# BOUNDARY SURVEY
## LOCATED IN SECTION 17
## TOWNSHIP 39 SOUTH
## RANGE 38 EAST

**LEGEND:**
- Δ DEGREE OF CURVATURE
- A/C AIR CONDITIONER
- (C) CALCULATED
- C/L CENTERLINE
- FND FOUND
- ID IDENTIFICATION
- I.E.&D.E. INGRESS/EGRESS AND DRAINAGE EASEMENT
- L ARC LENGTH
- OHU OVERHEAD UTILITY LINE
- O.R.B. OFFICIAL RECORD BOOK
- (P) PLAT
- PG. PAGE
- R RADIUS OR RANGE
- R.&D.E. ROAD AND DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- S SECTION OR RANGE
- T TOWNSHIP
- PROPERTY LINE
- GUY ANCHOR
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- WELL
- PVC POLYVINYL CHLORIDE
- 1/2" IRON ROD & CAP STAMPED "BSM LB 8155" (UNLESS OTHERWISE NOTED)

**LEGAL DESCRIPTION:**

(O.R.B. 3201, PG. 2137)

LOTS 1 THROUGH 10, INCLUSIVE, IN SECTION ONE OF SUNSET GROVES, A DIVISION OF LAND IN THE SOUTH ONE-HALF OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 38 EAST, LYING SOUTH AND WEST OF THE SEABOARD AIRLINES RAILROAD, MARTIN COUNTY, FLORIDA, AS SHOWN ON SURVEY MAP PREPARED BY STAFFORD AND BROCK AND RECORDED IN OFFICIAL RECORD BOOK 695, PAGE 2151, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

AND

LOTS 63 THROUGH 66, INCLUSIVE, IN SECTION ONE OF SUNSET GROVES, A DIVISION OF LAND IN THE SOUTH ONE-HALF OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 38 EAST, LYING SOUTH AND WEST OF THE SEABOARD AIRLINES RAILROAD, MARTIN COUNTY, FLORIDA, AS SHOWN ON SURVEY MAP PREPARED BY STAFFORD AND BROCK AND RECORDED IN OFFICIAL RECORD BOOK 695, PAGE 2151, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

## DETAIL "A"
1 INCH = 20 FT.

**SURVEYOR'S NOTES:**

1. THE SURVEY DATE IS JANUARY 16, 2024.

2. THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.

3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 38 EAST, SAID LINE BEARS NORTH 89°06'02" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011), AS ESTABLISHED USING REAL-TIME KINEMATIC (GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.

7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.

8. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 3201, PAGE 2137, AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

9. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.

10. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MARTIN COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.

11. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION DATED 2021 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

12. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 1208SC, PANEL NUMBER 0290G, WITH AN EFFECTIVE DATE OF 03/16/15.

13. CURVE RADIUS WAS CALCULATED TO BEST FIT ASSUMED OCCUPATION.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:
1) RYAN SINGH
2) BKM INVESTMENT PROPERTIES INC.

FOR THE FIRM:
BSM & ASSOCIATES, INC.

_____DATE_____

RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7074

**BSM & ASSOCIATES**
LAND SURVEYING SERVICES

**BOUNDARY SURVEY**
**10790 SW AMARYLLIS AVENUE**
**INDIANTOWN, FLORIDA 34956**

**GRAPHIC SCALE**
1 INCH = 100 FT.
(INTENDED DISPLAY SCALE 24"X36")