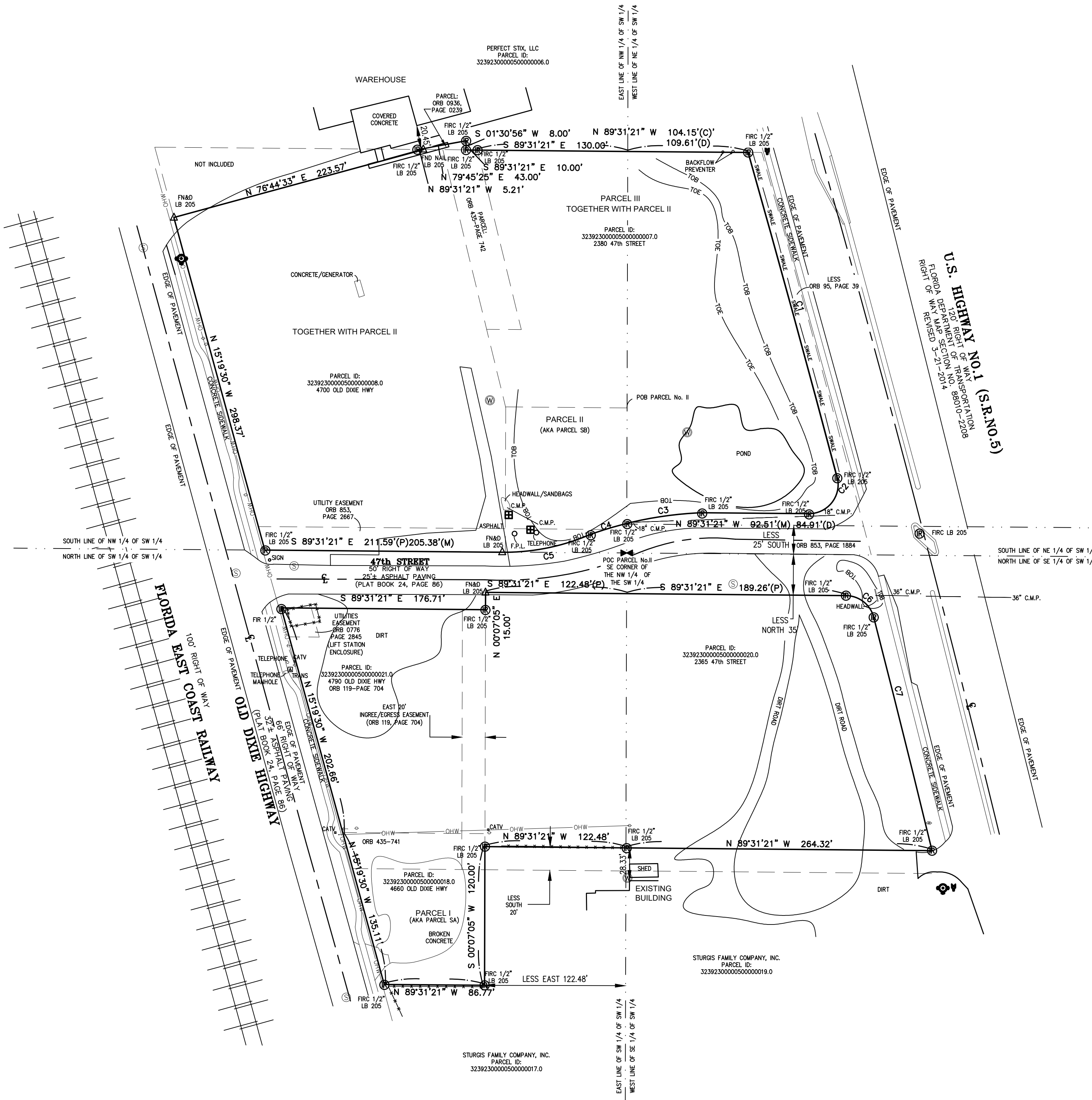


**SURVEYORS NOTES:**

- SURVEYORS NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT. 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 EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY IS ASSUMED TO BEAR N 15°19'30" E 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 12061C024H, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014, 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 PRINCIPALS AND PRACTICES 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 SJ17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, 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 DATA 1988.
  - SUBJECT PARCELS CONTAIN 6.56 ± ACRES MEASURED.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 2030-540987, COMMITMENT DATE OF MAY 24, 2021 AT 8:50 AM AS TO SCHEDULE B-II, THE FOLLOWING APPLIES:
    - ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)
    - ITEM 2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
    - ITEM 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (RESOLVED BY THIS MAP OF SURVEY REFLECTED HEREON)
    - ITEM 4. ANY LIENS, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
    - ITEM 5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (NOT A SURVEY MATTER)
    - ITEM 6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER)
    - ITEM 7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT A SURVEY MATTER)
    - ITEM 8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
    - ITEM 9. ANY LIEN AS PROVIDED FOR BY CHAPTER 159 OR 170, SIMILAR FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER, GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN. (NOT A SURVEY MATTER)
    - ITEM 10. EASEMENT RECORDED IN BOOK 776, PAGE 2845. (DEPICTED ON MAP OF SURVEY)
    - ITEM 11. EASEMENT RECORDED IN BOOK 853, PAGE 2667. (DEPICTED ON MAP OF SURVEY)
    - ITEM 12. EASEMENT AND/OR WAY OF NECESSITY OVER THE LAND DESCRIBED IN SCHEDULE "A" IN FAVOR OF THE OWNERS OF THE LANDS DESCRIBED IN BOOK 598, PAGE 239, RESULTING FROM THE FACT THAT THE LANDS DESCRIBED IN BOOK 598, PAGE 239 BECAME LANDLOCKED BY VIRTUE OF THE CONVEYANCE FROM INDIAN RIVER PACKING COMPANY, TO 47TH STREET, LLC, RECORDED IN BOOK 1864, PAGE 1997. (THE LANDS AS DESCRIBED HAVE ACCESS THROUGH 47TH STREET)



