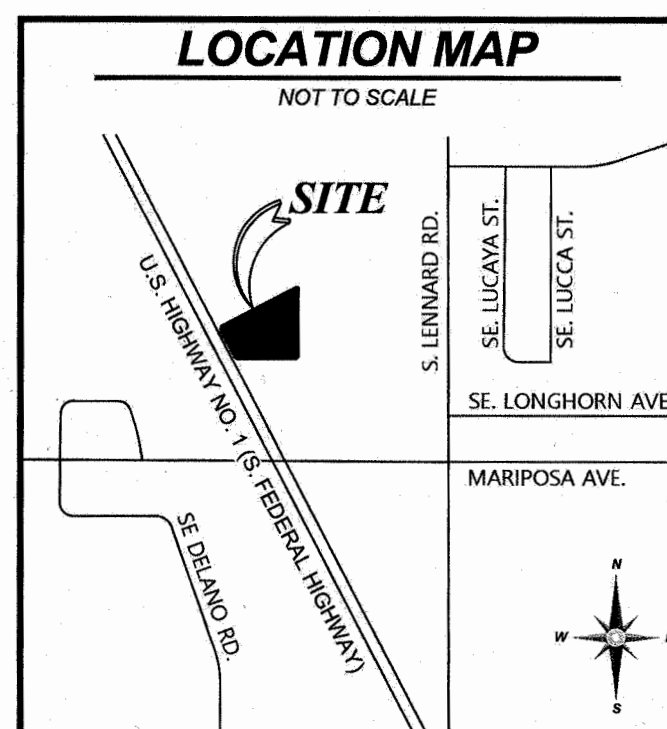


AUTOZONE STORES LLC

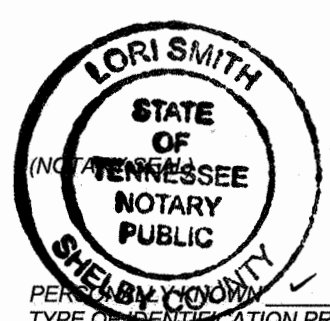
A SUBDIVISION LYING IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, PORT ST. LUCIE, FLORIDA



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE FOR HIGHWAY U.S. NO. 1 (200' RW) AND THE CENTERLINE OF MARIPOSA AVENUE (SAID POINT ALSO BEING ON THE EAST-WEST 1/4 SECTION LINE OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST); THENCE N 27°54'46"W (ALONG SAID EASTERLY RW LINE) FOR 748.87 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 12, BLOCK 1, "PLAT NO. 1 SAINT LUCIE GARDENS", RECORDED IN PLAT BOOK 1 AT PAGE 36 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE NORTH 27°54'46" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.28 FEET; THENCE NORTH 62°06'14" EAST, A DISTANCE OF 557.45 FEET TO A POINT ON THE EAST LINE OF LOT 13 SAID PLAT NO. 1 SAINT LUCIE GARDENS; THENCE SOUTH 00°00'55" EAST ALONG SAID EAST LINE A DISTANCE OF 455.49 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF LOT 13 AND 12 OF SAID SUBDIVISION; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF LOTS 13 AND 12 OF SAID SUBDIVISION, A DISTANCE OF 389.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

ACKNOWLEDGEMENT

STATE OF ~~Florida~~ Tennessee
COUNTY OF ~~St. Lucie~~ Shelby
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION THIS 14th DAY OF April, 2024 BY JOSHUA HUGHES AS VICE PRESIDENT FOR AUTOZONE STORES LLC

SIGNATURE OF NOTARY PUBLIC STATE OF Tennessee My Commission Expires November 9, 2025
NAME OF NOTARY TYPED, PRINTED, OR STAMPED
PER BY VIDEO OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, DOUGLAS OSWALD, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED DECEMBER 13, 2023 AT 8:00 AM, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF April 5, 2024, AT 1:00 PM:
A) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF "AUTOZONE STORES LLC" IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
B) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON.
C) PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
E) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
F) THE DESCRIPTION OF THIS PLAT SHOWN HEREON, IS CORRECT.
G) THERE ARE NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS, OR PLATS OF RECORD THAT EXIST.

DATED THIS 14th DAY OF April, 2024.

BY: [Signature]
(NAME, TITLE)

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
AUTOZONE STORES LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "AUTOZONE STORES LLC", BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATED AS FOLLOWS:
1. THE PROPOSED UTILITY EASEMENT, AS SHOWN HEREON, IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNERS AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVeways, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, FIRE CONNECTION, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 14th DAY OF April, 2024.

