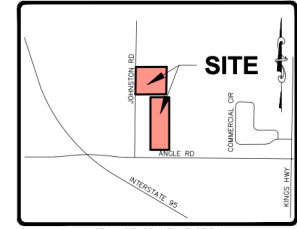
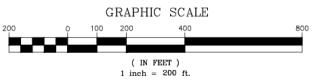


ALTA/NSPS LAND TITLE BOUNDARY SURVEY



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SCHEDULE B-II ITEMS
TITLE COMMITMENT PREPARED BY
OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1427825

COMMITMENT DATE: JULY 23, 2023 AT 11:00 PM
6. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 192, PAGE 471.
7. RIGHT OF WAY DEED IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 244, PAGE 2252, PUBLIC RECORDS
AFFECTS SUBJECT PROPERTY; DOCUMENT NOT LEGIBLE.
8. RIGHT OF WAY DEED IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 251, PAGE 855, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

LEGAL DESCRIPTION:

PARCEL 1:
THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 39 EAST, LESS AND EXCEPT ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND THAT PART OF THE ABOVE DESCRIBED PROPERTY COVERED TO CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT IN DEED BOOK 251, PAGE 855, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 36.285 ACRES, MORE OR LESS.

PARCEL 2:
THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 39 EAST, EXCEPTING THEREFROM ALL PUBLIC ROADS AND DRAINAGE CANALS OF RECORD.
CONTAINING 33.925 ACRES, MORE OR LESS.

ALL TOGETHER CONTAINING 70.210 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA/NSPS LAND TITLE BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON AUGUST 18, 2023. FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH 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 472.022, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (LAND DATA ACQUISITION) WAS AUGUST 17, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO TITLE COMMITMENT POLICY PROVIDED BY THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 70.210 ACRES, MORE OR LESS.
6. THIS ALTA/NSPS LAND TITLE BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. READINGS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THEREA. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "MIS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERMITS, FEES, RECORDS, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCUMBRANCES. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWS PROPERTY LINES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATED IN AN AREA OF ANIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 211102604, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO ADJACENT/FORM PANELS.
15. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
16. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE PROVIDED TO EDC, INC. THERE WAS NO EVIDENCE OF OBSERVED STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

CERTIFIED TO:

1. DAMIAN MARTINEZ AND DAWN MARTINEZ
2. FARM CREDIT OF FLORIDA, OAK, ISAKA, ATAMA, IN ITS SOLE CAPACITY AND AS AGENT/NOMINEE
3. KAHN AND KAHN P.L.L.C.
4. OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD METAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 15, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 17, 2023.

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.C. CERTIFICATE OF AUTHORIZATION #005
L.B. CERTIFICATE OF AUTHORIZATION #008

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CHECKED BY: [blank]
FIELD SUPERVISOR: [blank]
DATE: [blank]

COMMITMENT DATE: [blank]
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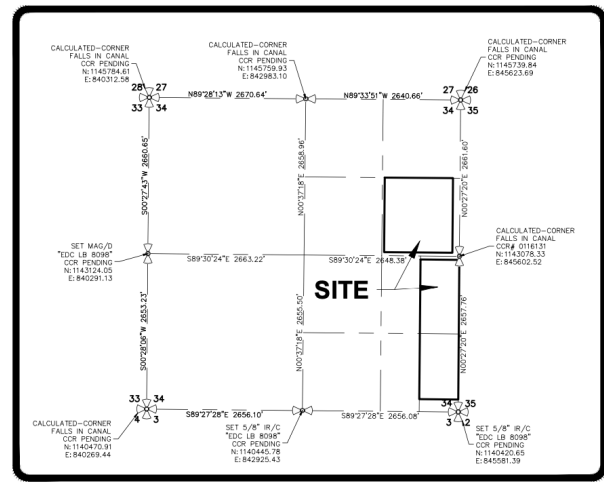
ALTA/NSPS LAND TITLE BOUNDARY SURVEY
LAND LYING IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

