

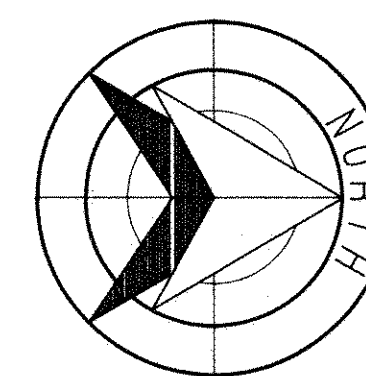
LEGEND
SF = Square Feet
AC = Acres
PUB = Point of Beginning
(M) = Measured
(D) = Deed
⊙ = Power Pole with Light
⊙ = Sanitary Manhole
⊙ = Palm Tree
⊙ = Oak Tree
⊙ = Pine Tree
FECRC = Florida East Coast Railway Company

BOUNDARY SURVEY
prepared for
Egan Fickett

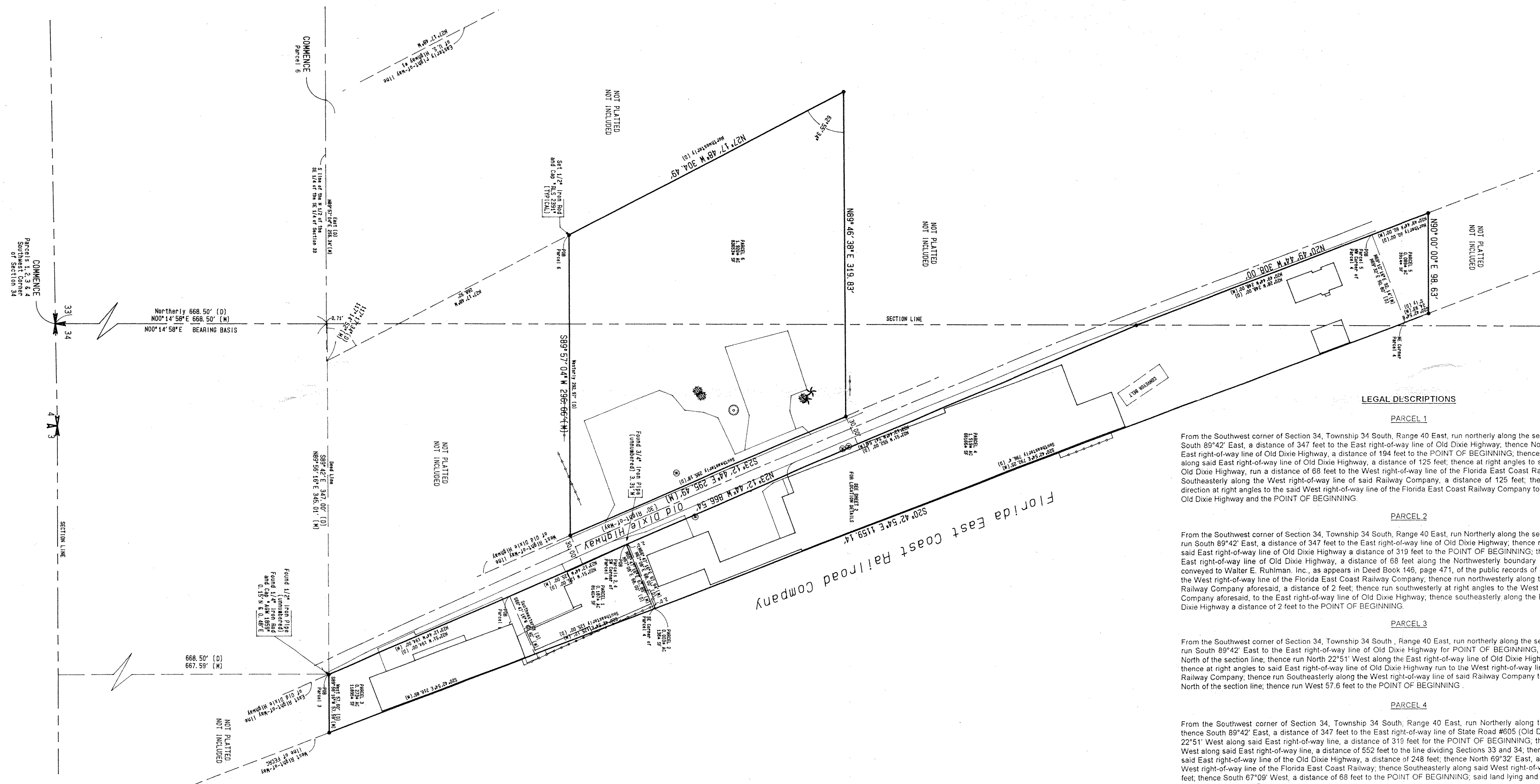
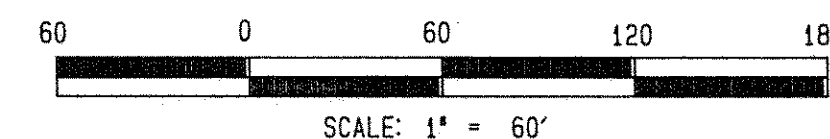
SURVEYOR'S NOTES

