

Page 1 of 3 in order 2716
File number: APR-2024-2677

Completed: 10/16/2024
Surveyed: 10/15/2024

Client: ATLANTIC SETTLEMENT GROUP LLC
Lender:
Buyer: MC TBD
Seller: SAM AND ELAINE ENTERPRISES LLC

COMMUNITY NUMBER: 120287
PANEL: 0279 SUFFIX: K
INDEX DATE: 02/19/20
F.I.R.M DATE: 02/19/2020
ZONE: X

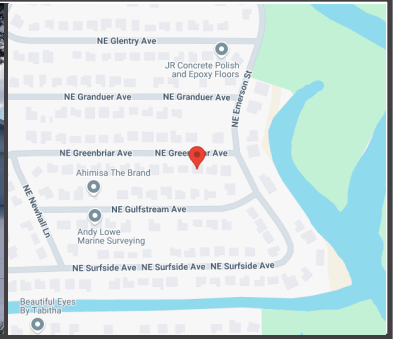
Premises: 374 NE GREENBRIAR AVENUE, PORT ST. LUCIE, FLORIDA 34983 ST. LUCIE



CERTIFIED TO: , MC TBD

LEGAL DESCRIPTION: LOT 1, BLOCK 470, PORT ST. LUCIE SECTION TWENTY SIX, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 4, 4A THROUGH 4C, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

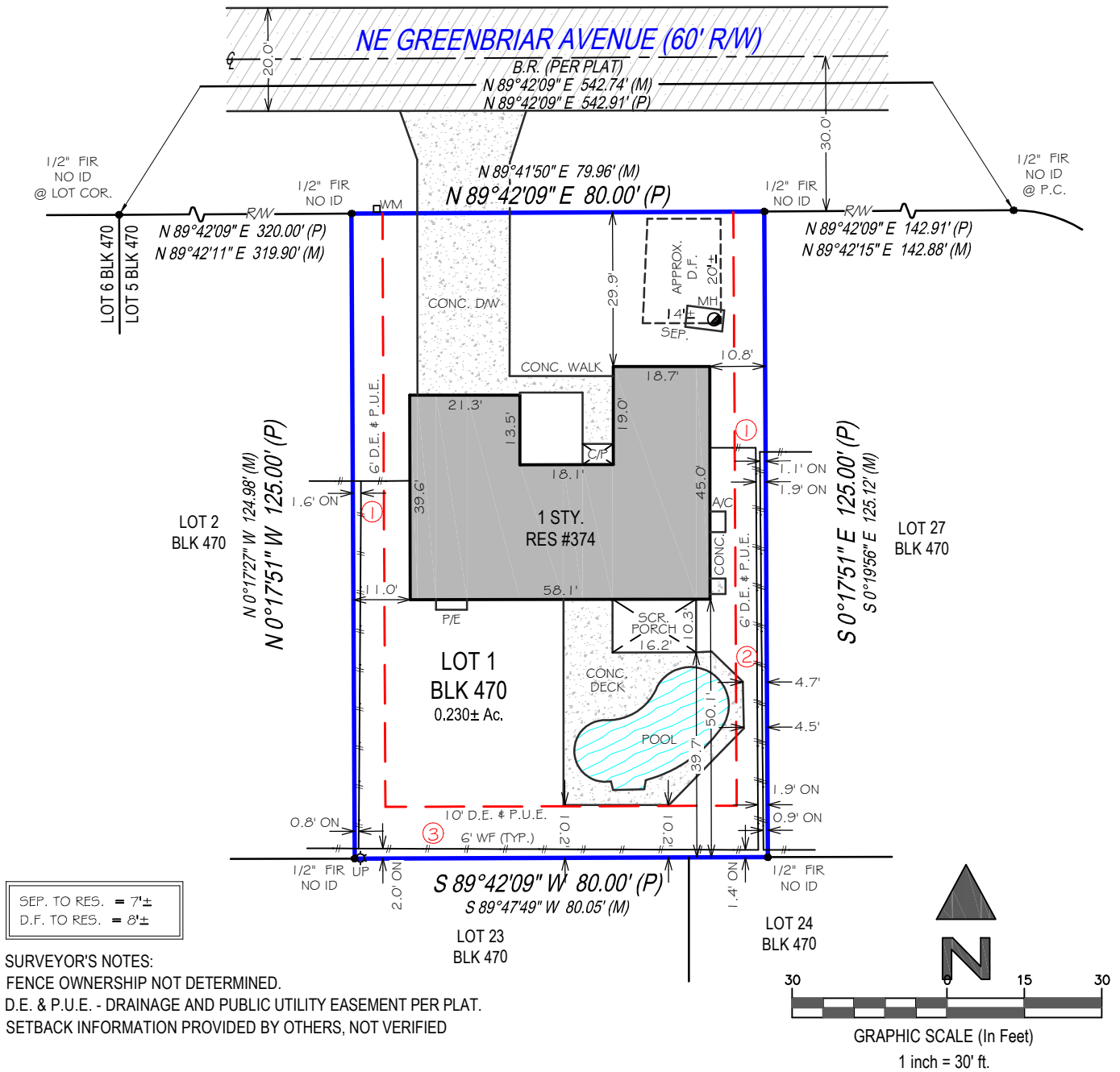
(rev.1 10/18/2024) (rev.1 10/17/2024) (rev.0 10/16/2024)