AUTOZONE STORES LLC

VICE PRESIDENT SIGNATURE

By: Cassandra Peller

By: Lane Tuttle

By: Abby Hickman

By: MIGUEL A. PEREZ

[Signature]
WITNESS SIGNATURE

[Signature]
WITNESS SIGNATURE

[Signature]
WITNESS SIGNATURE

[Signature]
WITNESS SIGNATURE

CERTIFICATE OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

MICHELLE R. MILLER, CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "AUTOZONE STORES LLC", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THE _____ DAY OF _____, 2024.

CITY COUNCIL
CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

ATTEST:

SALLY WALSH, CITY CLERK

GENERAL PLAT NOTES

- 1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY, HAVING A BEARING OF 90°05'32" PER GPS COORDINATE OBSERVATIONS, FLORIDA STATE PLANE, EAST ZONE NAD83.

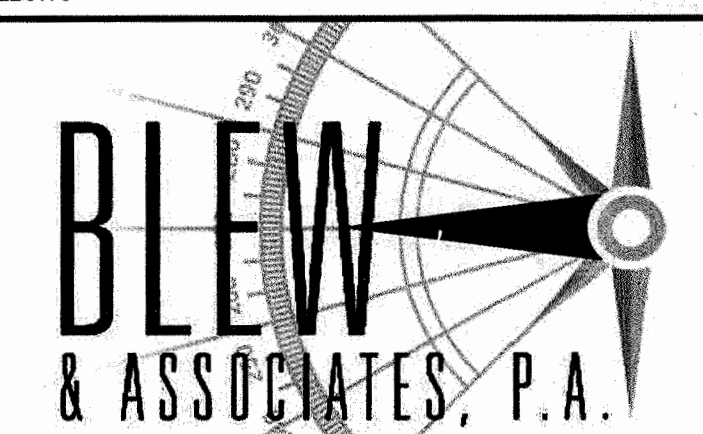
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THIS IS TO CERTIFY THAT THIS PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND LOT CORNERS HAVE BEEN SET, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 6J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.023, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

THIS 14th DAY OF April, 2024

[Signature]
PETER G. JOHNSON
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5913
FLORIDA C.O.A. LB8173

