

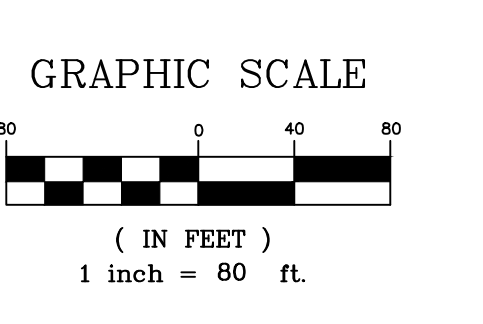
- SURVEYORS NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT BASED ON TITLE COMMITMENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
 - NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED.
 - SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
 - THE WESTERLY RW LINE OF U.S. HIGHWAY 1 IS ASSUMED TO BEAR N 28°36'12" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12061C014J, HAVING AN EFFECTIVE DATE OF JANUARY 26, 2023, THIS PROPERTY APPEARS TO BE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
 - THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRACTICES AND PROCEDURES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 1517, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 407.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
 - ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988.
 - NO EVIDENCE OF RECENT EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
 - THE SUBJECT PROPERTY IS CONTIGUOUS TO US HIGHWAY 1, A 100' PUBLIC RIGHT OF WAY, WITHOUT GAPS, GORES OR HIATUS.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER: TREAIV23-161C, DATED JUNE 22, 2023 AT 5:00 PM. AS TO SCHEDULE B-III, THE FOLLOWING APPLIES:
 - ITEM 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records and attaching subsequent to the effective date hereof and prior to the date the proposed insured acquires for value of record the estate or interest in mortgage thereon covered by this form. (Not a survey matter)
 - ITEM 2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable. (Not a survey matter)

NOTE: 2022 Real Property Taxes in the gross amount of \$11,849.62 are paid, under Tax I.D. No. 31-39-28-00000-3000-000120.

NOTE: 2022 Real Property Taxes in the gross amount of \$606.55 are paid, under Tax I.D. No. 31-39-28-00000-3000-000130.

NOTE: 2022 Real Property Taxes in the gross amount of \$2,432.10 are paid, under Tax I.D. No. 31-39-28-00000-3000-000140.
 - ITEM 3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disturbed by an accurate and complete land survey of the land. (Repealed by the map of survey reflected herein)
 - B. Rights or claims of parties in possession not shown by public records. (Not a survey matter)
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by public records. (Not a survey matter)
 - D. Taxes or assessments which are not shown as existing liens in the public records. (Not a survey matter)
 - ITEM 4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (Not a survey matter)
 - ITEM 5. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (Not a survey matter)

CERTIFIED TO:
 TCGLF WABASSO, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 TREASURE COAST TITLE & SETTLEMENT OF VERO, LLC
 COMMONWEALTH LAND TITLE INSURANCE COMPANY
 LWL LAW, PLLC A FLORIDA LIMITED LIABILITY COMPANY



LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 28; THENCE NORTH 89 DEGREES 46 MINUTES 27 SECONDS WEST, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 311.41 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 189.55 FEET TO A CONCRETE MONUMENT; THENCE NORTH 87 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 230.69 FEET TO A CONCRETE MONUMENT; THENCE NORTH 01 DEGREES 54 MINUTES 55 SECONDS EAST, A DISTANCE OF 117.94 FEET TO A CONCRETE MONUMENT; THENCE NORTH 14 DEGREES 47 MINUTES 24 SECONDS EAST, A DISTANCE OF 238.11 FEET TO A FIVE EIGHTH INCH IRON REBAR ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. HIGHWAY ONE), A 100 FOOT PUBLIC RIGHT-OF-WAY; THENCE NORTH 28 DEGREES 36 MINUTES 12 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 580.81 FEET TO A THREE QUARTER INCH IRON PIPE; THENCE SOUTH 67 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF 416.64 FEET TO A ONE INCH IRON PIPE; THENCE NORTH 87 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 34.28 FEET TO A ONE INCH IRON PIPE AND A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28; THENCE NORTH 00 DEGREES 05 MINUTES 11 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 84.15 FEET TO A ONE INCH IRON PIPE AND A POINT ON A LINE THAT IS 495.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 28; THENCE NORTH 89 DEGREES 49 MINUTES 52 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 355.54 FEET TO A FIVE EIGHTH INCH IRON REBAR AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A 100 FOOT RIGHT-OF-WAY; THENCE SOUTH 25 DEGREES 54 MINUTES 44 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 134.33 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 371.07 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF THE WABASSO SCHOOL PROPERTY; THENCE NORTH 24 DEGREES 24 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID WABASSO SCHOOL, A DISTANCE OF 302.84 FEET TO A CONCRETE MONUMENT AND A POINT ON THE NORTH LINE OF THE AFORESAID NORTHEAST QUARTER OF SECTION 28; THENCE SOUTH 89 DEGREES 46 MINUTES 27 SECONDS EAST, ALONG SAID NORTH LINE AND THE NORTH LINE OF WABASSO SCHOOL, A DISTANCE OF 536.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 22.28 ACRES, MORE OR LESS.

NOTE:

LEGAL DESCRIPTION SHOWN ABOVE IS THE SAME PARCEL AS LEGAL DESCRIPTION SHOWN BELOW.

ADDRESS:
 8965 US HIGHWAY 1, SEBASTIAN, FL 32958
 8985 US HIGHWAY 1, SEBASTIAN, FL 32958
 9025 US HIGHWAY 1, SEBASTIAN, FL 32958

CONTROLLING BENCHMARK:
 INDIAN RIVER COUNTY BENCHMARK
 TIDAL BM GPS 36
 PID A5810
 PUBLISHED ELEVATION 7.81 NAVD 1988

LEGEND

<ul style="list-style-type: none"> FBP - FOUND IRON PIPE NO IDENTIFICATION SRIC - SET OF IRON ROD FROM IRON PIPE CNC - CONCRETE IND - IRON ROD WITH IRON DISK IND - SET IRON ROD WITH IRON DISK FEI - FINISHED ELEVATION ST - SEPTIC TANK SP - SQUARE FOOT PI - PLAT (DI - DEED MH - MEASURE) CM - CORRODED METAL PIPE POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT EL - ELEVATION BIM - SITE BENCHMARK BS - CHORUS BENCH MARK OB - CHORUS BEARING FP - FORWARD CONTROL POINT PC - POINT OF CURVATURE PI - POINT OF INTERSECTION RI - RIGHT-OF-WAY FBP - FOUND IRON PIPE NO IDENTIFICATION SRIC - SET OF IRON ROD FROM IRON PIPE LI - LICENSED BUSINESS 	<ul style="list-style-type: none"> — CENTERLINE — STREET LIGHT — BENCHMARK — LIGHT POLE — EXISTING ELEVATION — PROPOSED ELEVATION — IRON ROD — CATCH BASIN — CABLE PEDESTAL — WOOD UTILITY POLE — GUY ANCHOR — ELECTRIC TRANSFORMER — TELEPHONE JUNCTION BOX — WATER METER — FIRE HYDRANT — WATER VALVE — EXISTING WELL — STORMY MARKOLE
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REVISION:	DATE:	BY:	GSS SURVEYING & MAPPING, LLC
PER COMMENTS	09-06-2023	EAD	ORDER@GSSURV.COM CERTIFICATE OF AUTHORIZATION NUMBER LB 8006
			PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
			NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 GSS Surveying and Mapping, LLC 700 22nd Place Suite 2A Vero Beach, FL 32960 772-696-5300	 GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978
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ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY	
FIELD DATE: 08-24-2023	DWG NAME:
FIELD BY: LR/JB	XREF 1:
FIELD BOOK: FILE	XREF 2:
PAGE:	XREF 3:
DRAWN BY: EAD	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 23-0252	SHEET # 1 of 1