PROPERTY ADDRESS: 374 NE GREENBRIAR AVENUE, PORT ST. LUCIE, FLORIDA 34983

SURVEY NUMBER: 2410.0774

2410.0774
BOUNDARY SURVEY
ST. LUCIE COUNTY



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

POINTS OF INTEREST:

- 1. 6' WOOD FENCE (TYP.) OVER 6' DRAINAGE AND PUBLIC UTILITY EASEMENT
- 2. CONCRETE DECK OVER 6' DRAINAGE AND PUBLIC UTILITY EASEMENT
- 3. 6' WOOD FENCE (TYP.) OVER 10' DRAINAGE AND PUBLIC UTILITY EASEMENT



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE MEMBERS

DATE SIGNED: 10/16/24

FIELD WORK DATE: 10/15/2024

REVISION DATE(S): (REV.3 11/14/2024) (REV.3 10/18/2024) (REV.2 10/17/2024) (REV.1 10/16/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

REVISED 11/14/2024 TO REMOVE SETBACKS PER SOFIA TRAIL AND TO ADD CERTS. THE BEARING REFERENCE OF NORTH 89 DEGREES 42 MINUTES 09 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE GREENBRIAR AVENUE, LOCATED WITHIN PORT ST. LUCIE SECTION TWENTY SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 4, 4A-4C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

IF THERE IS A SEPTIC TANK OR DRAIN FIELD SHOWN ON THIS SURVEY, THE LOCATION DEPICTED HEREON WAS EITHER SHOWN TO EXACTA LAND SURVEYORS, LLC. BY A THIRD PARTY OR IT WAS ESTIMATED BY VISUAL ABOVE GROUND INSPECTION ONLY. NO EXCAVATION WAS PERFORMED TO DETERMINE ITS LOCATION.

LEGAL DESCRIPTION:

LOT 1, BLOCK 470, PORT ST. LUCIE SECTION TWENTY SIX, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 4, 4A THROUGH 4C, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

