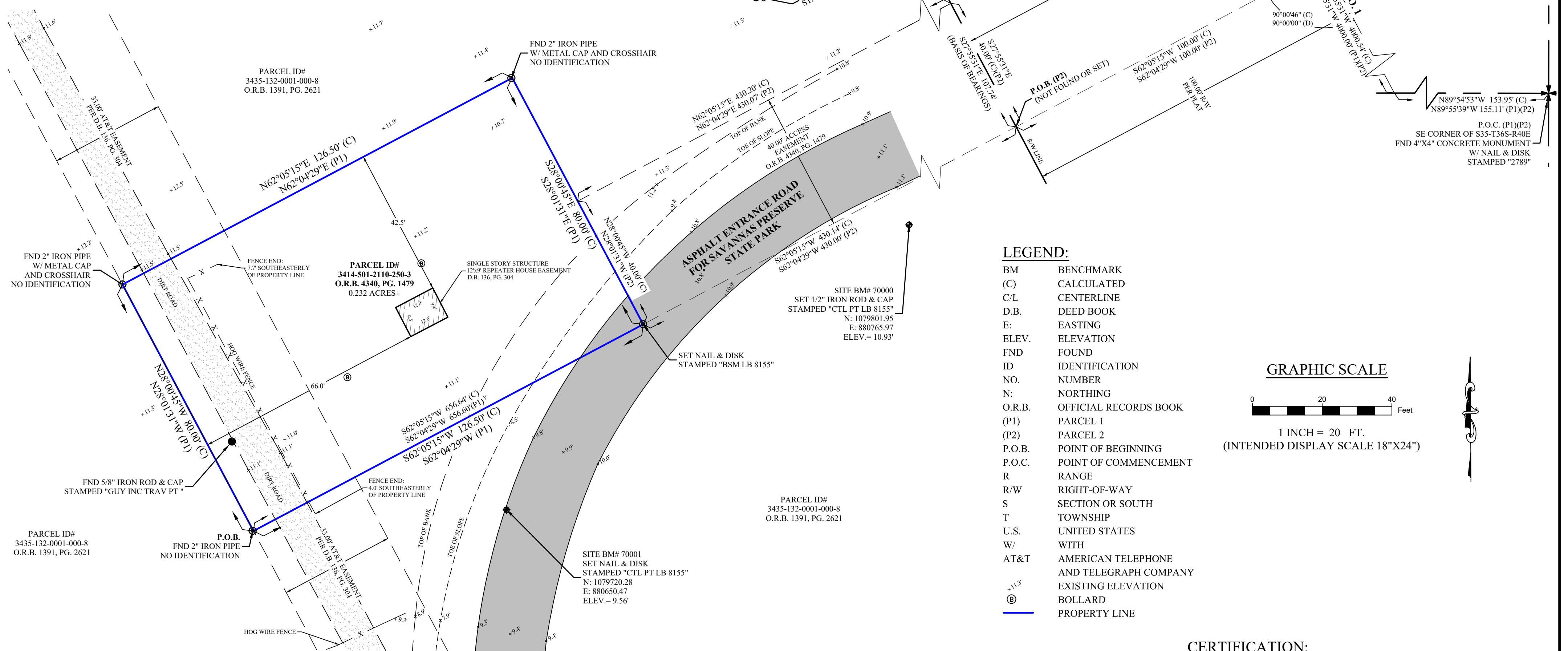


PROPERTY ADDRESS:

SOUTH US HIGHWAY 1
PORT ST. LUCIE, FLORIDA 34952

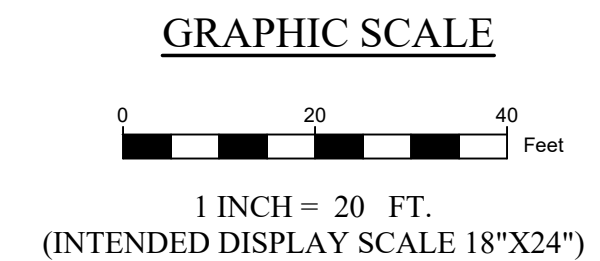
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 35
TOWNSHIP 36 SOUTH
RANGE 40 EAST



