

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 11161634, DATED 05/25/2023 AT 5:00 PM.

**LEGAL DESCRIPTION**

LOTS 1, 2 AND 3, BECKER COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**NOTES CORRESPONDING TO SCHEDULE B**

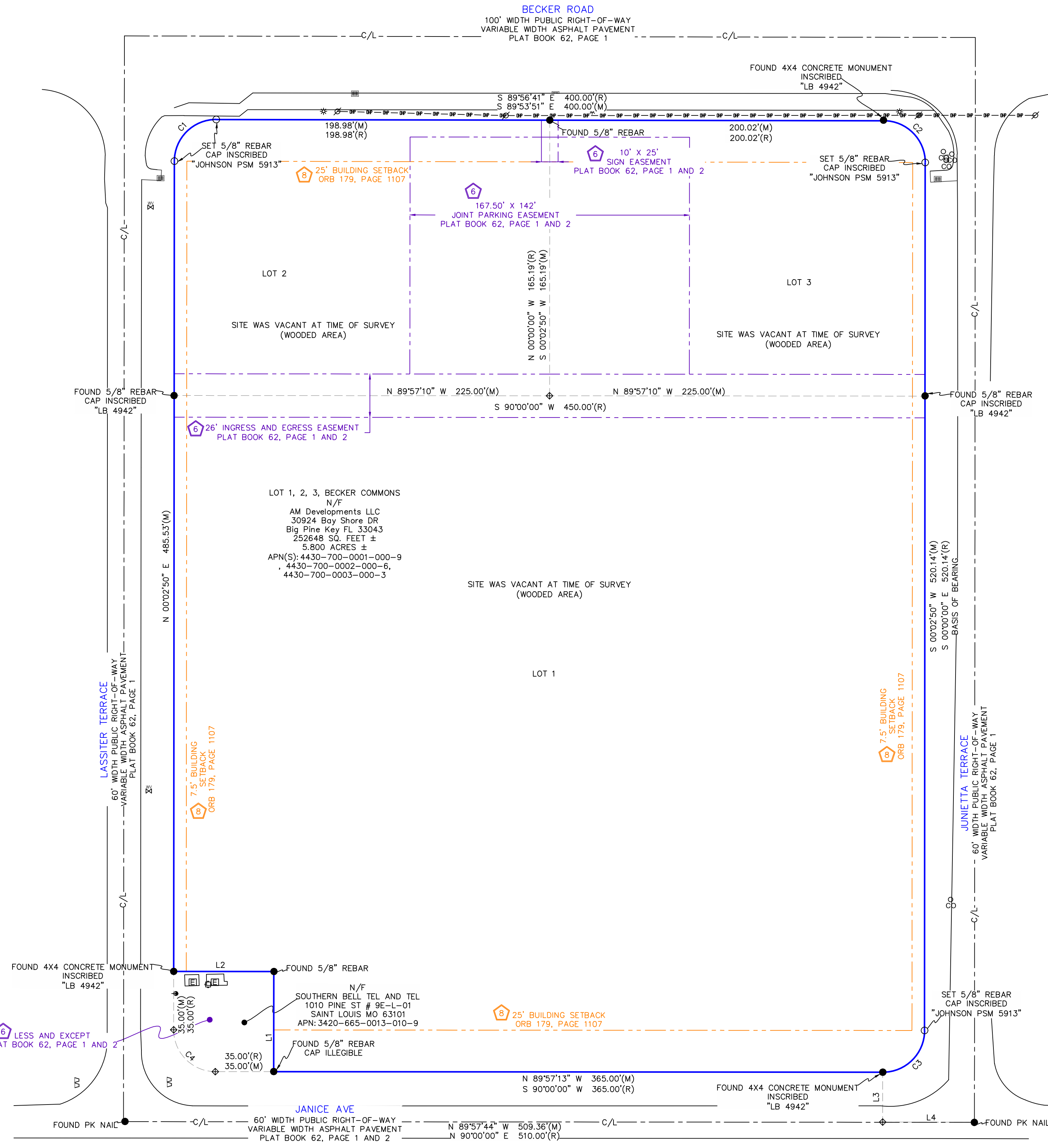
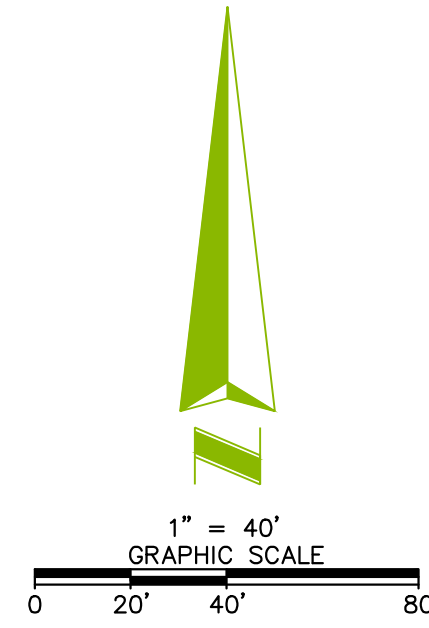
- 5 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY FOUR, RECORDED IN PLAT BOOK 15, PAGE 9, 9A - 9W, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 6 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF BECKER COMMONS, RECORDED IN PLAT BOOK 62, PAGE 1 AND 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 7 - RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 178 PAGE 1107, AS AFFECTED BY WAIVER RECORDED IN OFFICIAL RECORDS BOOK 993 PAGE 2099, AS MAY BE SUBSEQUENTLY AMENDED. (DOES NOT AFFECT, LIES OFFSITE)
- 8 - RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 179 PAGE 2692, AS AFFECTED BY WAIVER RECORDED IN OFFICIAL RECORDS BOOK 993 PAGE 2099, AS MAY BE SUBSEQUENTLY AMENDED. (AFFECTS, PLOTTED AS SHOWN)
- 9 - ASSIGNMENT AGREEMENT RECORDED AUGUST 13, 1985, IN OFFICIAL RECORDS BOOK 473, PAGE 1177. (AFFECTS, BLANKET IN NATURE)
- 10 - ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 30, 1998, IN OFFICIAL RECORDS BOOK 1141, PAGE 2395. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 11 - RESTRICTIVE COVENANT RECORDED NOVEMBER 19, 2001, IN OFFICIAL RECORDS BOOK 1456, PAGE 2956. (AFFECTS, BLANKET IN NATURE)