<p>LINETYPES</p> <p>— Boundary Line</p> <p>- - - Center Line</p> <p>--- Chain Link or Wire Fence</p> <p>- - - Easement</p> <p>~ Edge of Water</p> <p>○-○ Iron Fence</p> <p>—OHL— Overhead Lines</p> <p>— Structure</p> <p>- - - Survey Tie Line</p> <p>○-○ Vinyl Fence</p> <p>— Wall or Party Wall</p> <p>— Wood Fence</p>		<p>SURFACTYPES</p> <p>Asphalt</p> <p>Brick or Tile</p> <p>Concrete</p> <p>Covered Area</p> <p>Water</p> <p>Wood</p>		<p>SYMBOLS</p> <p>⊕ Benchmark</p> <p>⊕ Center Line</p> <p>△ Central Angle or Delta</p> <p>↗ Common Ownership</p> <p>▲ Control Point</p> <p>▒ Catch Basin</p>		<p>ABBREVIATIONS</p> <p>(C) - Calculated</p> <p>(D) - Deed</p> <p>(F) - Field</p> <p>(M) - Measured</p> <p>(P) - Plat</p> <p>(R) - Record</p> <p>(S) - Survey</p> <p>A/C - Air Conditioning</p> <p>AE - Access Easement</p> <p>ANE - Anchor Easement</p> <p>ASBL - Accessory Setback Line</p> <p>B/W - Bay/Box Window</p> <p>BC - Block Corner</p> <p>BFP - Backflow Preventer</p> <p>BLDG - Building</p> <p>BLK - Block</p> <p>BM - Benchmark</p> <p>BR - Bearing Reference</p> <p>BRL - Building Restriction Line</p> <p>BSMT - Basement</p> <p>C - Curve</p> <p>C/L - Center Line</p>		<p>C/P - Covered Porch</p> <p>C/S - Concrete Slab</p> <p>CATV - Cable TV Riser</p> <p>CB - Concrete Block</p> <p>CH - Chord Bearing</p> <p>CHIM - Chimney</p> <p>CLF - Chain Link Fence</p> <p>CME - Canal Maintenance Easement</p> <p>CO - Clean Out</p> <p>CONC - Concrete</p> <p>COR - Corner</p> <p>CS/W - Concrete Sidewalk</p> <p>CUE - Control Utility Easement</p> <p>CVG - Concrete Valley Gutter</p> <p>D/W - Driveway</p> <p>DE - Drainage Easement</p> <p>DF - Drain Field</p> <p>DH - Drill Hole</p> <p>DUE - Drainage & Utility Easement</p> <p>ELEV - Elevation</p> <p>EM - Electric Meter</p> <p>ENCL - Enclosure</p> <p>ENT - Entrance</p> <p>EOP - Edge of Pavement</p> <p>EOW - Edge of Water</p> <p>ESMT - Easement</p> <p>EUB - Electric Utility Box</p> <p>F/DH - Found Drill Hole</p> <p>FCM - Found Concrete Monument</p> <p>FF - Finished Floor</p> <p>FIP - Found Iron Pipe</p> <p>FIPC - Found Iron Pipe & Cap</p>		<p>FIR - Found Iron Rod</p> <p>FIRC - Found Iron Rod & Cap</p> <p>FN - Found Nail</p> <p>FN&D - Found Nail & Disc</p> <p>FRRSPPK - Found Rail Road Spike</p> <p>GAR - Garage</p> <p>GM - Gas Meter</p> <p>ID - Identification</p> <p>IE/EE - Ingress/Egress Easement</p> <p>ILL - Illegible</p> <p>INST - Instrument</p> <p>INT - Intersection</p> <p>IRRE - Irrigation Easement</p> <p>L - Length</p> <p>LAE - Limited Access Easement</p> <p>LB# - License No. (Business)</p> <p>LBE - Limited Buffer Easement</p> <p>LE - Landscape Easement</p> <p>LME - Lake/Landscape Maintenance Easement</p> <p>LS# - License No. (Surveyor)</p> <p>MB - Map Book</p> <p>ME - Maintenance Easement</p> <p>MES - Mitered End Section</p> <p>MF - Metal Fence</p> <p>MH - Manhole</p> <p>MHWL - Mean High Water Line</p> <p>NR - Non-Radial</p> <p>NTS - Not to Scale</p> <p>NAVD88 - North American Vertical Datum 1988</p> <p>NGVD29 - National Geodetic Vertical Datum 1929</p> <p>OG - On Ground</p>		<p>ORB - Official Records Book</p> <p>ORV - Official Record Volume</p> <p>O/A - Overall</p> <p>O/S - Offset</p> <p>OFF - Outside Subject Property</p> <p>OH - Overhang</p> <p>OHL - Overhead Utility Lines</p> <p>OHWL - Ordinary High Water Line</p> <p>ON - Inside Subject Property</p> <p>P/E - Pool Equipment</p> <p>PB - Plat Book</p> <p>PC - Point of Curvature</p> <p>PCC - Point of Compound Curvature</p> <p>PCP - Permanent Control Point</p> <p>PI - Point of Intersection</p> <p>PLS - Professional Land Surveyor</p> <p>PLT - Planter</p> <p>POB - Point of Beginning</p> <p>POC - Point of Commencement</p> <p>PRC - Point of Reverse Curvature</p> <p>PRM - Permanent Reference Monument</p> <p>PSM - Professional Surveyor & Mapper</p> <p>PT - Point of Tangency</p> <p>PUE - Public Utility Easement</p> <p>R - Radius or Radial</p> <p>R/W - Right of Way</p> <p>RES - Residential</p> <p>RGE - Range</p> <p>ROE - Roof Overhang Easement</p> <p>RP - Radius Point</p>		<p>S/W - Sidewalk</p> <p>SBL - Setback Line</p> <p>SCL - Survey Closure Line</p> <p>SCR - Screen</p> <p>SEC - Section</p> <p>SEP - Septic Tank</p> <p>SEW - Sewer</p> <p>SIRC - Set Iron Rod & Cap</p> <p>SMWE - Storm Water Management Easement</p> <p>SN&D - Set Nail and Disc</p> <p>SQFT - Square Feet</p> <p>STL - Survey Tie Line</p> <p>STY - Story</p> <p>SV - Sewer Valve</p> <p>SWE - Sidewalk Easement</p> <p>TBM - Temporary Bench Mark</p> <p>TEL - Telephone Facilities</p> <p>TOB - Top of Bank</p> <p>TUE - Technological Utility Easement</p> <p>TWP - Township</p> <p>TX - Transformer</p> <p>TYP - Typical</p> <p>UE - Utility Easement</p> <p>UG - Underground</p> <p>UP - Utility Pole</p> <p>UR - Utility Riser</p> <p>VF - Vinyl Fence</p> <p>W/C - Witness Corner</p> <p>W/F - Water Filter</p> <p>WF - Wood Fence</p> <p>WM - Water Meter/Valve Box</p> <p>WV - Water valve</p>	
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CERTIFIED TO:

SAM AND ELAINE ENTERPRISES LLC

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF N/A). THIS PROPERTY WAS FOUND IN THE CITY OF PORT ST. LUCIE, COMMUNITY NUMBER 120287, PANEL NUMBER 0279 DATED 02/19/2020.

DATE SIGNED: 10/16/24

BUYER: SAM AND ELAINE ENTERPRISES LLC

LENDER:

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO: 2716

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



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