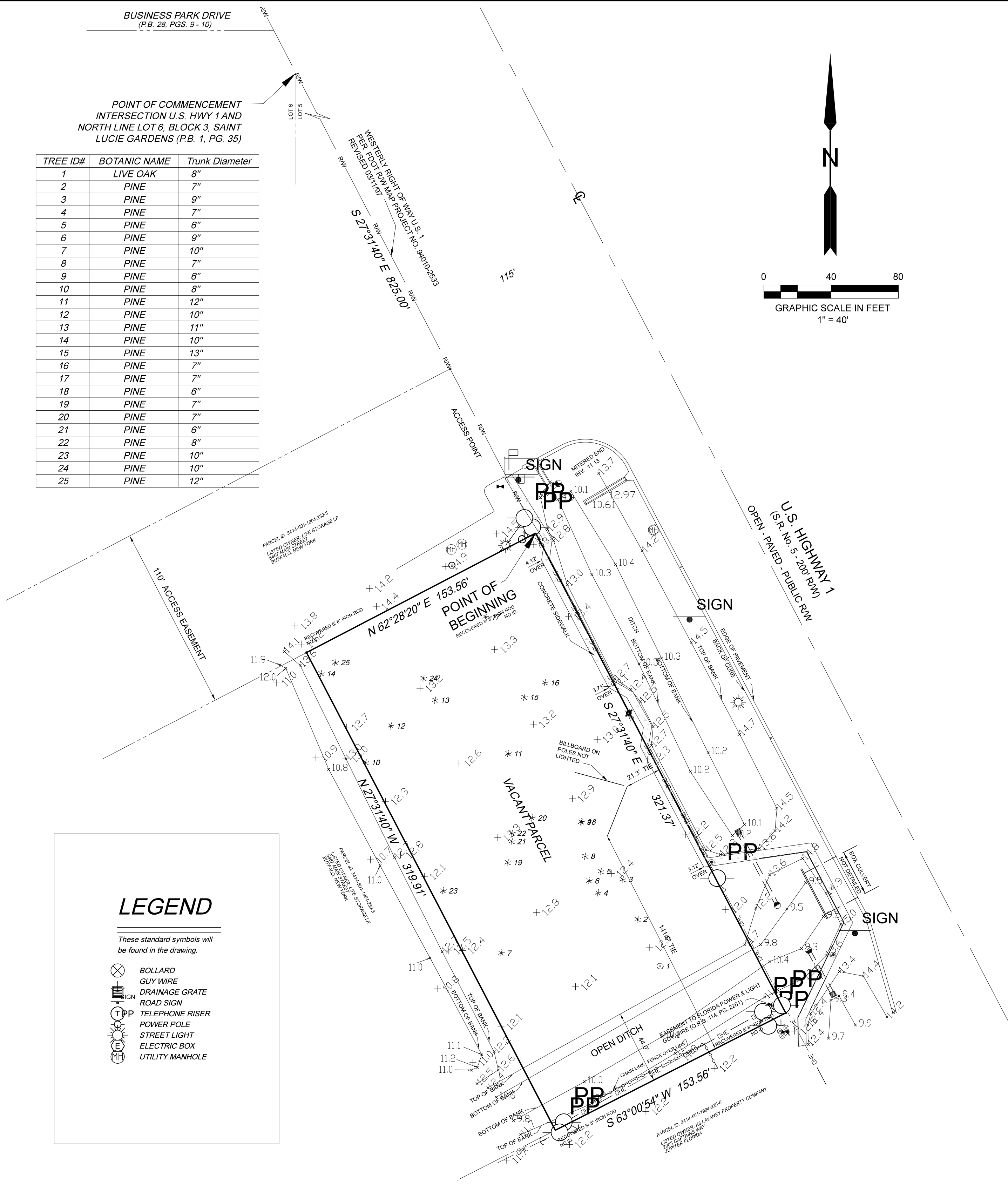


TREE ID#	BOTANIC NAME	Trunk Diameter
1	LIVE OAK	8"
2	PINE	7"
3	PINE	9"
4	PINE	7"
5	PINE	6"
6	PINE	9"
7	PINE	10"
8	PINE	7"
9	PINE	6"
10	PINE	8"
11	PINE	12"
12	PINE	10"
13	PINE	11"
14	PINE	10"
15	PINE	13"
16	PINE	7"
17	PINE	7"
18	PINE	6"
19	PINE	7"
20	PINE	7"
21	PINE	6"
22	PINE	8"
23	PINE	10"
24	PINE	10"
25	PINE	12"

LEGEND

These standard symbols will be found in the drawing.

- BOLLARD
- GUY WIRE
- DRAINAGE GRATE
- ROAD SIGN
- TELEPHONE RISER
- POWER POLE
- STREET LIGHT
- ELECTRIC BOX
- UTILITY MANHOLE



LEGAL DESCRIPTION FROM: SCHEDULE A (FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-2037-3374783)

A portion of Plat No. 1 Saint Lucie Gardens, Section 26, Township 36 South, Range 40 East, Block 3, more particularly described as follows:

Commence at the intersection of the North boundary of Lot 6, Block 3, Section 26, Township 36 South, Range 40 East, Plat of St. Lucie Gardens, as recorded in Plat Book 1, Page 35, St. Lucie County, Florida and the Westerly right of way boundary of US Highway No. 1; thence South 27°31'40" East along said right of way boundary, 825.00 feet to the Point of Beginning; thence continue South 27°31'40" East, along said right of way boundary 321.37 feet; thence South 63°00'54" West, a distance of 153.56 feet; thence North 27°31'40" West, a distance of 319.91 feet; thence North 62°28'20" East, a distance of 153.56 feet, returning to the Point of Beginning.