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- SQ.FT. SQUARE FEET
- \* LIGHT POLE
- ✱ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ GRATED INLET
- ⊠ CLEAN OUT
- ⊠ FLARED END SECTION
- ⊠ POWER POLE
- ⊠ GUY ANCHOR
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC CABINET
- PROPERTY LINE
- OVERHEAD POWER LINE
- EASEMENT
- R/W RIGHT-OF-WAY
- CENTERLINE

**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.



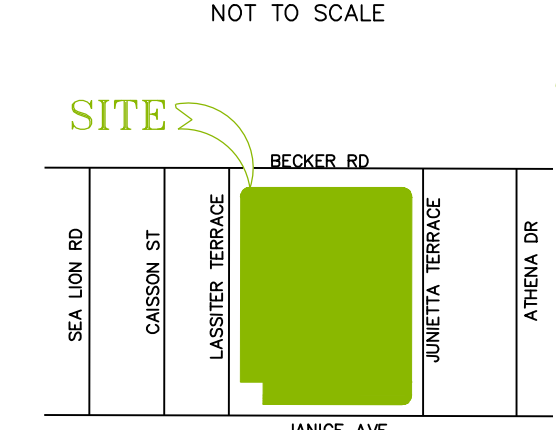
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	25.00'	39.29'	35.37'	S 45°04'29" W	90°03'19"
C1(R)	25.00'	39.29'	—	—	90°03'19"
C2(M)	25.00'	39.25'	35.34'	N 44°55'31" W	89°56'41"
C2(R)	25.00'	39.25'	—	—	89°56'41"
C3(M)	25.00'	39.27'	35.36'	N 45°02'50" E	90°00'00"
C3(R)	25.00'	39.27'	—	—	90°00'00"
C4(M)	25.00'	39.27'	35.36'	N 44°57'12" W	90°00'02"
C4(R)	25.00'	39.27'	—	—	90°00'00"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1(M)	S 00°02'50" W	60.00'
L1(R)	S 00°00'00" E	60.00'
L2(M)	S 89°57'10" E	60.00'
L2(R)	N 90°00'00" E	60.00'
L3(M)	S 00°01'59" W	29.91'
L4(M)	S 89°57'44" E	55.31'

