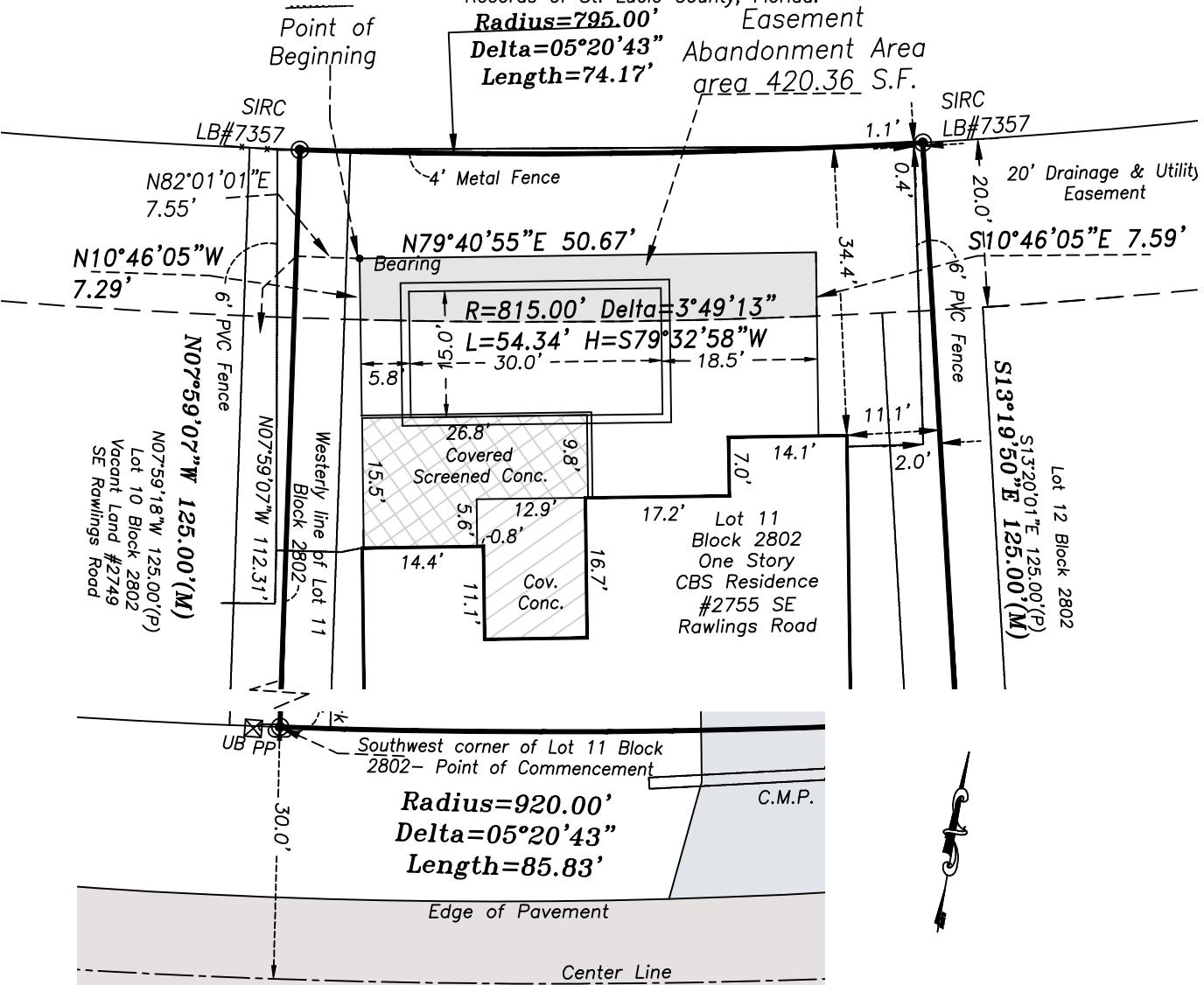


KARNER SURVEYING INC  
Residential & Commercial Surveying Services  
2740 S.W. Martin Downs Blvd. #333  
Palm City, Florida 34990  
(772) 288-7206 Fax 772-223-8181

Regina  
LS4363

**LEGAL DESCRIPTION**

Lot 11, Block 2802, PORT ST. LUCIE SECTION FORTY, according to the Plat thereof, as recorded in Plat Book 15, Page 34, Public Records of St. Lucie County, Florida.



This page two (2) of two (2) of this map of survey containing information regarding the improvements located on the subject property, shall not be full and complete without page one (1) of two (2) of this survey. Page one (1) of two (2) containing the Surveyor's Report, Flood Zone Designation, overall boundary information, legal description and other pertinent information,

**LEGAL DESCRIPTION AND SKETCH OF AREA WITHIN PLATTED EASEMENT FOR EASEMENT ABANDONMENT**  
 Commence at the Southwesterly corner of Lot 11, Block 2802, PORT ST. LUCIE FORTY, according to the Plat thereof, as recorded in Plat Book 15, Page 34, Public Records of St. Lucie County, Florida; thence North 07°59'07" West, along the Westerly Lot Line of said Lot 11, a distance of 112.31 feet; thence North 82°01'01" East, 7.55 feet to the Point of Beginning:

Thence continue North 79°40'55" East, a distance of 50.67 feet; thence South 10°46'05" East, 7.59 feet to a point of intersection with a non-tangent curve, having a radius of 815.00 feet, parallel to and 20.00' South of the North line of said Lot 11; thence Westerly along the arc of said curve, thru a central angle of 03°49'13", a distances of 54.34 feet and a chord bearing S79°32'58"W; thence North 10°46'05" West, 7.29 feet to the Point of Beginning.  
 Containing 420.36 Square Feet.

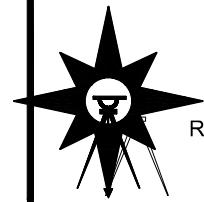
**Legal Description & Sketch**  
**Prepared for**

**Mr. Menoscal & Mrs. Montilla**

See Sheet 1 of 2 for  
 Signature and Seal

Regina C. Karner, PSM LS#4363  
 Karner Surveying Inc. LB# 7357

Job# 2306.0201  
 DATE: 9.16.25  
 Rev.: 10.10.25  
 1"-20"  
 1 INCH



**KARNER SURVEYING**  
**Incorporated**

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 (772) 288-7206 Fax 772-223-8181