- SURVEYOR'S NOTES:**
- BEARINGS ARE BASED ON THE MONUMENTED WESTERLY R/W LINE OF U.S. HIGHWAY 1, AS S00°25'41"E, PER PLAT ASSUMED.
 - FIELD SURVEY ACCOMPLISHED WITH A CARLSON BR2 ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON BRXT GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
 - ALL BOUNDARY DIMENSIONS AS PER DEED UNLESS OTHERWISE NOTED.
 - SURVEY PERFORMED IN THE FIELD ON MAY 13, 2022.
 - SURVEYOR RELIED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-2037-3374783, WITH AN EFFECTIVE DATE OF APRIL 19, 2022 AT 11:00 PM. SURVEYOR WAS PROVIDED FULL COPY OF COMMITMENT AND EXCEPTIONS CONTAINED IN SCHEDULE B-II.
 - THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
 - ACCORDING TO THE FIRM MAP NUMBER 1211102279K WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2020.
 - GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
 - HORIZONTAL AND VERTICAL CONTROL UTILIZED FROM PUBLISHED ST. LUCIE COUNTY MONUMENT "DON", ELEVATION 12.71 NAVD 88. SURVEYOR UTILIZED FDOT FRM NETWORK.
 - NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT.

SCHEDULE B-II (FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-2037-3374783)

ITEMS 1-4, 12 - 13 ARE NOT SURVEY MATTERS

- All matters contained on the Plat of St. Lucie Gardens, as recorded in Plat Book 1, Page 35 Public Records of Saint Lucie County, Florida. AFFECTS SUBJECT PLOTTED
- Easement to Florida Power and Light Company recorded in O.R. Book 114, Page 30, Public Records of Saint Lucie County, Florida. AFFECTS SUBJECT PLOTTED
- Agreement recorded in O.R. Book 190, Page 2261, Public Records of Saint Lucie County, Florida. AFFECTS SUBJECT NOT A SURVEY MATTER.
- Resolution No. 20-4 recorded in O.R. Book 323, Page 2648, Public Records of Saint Lucie County, Florida. AFFECTS SUBJECT NOT A SURVEY MATTER.
- Easement in favor of American Telephone and Telegraph Company recorded in Deed Book 136, Page 304, as assigned to Southern Bell Telephone and Telegraph Company O.R. Book 645, Page 1474 as affected by partial Release recorded in O.R. Book 662, Page 2810, Public Records of Saint Lucie County, Florida. DOES NOT AFFECT SUBJECT.
- Order re: Lot Split recorded in O.R. Book 3802, Page 2895, re-recorded in O.R. Book 3804, Page 2571, Public Records of Saint Lucie County, Florida. AFFECTS SUBJECT SHOWN.

ABBREVIATIONS:

- ' - DEGREES ' - MINUTES WHEN USED IN A BEARING
- " - SECONDS WHEN USED IN A BEARING
- FEET WHEN USED IN A DISTANCE
- INCHES WHEN USED IN A DISTANCE
- # - NUMBER
- ± - MORE OR LESS (OR PLUS OR MINUS)
- N - NORTH
- E - EAST
- W - WEST
- S - SOUTH
- LB - LICENSED BUSINESS
- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- AC - ACRES
- O.R.B. - Official Records Book
- P.C. - Page
- P.B. - Plat Book
- P.C. - Point of Curvature
- P.O.C. - Point on a Curve
- P.R.C. - Point of Reverse Curvature
- P.T. - Point of Tangency
- L.S. - Land Surveyor
- ID. - Identification
- R/W - Right of Way
- IRC - Iron Rod & Cap
- ID. - Identification
- OHE - Overhead Power Lines

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO: I) 3H GROUP, INC., a Tennessee corporation, II) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, III) PEAK POINT PROPERTIES, LLC, AND/OR ITS ASSIGNS AND IV) ARNOLD, MATHENY, & EGAN, P.A. THAT THE BOUNDARY AND LOCATION SURVEY WAS MADE ON THE GROUND ON MAY 18, 2022 UNDER MY DIRECTION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, LOCATION OF FIXED VISIBLE IMPROVEMENTS AND RECOVERED MONUMENTATION, AND WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-6, 8, AND 11 OF TABLE A THEREOF AND ALSO, THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A BOUNDARY AND LOCATION SURVEY SET FORTH IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, L.L.C.
 Florida Licensed Business L.B. 8067

MICHAEL T. RUDD, PLS

LAND TITLE SURVEYOR REGISTRATION NO. 3960
 NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR
 THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WWW.MICHAELRUDD.COM
 1210 HAWAIIA DRIVE
 CARL AND O.F. 32808
 PHONE: 813.242.2800
 MICHELLE@MICHAELRUDD.COM

3H GROUP, INC.
 a Tennessee corporation

PREPARED FOR:
 ALTA / NSPS LAND TITLE SURVEY
 BOUNDARY TOPOGRAPHIC TREE AND LOCATION SURVEY
 VACANT COMMERCIAL PROPERTY
 SOUTH U.S. HIGHWAY 1
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
 SECTION 26 TWP 36 S RGE 40 E

DRAWN BY: SEB
 CHECKED BY: MTR
 SCALE: 1" = 40'
 DRAWING DATE: 09/24/2022
 SHEET: 1 OF 1
 JOB NO.: 006-515-00

DATE: 09/20/2022
 BY: MTR