EDC logo

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

23-290

1 OF 1



ST. LUCIE COUNTY, FLORIDA
SEC. 34, TWP. 34S, RGE. 39E
1"=1000'

SYMBOL & ABBREVIATION LEGEND:

⊙ AIR RELIEF VALVE	⊙ DRAINAGE MARKER	⊙ HOPE	⊙ POLYURETHANE PIPE	⊙ PERMANENT CONTROL POINT
▲ ASPHALT	⊙ DISTRICT IRON PIPE	⊙ HWY	⊙ HOOD WIRE FENCE	⊙ PERMANENT REFERENCE PLAT BOOK
▲ BACK FILL PRESENTER	⊙ EDGE OF PAVEMENT	⊙ HYGANT	⊙ HORIZONTAL	⊙ PLAT DATA
▲ BENCH MARK (BM) OR BENCH MARK CONTROL POINT	⊙ EDGE OF ROAD	⊙ IRON	⊙ IRON	⊙ POINT OF BEGINNING
⊙ CANTON	⊙ ELECTRIC HAND-HOLE	⊙ IRV	⊙ IRON PIPE	⊙ P.O.B.
⊙ CALCULATED CORNER	⊙ ELECTRICAL METER	⊙ P	⊙ IRON PIPE	⊙ P.A.C.
⊙ CATCH BASIN	⊙ ELECTRICAL PANEL	⊙ R	⊙ IRON ROD AND CAP	⊙ POINT OF COMBINATION
⊙ CENTRAL DECEASED CORNER	⊙ ELEVATION	⊙ S	⊙ IRON ROD AND CAP	⊙ POINT OF CONJUGATE CURVE
⊙ CHAIN LINK FENCE	⊙ F.E.M.A. EMERGENCY MANAGEMENT AGENCY	⊙ T	⊙ IRON ROD AND CAP	⊙ POINT OF CURVATURE
⊙ CHINA	⊙ F.I.C.	⊙ F	⊙ IRON ROD AND CAP	⊙ POINT OF TANGENCY
⊙ CLEAN OUT	⊙ F.O.H.	⊙ F	⊙ IRON ROD AND CAP	⊙ POINT OF TERMINUS
⊙ COMMUNICATION LINE	⊙ FIBER OPTIC HAND-HOLE	⊙ MA/D	⊙ IRON ROD AND CAP	⊙ POLYURETHANE CHARGE
⊙ CONC	⊙ FIBER OPTIC MARKER	⊙ M	⊙ IRON ROD AND CAP	⊙ PROFESSIONAL LINE
⊙ CONCRETE LIGHT POST	⊙ FIELD MEASURED ELEVATION	⊙ M/L	⊙ IRON ROD AND CAP	⊙ RANGE
⊙ CONCRETE MONUMENT	⊙ F.L.D.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ REAL MEANWATER
⊙ CPP	⊙ FLORIDA DEPARTMENT OF TRANSPORTATION	⊙ M/L	⊙ IRON ROD AND CAP	⊙ RELIABLE WATER VALVE
⊙ CORRUGATED METAL PIPE	⊙ F.L.P.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ REINFORCED CONCRETE
⊙ CORRUGATED LIGHT POST	⊙ F.P.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ REINFORCED CONCRETE PIPE
⊙ DEED	⊙ F.P.E.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ RIGHT-OF-WAY
⊙ DEED BOOK	⊙ F.P.M.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ ROAD AND CAP
⊙ DELTA/CENTRAL ANGLE	⊙ F.P.S.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ ROADWAY
⊙ DIAMETER (DIA.)	⊙ F.P.W.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANITARY MANHOLE
	⊙ F.P.X.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
	⊙ F.P.Y.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
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	⊙ F.P.C.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
	⊙ F.P.D.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
	⊙ F.P.E.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
	⊙ F.P.F.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
	⊙ F.P.G.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
	⊙ F.P.H.	⊙ M/L	⊙ IRON ROD AND CAP	⊙ SANDSTONE MANHOLE
	⊙ F.P.I.			