LEGEND:

BM	BENCHMARK
(C)	CALCULATED
C/L	CENTERLINE
D.B.	DEED BOOK
E.	EASTING
ELEV.	ELEVATION
FND	FOUND
ID	IDENTIFICATION
NO.	NUMBER
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
(P1)	PARCEL 1
(P2)	PARCEL 2
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RANGE
R/W	RIGHT-OF-WAY
S	SECTION OR SOUTH
T	TOWNSHIP
U.S.	UNITED STATES
W/	WITH
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
+11.3	EXISTING ELEVATION
⊙	BOLLARD
—	PROPERTY LINE



SURVEYOR'S NOTES:

- THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1'.
- THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, SAID LINE BEARS SOUTH 27°55'31" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS BASED ON A REVIEW OF A TITLE COMMITMENT BY GULSTREAM TITLE SERVICES, INC. FILE NUMBER 24-2462, EFFECTIVE DATE: MAY 8, 2024 AT 5:00 P.M.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST. LUCIE COUNTY PROPERTY APPRAISER OFFICE.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12111C, PANEL NUMBER 0291K, WITH AN EFFECTIVE DATE OF 02/19/20.

LEGAL DESCRIPTION:

(O.R.B. 4340, PG. 1479)

PARCEL 1

A PARCEL OF LAND LYING IN A PORTION OF LOT 10, BLOCK 1, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 40 EAST, OF PLAT NO. ONE, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 35, RUN N 89°55'39" W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 155.11 FEET TO THE CENTER LINE OF U. S. HIGHWAY NO. 1; THENCE N 27°55'31" W ALONG SAID CENTER LINE FOR 4,000 FEET; THENCE SOUTH 62°04'29" W AND PERPENDICULAR TO SAID CENTER LINE FOR 656.50 FEET TO A POINT ON THE WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS RECORDED IN DEED BOOK 136, PAGES 304 AND 305 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE N 28°01'31" W ALONG SAID WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR 80 FEET; THENCE N 62°04'29" E 126.5 FEET; THENCE S. 28°01'31" E AND PARALLEL WITH SAID WESTERLY EASEMENT LINE OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR 80 FEET; THENCE S 62°04'29" W FOR 126.5 FEET TO THE **POINT OF BEGINNING** SITUATED IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2

TOGETHER WITH A 40-FOOT ACCESS ROAD EASEMENT FOR INGRESS AND EGRESS PURPOSES TO THE ABOVE PROPERTY LYING IN A PORTION OF LOTS 9 AND 10, BLOCK 1, SECTION 35, TOWNSHIP 36 SOUTH, RANGE 40 EAST, OF PLAT NO. 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 35, RUN N 89°55'39" W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 155.11 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 1; THENCE N 27°55'31" W ALONG THE SAID CENTER LINE FOR 4,000 FEET; THENCE SOUTH 62°04'29" W AND PERPENDICULAR TO SAID CENTER LINE FOR 100 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1, AND THE **POINT OF BEGINNING**. THENCE CONTINUE S 62°04'29" W FOR 430 FEET; THENCE N 28°01'31" W 40 FEET; THENCE N 62°04'29" E 430.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U. S HIGHWAY NO. 1; THENCE S 27°55'31" E 40 FEET TO THE **POINT OF BEGINNING** SITUATED IN ST. LUCIE COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- JEFF LAUGHREN
- GULFSTREAM TITLE SERVICES INC.
- COMMON WEALTH LAND TITLE INSURANCE COMAPNY
- AMERICAN LAND TITLE ASSOCIATION

SIGNED: _____ DATE: _____
RICHARD E. BARNES III, PROFESSIONAL SURVEYOR AND MAPPER # 7074

FIELD WORK DATE	05/20/24
REVISION DATE	
SHEET	1 OF 1
DRAWN BY:	EGB
CHECKED BY:	REB
JOB #:	24-201