- Reproductions of this sketch are not valid unless embossed with the surveyor's seal and contains an original signature.
- Lands shown hereon were not abstracted or researched by this office for Rights-of-ways, Easements of Record, Reservations, Ownership, Abandonment's, Deed Restrictions, Zoning Regulations or Zoning Set-back Lines, Land Use Plan Designation, adjoining deeds or Murphy Act Deeds. This survey is not intended to delineate Wetlands, Local Areas of Concern or any other Jurisdictional Boundary Lines.
- Legal Description shown hereon was provided by the client and/or his agent.
- FLOOD NOTE: By graphic plotting only, this property is located in Flood Zone 'X', of the Flood Insurance Rate Map, Community Panel Number 12111C0177G, effective November 4, 1992, and is not in a Special Flood Hazard. No field surveying was performed to determine this zone and the exact location can only be determined by an elevation certificate.
- Bearings shown hereon are based upon a bearing of N00°14'58"E, along the section line dividing Sections 33 and 34, Township 34 South, Range 40 East.
- Fence corners located only, unless otherwise noted.
- The subject property has no visible above ground man-made improvements other than those shown hereon. No attempt was made by this office to locate underground improvements.
- Elevations shown hereon are based upon the U.S.C. & G. Benchmark C-231, elevation 7.70', NGVD 1929 Datum.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



July 11, 1996



LEGAL DESCRIPTIONS

PARCEL 1

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run northerly along the section line, 668.5 feet, thence South 89°42' East, a distance of 347 feet to the East right-of-way line of Old Dixie Highway; thence North 22°51' West, along said East right-of-way line of Old Dixie Highway, a distance of 194 feet to the POINT OF BEGINNING; thence continue North 22°51' West along said East right-of-way line of Old Dixie Highway, a distance of 125 feet; thence at right angles to said East right-of-way line of Old Dixie Highway, run a distance of 88 feet to the West right-of-way line of the Florida East Coast Railway Company; thence run Southeasterly along the West right-of-way line of said Railway Company, a distance of 125 feet; thence run in a Southwesterly direction at right angles to the said West right-of-way line of the Florida East Coast Railway Company to the East right-of-way line of Old Dixie Highway and the POINT OF BEGINNING.

PARCEL 2

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run Northerly along the section line, 668.5 feet; thence run South 89°42' East, a distance of 347 feet to the East right-of-way line of Old Dixie Highway; thence run North 22°51' West along said East right-of-way line of Old Dixie Highway a distance of 319 feet to the POINT OF BEGINNING; thence at right angles to said East right-of-way line of Old Dixie Highway, a distance of 88 feet along the Northwesterly boundary of that certain tract of land conveyed to Walter E. Ruhman, Inc., as appears in Deed Book 148, page 471, of the public records of St. Lucie County, Florida, to the West right-of-way line of the Florida East Coast Railway Company; thence run northwesterly along the West right-of-way line of Railway Company aforesaid, a distance of 2 feet; thence run southwesterly at right angles to the West right-of-way line of Railway Company aforesaid, to the East right-of-way line of Old Dixie Highway; thence southeasterly along the East right-of-way line of Old Dixie Highway a distance of 2 feet to the POINT OF BEGINNING.

PARCEL 3

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run northerly along the section line 668.5 feet, thence run South 89°42' East to the East right-of-way line of Old Dixie Highway for POINT OF BEGINNING; said point being 668.5 feet North of the section line; thence run North 22°51' West along the East right-of-way line of Old Dixie Highway, a distance of 194 feet; thence at right angles to said East right-of-way line of Old Dixie Highway run to the West right-of-way line of the Florida East Coast Railway Company; thence run Southeasterly along the West right-of-way line of said Railway Company to a point which is 668.5 feet North of the section line; thence run West 57.6 feet to the POINT OF BEGINNING.

