

LEGAL DESCRIPTIONS: (OVERALL PARCEL)

"BEGINNING 204.23 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00°10'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 501.39 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°59'10" WEST A DISTANCE OF 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (AN 80' WIDE RIGHT-OF-WAY); THENCE RUN NORTH 18°24'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.15 FEET TO THE NORTH LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE CONTINUE NORTH 89°59'10" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544, ALSO BEING THE NORTH LINE OF PART OF VERO MALL PD "A PLANNED DEVELOPMENT" AS RECORDED IN PLAT BOOK 16, PAGE 78, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 571.43 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 89°59'10" WEST A DISTANCE OF 349.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE RUN NORTH 18°24'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.15 FEET TO THE NORTH LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE RUN SOUTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 407.16 FEET; THENCE RUN SOUTH 00°10'16" WEST A DISTANCE OF 171.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.73 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 1):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00°10'16" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 501.39 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°59'10" WEST A DISTANCE OF 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (AN 80' WIDE RIGHT-OF-WAY); THENCE RUN NORTH 18°24'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.15 FEET TO THE NORTH LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE CONTINUE NORTH 89°59'10" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544, ALSO BEING THE NORTH LINE OF PART OF VERO MALL PD "A PLANNED DEVELOPMENT" AS RECORDED IN PLAT BOOK 16, PAGE 78, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 571.43 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 89°59'10" WEST A DISTANCE OF 349.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE RUN NORTH 18°24'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.15 FEET TO THE NORTH LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE RUN SOUTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 407.16 FEET; THENCE RUN SOUTH 00°10'16" WEST A DISTANCE OF 171.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 64,699 SQUARE FEET OR 1.48 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, ABANDONMENT'S AND RIGHTS-OF-WAY OF RECORD.

GENERAL NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM OR SURVEYOR FOR EASEMENTS, RESERVATIONS, ABANDONMENT'S, RESTRICTIONS AND / OR RIGHTS-OF-WAY.
- NO FOUNDATIONS OR UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED PER THIS SURVEY, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN ARE BASED UPON THE ASSUMED BEARING OF NORTH 00°10'16" EAST BETWEEN FOUND/SET MONUMENTATION ALONG THE WEST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 1.
- THE SURVEY FIELD WORK WAS ORIGINALLY COMPLETED ON JULY 21, 2004. THE SITE WAS REVISITED ON FEBRUARY 18, 2005 TO LOCATE FORM BOARDS AND OBSERVE TOP OF FORM ELEVATIONS.
- FLOOD ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0165 E, NUMBER 120119, PANEL 0166, SUFFIX E, MAP INDEX DATED JUNE 30, 1999.
- THE DESCRIPTION SHOWN HEREON IN QUOTES WAS FURNISHED BY THE CLIENT. TITLE COMMITMENT FURNISHED BY THE CLIENT WAS PREPARED BY ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT # CF-7102087, WITH AN EFFECTIVE DATE OF APRIL 25, 2004 @ 11:00PM. ALL OTHER DESCRIPTIONS SHOWN HEREON HAVE BEEN PREPARED BY THE PROFESSIONAL SURVEYOR AND MAPPER.
- UNLESS A COMPARISON IS SHOWN, RECORD VALUES AND OBSERVED VALUES ARE THE SAME.
- SURVEYOR NOTE: THERE ARE ADDITIONAL EASEMENTS AND INFORMATION SHOWN HEREON FROM PREVIOUS SURVEYS. OFFICIAL RECORD AND DEED BOOKS REFERENCED ON THIS SURVEY ARE RECORDED IN INDIAN RIVER COUNTY, FLORIDA.
- THIS SURVEY DOES NOT INTEND TO DETERMINE OR REFLECT OWNERSHIP.

VERTICAL CONTROL INFORMATION:

- PROJECT BENCHMARK: FLORIDA DEPARTMENT OF TRANSPORTATION DISK IN CONCRETE SIDEWALK 50' NORTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY STAMPED "SR5-88-02-B8" SHOWN HEREON.
PUBLISHED ELEVATION=11.529' N.A.V.D. 1988
ELEVATION=13.009' N.G.V.D. 1929
- ALL ELEVATIONS SHOWN HEREON HAVE BEEN CONVERTED TO AND ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929). ELEVATIONS WERE ORIGINALLY ESTABLISHED BY CARTER ASSOCIATES, INC. (C.A.I.) BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "SR5-88-02-B8" PUBLISHED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. A HEIGHT CONVERSION WAS PERFORMED FROM THE NORTH AMERICAN DATUM OF 1988 TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 USING THE NATIONAL GEODETIC SURVEY CONVERSION PROGRAM VERTCON (NORTH AMERICAN VERTICAL DATUM CONVERSION UTILITY), VERSION 2.0. THE ACCURACY OF THE CONVERSION AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (N.G.S.) / NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (N.O.A.A.) IS ESTIMATED TO BE 2 CENTIMETERS (RMS) (ONE SIGMA) AT THE DATA POINTS USED TO DEFINE THE MODEL. THE HEIGHT CONVERSION FORMULA IS: N.A.V.D. 88 MINUS THE CALCULATED DATUM CONVERSION = N.G.V.D. 1929. IN THIS CASE, -0.445 METERS OR -1.48 FEET WAS ADDED TO THE N.A.V.D. 88 ELEVATION FOR THE HEIGHT CONVERSION (N.A.V.D. 88 MINUS (-1.48)).
- TEMPORARY BENCHMARK: TOP OF P.K. NAIL AND DISK STAMPED "TRAV. PT. LB 205" SHOWN HEREON. ELEVATION=12.89' N.G.V.D. 1929.

LEGEND:

- CONCRETE/STEEL LIGHT POST
- CONCRETE UTILITY POLE
- WOOD UTILITY POLE WITH ANCHOR
- 8" HIGH CYCLE FENCING
- OVER HEAD ELECTRIC
- SANITARY MANHOLE
- SOUTH BELL TELEPHONE BOX
- WELL
- CATCH BASIN
- WATER METER
- GUARD POST
- TRAFFIC SIGN
- FORD SIGN

ELMEL
(TY
SAH
COI
W/D
P.K.
W/S
R :
T :
NW
SE
P.C.
N.G1929
N.A1988

ELECTRIC PANEL
TYPICAL
SATELLITE DISH
CONCRETE
WITH GUARD POSTS
PARKER KALON NAIL
WITH BRASS
DIAMETER
RANGE 39 EAST
TOWNSHIP 33 SOUTH
NORTHWEST ONE-QUARTER
SOUTHEAST ONE-QUARTER
POINT OF BEGINNING
POINT OF COMMENCEMENT
THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929
THE NORTH AMERICAN
VERTICAL DATUM OF 1988

ABBREVIATIONS

P.S.M.
LB 205
DB
ORB
PAGE
P.A.
CURB AND GUTTER
C&G
EASEMENT
CONCRETE BLOCK STRUCTURE
OVER HEAD ELECTRIC
OVER HEAD CABLE
OHC
GRASS
AIR CONDITION
ALUM.
WOOD POWER POLE
WPP
EDGE OF PAVEMENT

SITE INFORMATION:

ADDRESS: 1335 U.S. HIGHWAY #1
PARCEL ID: 3339120000030000044.0

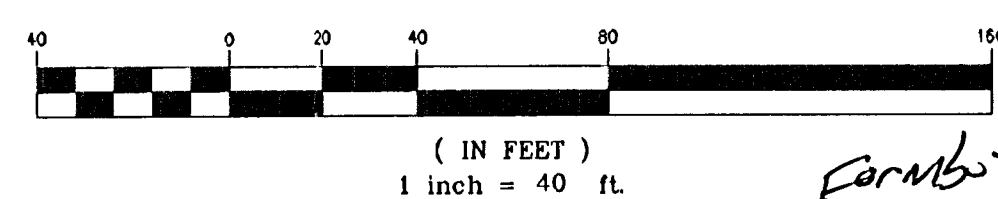
CERTIFIED TO:

MALL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DAVID E. LUTHEJE, P.S.M.
FLORIDA REGISTRATION NO. 5728
CARTER ASSOCIATES, INC., LB 205

SIGNATURE DATE:

GRAPHIC SCALE



REVISED: 2/16/05, UPDATE SURVEY, UNDER
REVISED: 9/16/04, RECERTIFIED, F.A.L.

CARTER ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1708 21ST STREET VERO BEACH, FLORIDA 32980-3472 772-682-4191 (TEL) 772-682-7180 (FAX)	
BOUNDARY SURVEY FOR PREPARED FOR MALL CENTER, LLC PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 33 SOUTH, RANGE 39 EAST	
DATE 7/1/04	DWG BY DEL.
APP'D BY DEL.	H. SCALE 1"=40'
V. SCALE N/A	PROJ. NO. 04-5915 03-2235
SHEET 1 OF 2	DWG# 15072 C2

Permit # 2004112930
SCHERER CONSULT