SKETCH ALTA\NSPS LAND TITLE SURVEY OF: 5080 S. U.S. HIGHWAY 1, FORT PIERCE, FL.

LOCATION MAP
NOT TO SCALE

VIEW 1
NOT TO SCALE

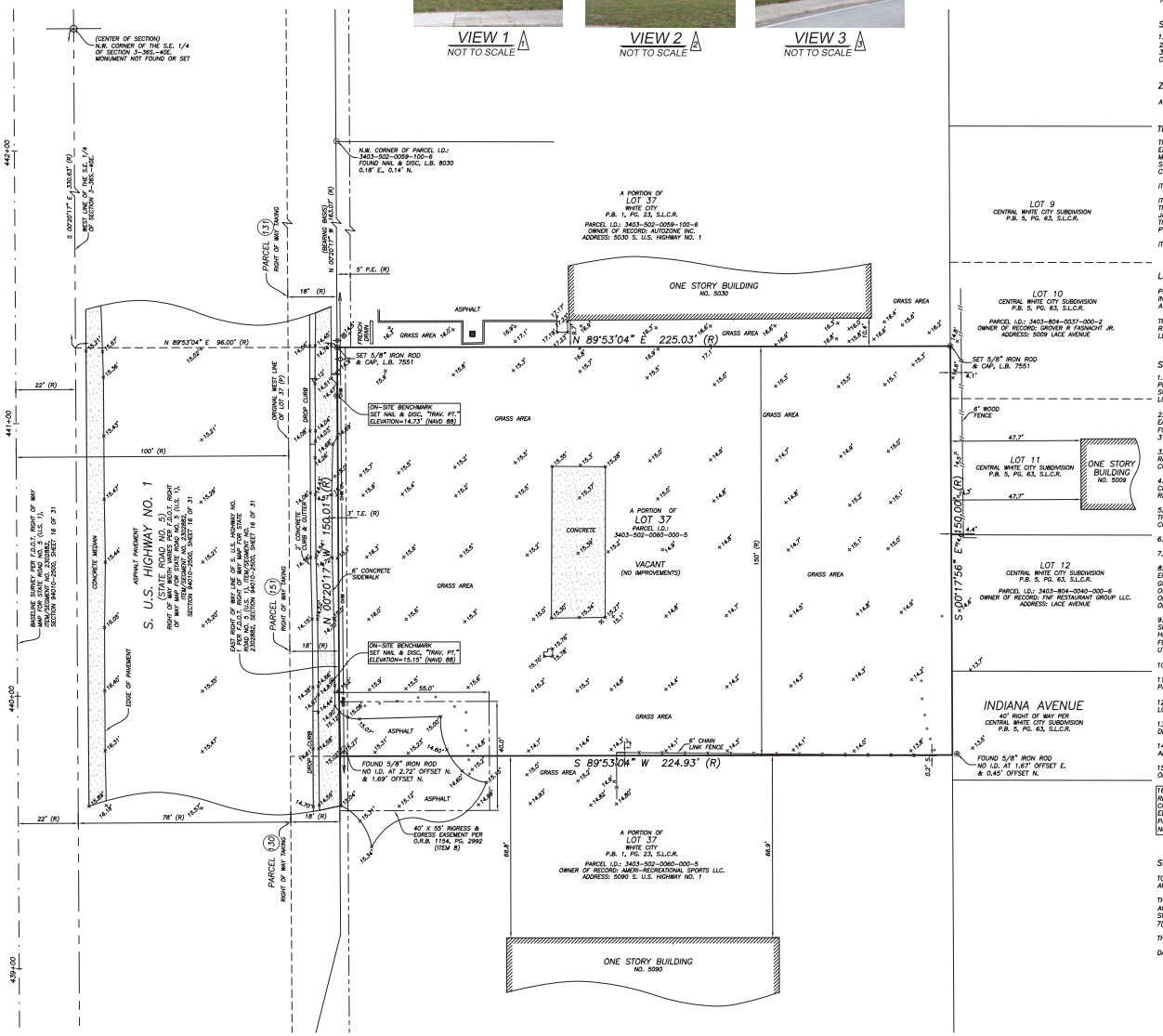
VIEW 2
NOT TO SCALE

VIEW 3
NOT TO SCALE

SCALE: 1" = 20'
GRAPHIC SCALE

LEGEND:

S.L.C.R. ..... ST. LUCIE COUNTY RECORDS
L.B. ..... LICENSED BUSINESS
P.B. ..... PLAT BOOK
O.R.B. ..... OFFICIAL RECORDS BOOK
PG. ..... PAGE
P.E. ..... PERMANENT EASEMENT
T.E. ..... TEMPORARY EASEMENT
NAVD 88 ..... NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT. ..... TRAVERSE POINT
I.D. ..... IDENTIFICATION
-OHW- ..... OVERHEAD WIRES
(C) ..... CALCULATED
(F) ..... DENOTES INFORMATION BASED ON PLATS OF RECORDS
(R) ..... DENOTES BEARING AND DISTANCE BASED ON RECORD INFORMATION
℄ ..... CENTERLINE
(DFT) ..... FLORIDA DEPARTMENT OF TRANSPORTATION
◈ ..... WIRE PULL BOX
■ ..... CATCH BASIN
⊹ ..... CONCRETE POWER POLE
▬ ..... SIGN
✦ ..... PLASTIC PIPE
● ..... WOOD BOLLARD
◆ ..... WOOD POLE
⚡ ..... BREAK IN SCALE
1 ..... VIEW 1
15.00' ..... SURFACE ELEVATION



PARKING SPACES:
NONE.

STATEMENT OF APPARENT ENCROACHMENTS:
NONE.

SURVEYOR'S REFERENCES:
1. ST. LUCIE COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
2. ST. LUCIE COUNTY PROPERTY APPRAISER'S NETWORK.
3. COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 23027312 RH1, EFFECTIVE DATE: MARCH 1, 2023 AT 8:00 A.M.

ZONING INFORMATION:
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

TITLE COMMITMENT NOTES:
THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 23027312 RH1, EFFECTIVE DATE: MARCH 1, 2023 AT 8:00 A.M.

ITEMS 1 THROUGH 7. NOT A MATTER OF SURVEY

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN EASEMENT AGREEMENT BETWEEN JOHN A. GEAR AND PENELOPE A. GEAR, HIS WIFE AND JATNAR, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1154, PAGE 2992, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. NOT A MATTER OF SURVEY.

LEGAL DESCRIPTION:
PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 23027312 RH1, EFFECTIVE DATE: MARCH 1, 2023 AT 8:00 A.M.

THE NORTH 150 FEET OF THE SOUTH 1/2 OF LOT 37, WHITE CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, LESS THE EAST 15 FEET AND LESS THE RIGHT OF WAY FOR U.S. 1.

SURVEY NOTES:
1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A RECORD BEARING OF N.00°20'17"W., ALONG THE EAST RIGHT OF WAY LINE OF S. U.S. HIGHWAY NO. 1, AS SHOWN ON THE F.D.O.T. RIGHT OF WAY MAP FOR STATE ROAD NO. 5 (U.S. 1), ITEM/SEGMENT NO. 2302882, SECTION 94010-2500, SHEET 16 OF 31.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C 0277 K, COMMUNITY NUMBER 120285, UNINCORPORATED AREAS, ST. LUCIE COUNTY, FLORIDA. MAP EFFECTIVE DATE: FEBRUARY 19, 2020.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.

9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

10. THE PROPERTY SHOWN HEREON CONTAINS 0.775 ACRES (33,749 SQUARE FEET), MORE OR LESS.

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

12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

15. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

16. THE ELEVATIONS SHOWN HEREON ARE BASED ON A ST. LUCIE COUNTY BENCHMARK "SONNY" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A SAINT LUCIE COUNTY 2004 VERTICAL CONTROL DISK SET IN CONCRETE 49 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF LEANDER AVENUE, 53 FEET PLUS OR MINUS NORTH OF THE NORTH EDGE OF PAVEMENT OF MIDWAY ROAD (COUNTY ROAD #712), 28 FEET PLUS OR MINUS NORTHEAST OF THE NORTHEAST CORNER OF ECONOLITE SIGNAL CONTROL BOX. ELEVATION=11.42'.

SURVEYOR'S CERTIFICATE:
TO: EDIVAL COMMERCIAL REAL ESTATE LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE 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, 2, 3, 4, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, AND 17, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 2, 2023.

DATE OF PLAT OR MAP: MARCH 13, 2023.

Digitally signed by Javier De La Rocha
Date: 2023.03.29 14:07:31 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSSURVEYORS.COM

ECS LAND SURVEYORS, INC.
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
L.B. 7551

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF LOT 37
WHITE CITY
PLAT BOOK 1, PAGE 23, S.L.C.R.
5080 S. U.S. HIGHWAY 1, FORT PIERCE, FL. 34982

CLIENT: EDIVAL INTERNATIONAL REALTY
DATE: 03/13/23
DRWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 03/02/23
REVISIONS

JOB NO. ECS3340
SHEET NO. 01 OF 01