

**BOUNDARY SURVEY**  
**A PORTION OF LOTS 5, 6, 11 AND 12**  
**STUART FARMS SUBDIVISION**  
**PLAT BOOK 1, PAGE 63**  
**PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

LOT 3  
 STUART FARMS SUBDIVISION  
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 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

LOT 4  
 STUART FARMS SUBDIVISION  
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LOT 5  
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LOT 6  
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LOT 11  
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LOT 12  
 STUART FARMS SUBDIVISION  
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 PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND BEING A PORTION OF LOTS 5, 6, 11, AND 12 OF STUART FARMS SUBDIVISION OF LOT 5, MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY), FORMERLY A 100 FOOT RIGHT OF WAY, (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); AND THE NORTHERLY RIGHT OF WAY LINE OF INDIAN STREET (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 65°58'17" EAST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 50.07 FEET TO A POINT ON THE NEWLY ESTABLISHED EASTERLY RIGHT OF WAY OF SAID STATE ROAD 76; THENCE PROCEED NORTH 21°00'49" WEST, ALONG THE NOW ESTABLISHED EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76, A DISTANCE OF 1060.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY PERPENDICULAR THERETO, NORTH 68°59'11" EAST, A DISTANCE OF 600.03 FEET TO A POINT; THENCE NORTH 21°00'43" WEST A DISTANCE OF 767.25 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF LOT 6 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE AND A LINE PARALLEL WITH AND 650.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLE TO SAID FORMER EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 6 AND LOT 5 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE A DISTANCE OF 602.02 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76; THENCE SOUTH 21°00'49" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 76, A DISTANCE OF 733.20 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**  
 1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.  
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.  
 3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 5011612-NCS-857999-ORL, EFFECTIVE DATE: MAY 17, 2017 @ 8:00 AM.  
 SCHEDULE B -- SECTION II  
 EXCEPTION #9: PLAT BOOK 1, PAGE 63 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS  
 EXCEPTION #10: DB 31, PG 137 - AFFECTS PROPERTY AS SHOWN  
 EXCEPTION #11: DB 16, PAGE 140 - THIS IS A BLANKET EASEMENT FOR POWER LINES OVER LOTS 5, 6, 7 AND 8, STUART FARMS; ORB 170, PG 518 - DOES NOT AFFECT PROPERTY  
 EXCEPTION #12: DB 42, PG 432 - DOES AFFECT PROPERTY  
 EXCEPTION #13: ORB 1395, PG 693 - AFFECTS PROPERTY AND IS UNPLOTTABLE  
 EXCEPTION #14: ORB 1316, PG 388 - AFFECTS PROPERTY AND IS UNPLOTTABLE  
 EXCEPTION #15: ORB 1316, PG 381 - AFFECTS PROPERTY AND IS UNPLOTTABLE  
 EXCEPTION #16: ORB 3141, PG 1297 - AFFECTS PROPERTY AND IS UNPLOTTABLE  
 EXCEPTION #17: ORB 1341, PG 1260 - AFFECTS PROPERTY AND IS UNPLOTTABLE  
 EXCEPTION #18: ORB 1341, PG 1303 - ZONING ORDINANCE AND AFFECTS PROPERTY  
 EXCEPTION #19: ORB 1341, PG 1265 - ZONING ORDINANCE AND AFFECTS PROPERTY  
 EXCEPTION #20: ORB 1162, PG 1253 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #21: ORB ORB 2275, PG 1702; ORB 2378, PG 1742 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #22: ORB 2280, PG 265 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #23: ORB 2360, PG 2954 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #24: ORB 2416, PG 2259; ORB 2422, PG 1866 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #25: ORB 2422, PG 1843 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #26: ORB 2436, PG 2831 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #27: ORB 2422, PG 1848; ORB 2448, PG 988 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXCEPTION #28: ORB 2521, PG 69 - AFFECTS PROPERTY AND IS UNPLOTTABLE  
 4. BEARINGS SHOWN HEREON REFER TO AN GRID MERIDIAN OF S.21°00'49"E. ALONG THE EASTERLY RIGHT OF WAY LINE OF SW KANNER HIGHWAY.

6. LEGAL DESCRIPTION FURNISHED WITH SCHEDULE 'A' IN TITLE COMMITMENT.  
 7. SITE AREA: 450164.93 SQUARE FEET OR 10.33 ACRES MORE OR LESS.  
 8. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12085C0161G, DATED: 3-16-2015.  
 9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.  
 10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
 11. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.  
 12. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

**CERTIFICATIONS:**  
 1. RAC ALTERNATIVE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 2. CERTUS STU OWNER LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 3. DRIVER, McAFEE, PEEK & HAWTHORNE, P.L.  
 2. FIRST AMERICAN TITLE INSURANCE COMPANY

**SURVEYOR'S CERTIFICATION:**  
 SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*Robert Bloomster, Jr.*  
 ROBERT BLOOMSTER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4134 STATE OF FLORIDA

- LEGEND**
- CP POWER POLE
  - R RADIUS
  - L LENGTH
  - Δ DELTA
  - INV. INVERT
  - ELEV. ELEVATION
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - PG = PAGE
  - H.P.P. = WOOD POWER POLE
  - C.P.P. = CONCRETE POWER POLE
  - O.E. = OVERHEAD UTILITIES
  - M.E.S. MITERED END SECTION
  - P.S.M. PROFESSIONAL LAND SURVEYOR
  - M.E.S. MITERED END SECTION

**BLOOMSTER**  
 PROFESSIONAL LAND  
 SURVEYORS, INC.  
 L.B. #6018

641 NORTHEAST SPENCER STREET  
 JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868

SHEET 1 OF 1	
DRAWN BY: DPK	SCALE: 1" = 50'
FIELD WORK COMPLETED: 7/28/17	FIELD BOOK: SKETCH
JOB NO. 14204	REVISIONS:
DATE:	DESCRIPTION:
	BY:

**RAC ALTERNATIVE INVESTMENTS LLC**  
 XXXX STATE ROAD 76 (KANNER HIGHWAY)  
 PALM CITY, MARTIN COUNTY, FLORIDA