4-3-24



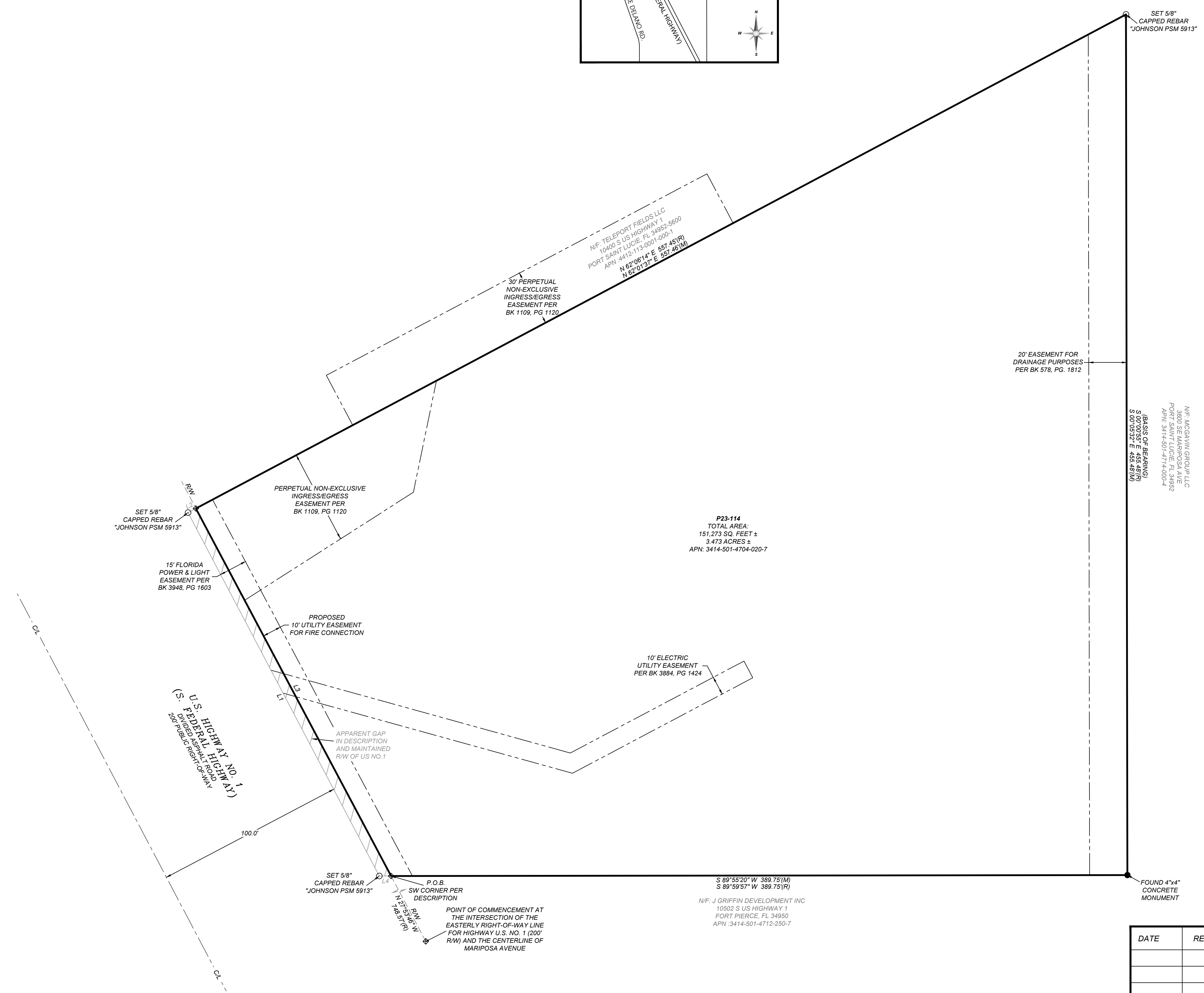
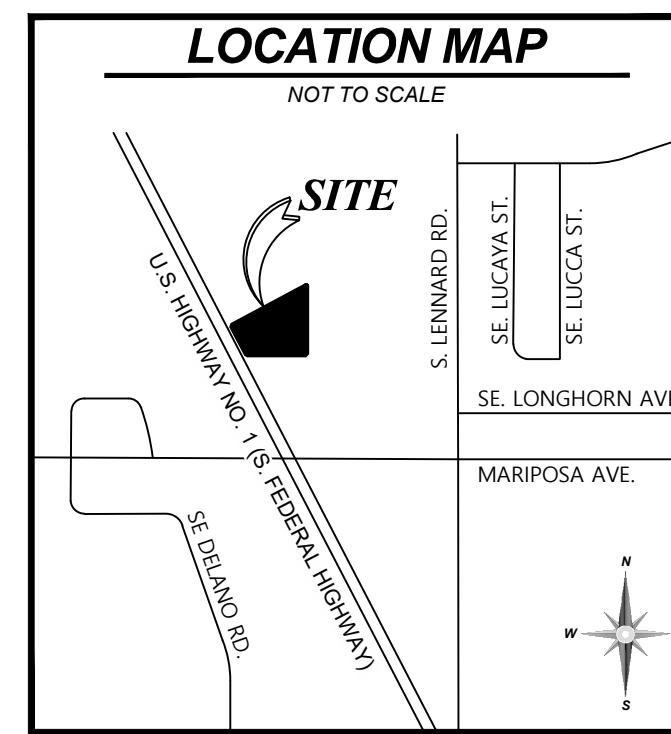
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER:
22-6360.05
SURVEYOR DRAWN BY:
CRH - 06/30/2023
SURVEY REVIEWED BY:
HM
SHEET:
1 OF 2

AUTOZONE STORES LLC

A SUBDIVISION LYING IN SECTION 12, TOWNSHIP 37 SOUTH,
RANGE 40 EAST, ST. LUCIE COUNTY, PORT ST. LUCIE, FLORIDA

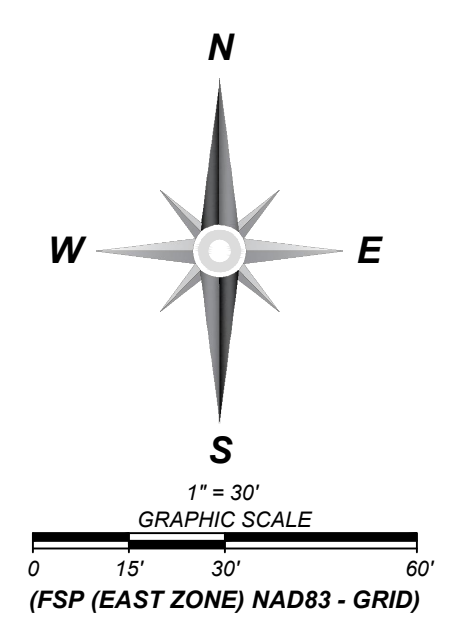


LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ CALCULATED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- C/L — CENTERLINE

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1 M	S 27°45'21" E	217.34'
L2 M	N 82°02'48" E	4.70'
L3 M	N 27°58'22" W	220.28'
L3 R	N 27°53'46" W	220.26'
L4 M	S 89°55'20" W	6.25'



BLEW & ASSOCIATES, P.A.

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
 EMAIL: SURVEY@BLEWINC.COM
 OFFICE: 479.443.4506 FAX: 479.582.1883
 WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 22-6360.05	SURVEY DRAWN BY: CRH - 06/30/2023
SURVEY REVIEWED BY: HM	SHEET: 2 OF 2