PARCEL 4

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run Northerly along the section line 668.50 feet, thence South 89°42' East, a distance of 347 feet to the East right-of-way line of State Road #605 (Old Dixie Highway); thence North 22°51' West along said East right-of-way line, a distance of 319 feet to the POINT OF BEGINNING; thence continue North 22°51' West along said East right-of-way line, a distance of 552 feet to the line dividing Sections 33 and 34; thence North 20°28' West along said East right-of-way line of the Old Dixie Highway, a distance of 248 feet; thence North 69°32' East, a distance of 90.8 feet to the West right-of-way line of the Florida East Coast Railway; thence Southeasterly along said West right-of-way line, a distance of 796.4 feet; thence South 67°09' West, a distance of 68 feet to the POINT OF BEGINNING; said land lying and being in Sections 33 and 34 of said Township and Range.

Less and except therefrom the approximate South 2 feet thereof, more particularly described as beginning at the Southwest corner of the above described land, run thence Easterly along the South boundary thereof to the Southeast corner thereof, thence Northwesterly along the West right-of-way line of Florida East Coast Railway, a distance of 2 feet; thence Westerly to a point on the West boundary of the above described land which is 2 feet Northerly from the POINT OF BEGINNING of this excepted parcel; thence Southerly to the POINT OF BEGINNING.

PARCEL 5

Beginning at the Northwest corner of the above described Parcel Four, run thence Northerly along the East right-of-way line of State Road # 605 (Old Dixie Highway), a distance of 60 feet; thence run East to the West boundary of the Florida East Coast Railway right-of-way, thence run Southerly along said Railway right-of-way line to the Northeast corner of the above described Parcel Four; thence run South 69°32' West along the Northerly line of said Parcel Four to the POINT OF BEGINNING.

PARCEL 6

Begin at the point of intersection of the Easterly right-of-way of U.S. No. 1 and South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida; run thence East along the said South line, 286.34 feet; thence run Northwesterly at an angle of 117°7'34" from the last described line, a distance of 268.92 feet to the POINT OF BEGINNING; said last described line being parallel with said Easterly right-of-way line of U.S. No. 1; thence continue Northwesterly in the same direction, 304.49 feet; thence run Easterly at an angle of 62°55'34" from the last described line, 317.48 feet to the Westerly right-of-way line of Old Dixie Highway; thence run Southeasterly along Old Dixie Highway, 295.18 feet; thence run Westerly parallel with the South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33, 292.97 feet to the POINT OF BEGINNING. The above described parcel contains 1.9021 acres by calculation.

All lying and being in Sections 33 and 34, Township 34 South, Range 40 East, St. Lucie County, Florida.

NO SEPERATE SHEET IS VALID ON ITS OWN

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that the attached Map of Survey of the hereon described property is True and Correct to the best of my knowledge and belief as surveyed in the field under my direction on July 11, 1996. I further certify that this survey meets the Minimum Technical Standards set forth in Rule 61G17-6 FAC adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes 472.027. There are no above ground encroachments other than those shown hereon, subject to the qualifications noted hereon.

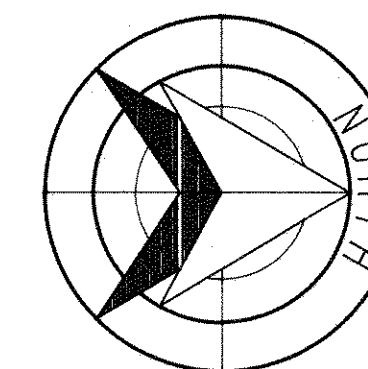
Dated this 11th day of July, 1996.

James A. Kirby III
Registered Land Surveyor
Florida Registration Number 2391

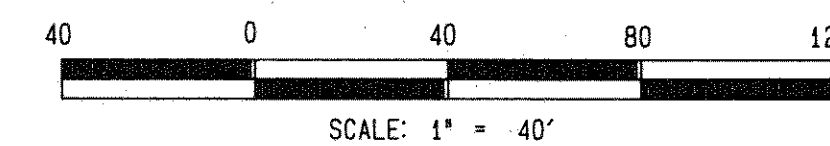
JAMES A. KIRBY III
REGISTERED LAND SURVEYOR

2860 S. Kings Highway
P.O. Box 1826
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(561) 464-9621 Phone
(561) 466-9326 Fax

Sheet 1 of 2
Drawing No. 96-0056 [L]

[illegible]

July 11, 1996



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Field Book 34-40/4, Pages 20-31

NO SEPERATE SHEET IS VALID ON ITS OWN

Sheet 2 of 2
Drawing No. 96-0056 (L)