**VICINITY MAP**



**SHEET 1 OF 1**

**LAND AREA**

252648± SQUARE FEET  
5.800± ACRES

**PARKING**

NO STRIPPED PARKING WAS OBSERVED AT THE TIME OF SURVEY

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12111C0405K, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S 00°02'50" W PER GPS COORDINATE OBSERVATIONS  
 LATITUDE: N 27°23'1.9568"  
 LONGITUDE: W 80°20'44.5362"  
 CONVERGENCE ANGLE: N 00°17'57.0399" W

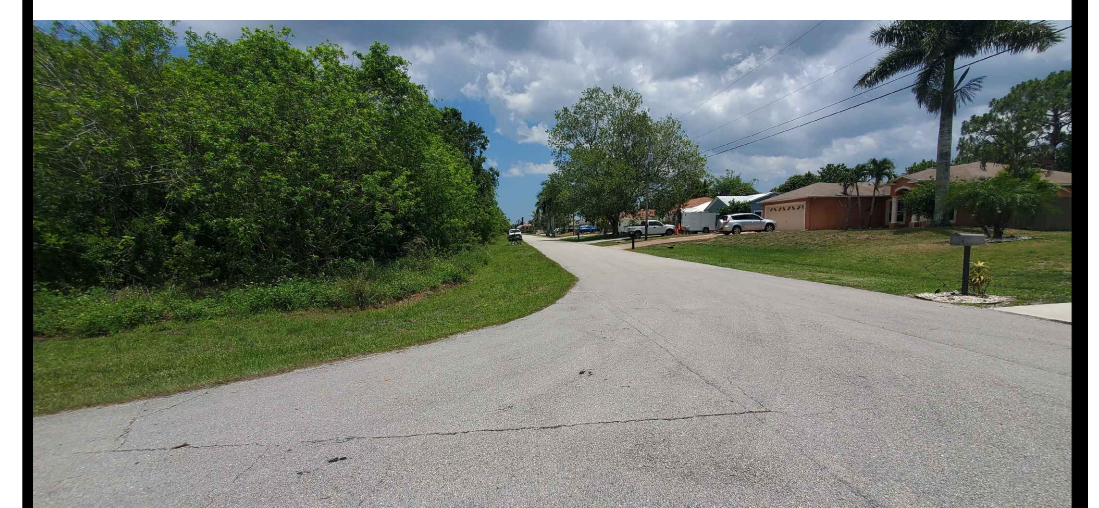
**GENERAL NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTHWEST BECKER RD, SOUTHWEST JUNIETTA TERRACE, SOUTHWEST LASSITER TERRACE, AND SOUTHWEST JANICE AVE, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SOUTHWEST BECKER RD AND SOUTHWEST JUNIETTA TERRACE, WHICH IS ABUTS THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.

**ALTA/NSPS LAND TITLE SURVEY**

AEI JOB #478694  
 PORT SAINT LUCIE  
 190 SOUTHWEST BECKER ROAD  
 SAINT LUCIE COUNTY PORT SAINT LUCIE, FLORIDA 34953

**SITE PICTURE**



**COORDINATED BY:**

**AEI**  
 AEI CONSULTANTS  
 2500 CAMINO DIABLO  
 WALNUT CREEK, CA, 94597  
 TELEPHONE: 925.746.6000  
 EMAIL: SURVEYS@AEICONSULTANTS.COM

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
			23-3082
			SCALE:
			1" = 40'
			DRAWN BY:
			DR
			APPROVED BY:
			KAF

**SURVEYOR'S CERTIFICATE**

TO: FLAGLER, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/16/2023. DATE OF PLAT OR MAP: 06/05/2023.



SURVEYED BY:  
 BLEW & ASSOCIATES, P.A.  
 3825 N SHILOH DRIVE  
 FAYETTEVILLE, AR 72703.  
 SURVEY@BLEWINC.COM

PETER G. JOHNSON  
 PROFESSIONAL SURVEYOR AND MAPPER LS5913  
 STATE OF FLORIDA  
 FLORIDA C.O.A. LBB173