**LEGAL DESCRIPTION:**

PARCEL NO. I (AKA PARCEL NO. 5A)  
 THE SOUTH 110 FEET OF THE NORTH 375 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. NO. 1, (NOW KNOWN AS OLD DIXIE HIGHWAY), AS IN OFFICIAL RECORDS BOOK 112, PAGE 700 AND OFFICIAL RECORDS BOOK 435, PAGE 741, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, EXCEPT THE EAST 122.48 FEET THEREOF, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL NO. II (AKA PARCEL NO. 5B)  
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, EAST OF THE FEC RAILROAD, RUN WEST 105 FEET; THENCE NORTH 125 FEET; THENCE EAST 105 FEET; THENCE SOUTH 125 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF SAID 1/4 SECTION 125 FEET FOR POINT OF BEGINNING; THENCE RUN NORTH ALONG SAID EAST LINE A DISTANCE OF 223 FEET; THENCE RUN WEST, PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION A DISTANCE OF 160 FEET; THENCE SOUTHEASTERLY TO A POINT 105 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE 1/4 SECTION TO THE POINT OF BEGINNING.

TOGETHER WITH  
 THE SOUTH 348 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, WEST OF THE PROPOSED NEW US HWY. 1 AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 9, PAGE 215, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LESS HIGHWAY RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 95, PAGE 39 AND LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 435, PAGE 742, AND ALSO LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 853, PAGE 1884, AND ALSO LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 853, PAGE 1882, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

AND  
 PARCEL NO. III/V  
 THE SOUTH 348 FEET OF ALL THAT PART OF THE NW 1/4 OF THE SW 1/4 LYING EAST OF DIXIE HIGHWAY EXCEPT 0.161 ACRES MORE OR LESS TO LEROY E. SMITH'S SONS, INC. AS IN OFFICIAL RECORDS BOOK 525, PAGE 750, AND EXCEPT THOSE PARCELS TO BARNES DESCRIBED IN DEED BOOK 71, PAGE 111 AND DEED BOOK 84, PAGE 7, BUT INCLUDING THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 435, PAGE 742, AND ALSO LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 853, PAGE 1884, AND ALSO LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 853, PAGE 1882, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THE NORTH 275 FEET OF THE SW 1/4 OF THE SW 1/4 LYING EAST OF U.S. #1, (NOW KNOWN AS OLD DIXIE HIGHWAY), AS IN OFFICIAL RECORDS BOOK 119, PAGE 704, EXCEPT THE EAST 122.48 FEET AND EXCEPT THE SOUTH 30 FEET, AND ALSO EXCEPT THAT PORTION OF SAID NORTH 275 FEET, EXCEPT THE EAST 122.48 FEET, LYING WITHIN THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 780, PAGE 2064, BUT INCLUDING THAT PORTION OF SAID NORTH 275 FEET, EXCEPT THE EAST 122.48 FEET, LYING WITHIN THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 780, PAGE 2064, BOTH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

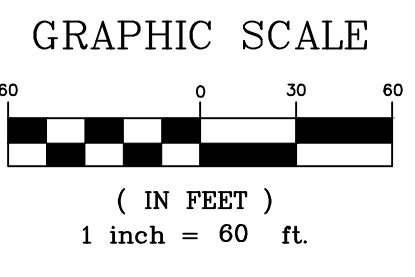
THE EAST 122.48 FEET OF THE NORTH 275.01 FEET OF THE SW 1/4 OF THE SW 1/4 LYING EAST OF OLD U.S. #1 (DIXIE HIGHWAY), LESS THE NORTH 35 FEET AND THE SOUTH 20 FEET, AND LESS THAT PORTION OF SAID EAST 122.48 FEET OF THE NORTH 275.01 FEET, LESS THE NORTH 35 FEET, LYING WITHIN THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 780, PAGE 2064, BUT INCLUDING THAT PORTION OF SAID EAST 122.48 FEET OF THE NORTH 275.01 FEET, LESS THE NORTH 35 FEET, LYING WITHIN THE PARCEL IN OFFICIAL RECORDS BOOK 780, PAGE 2064 AS ARE DESCRIBED IN OFFICIAL RECORDS BOOK 853, PAGE 1880, BOTH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THE NORTH 275 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF NEW U.S. HIGHWAY NO. 1 (STATE ROAD 5, SECTION 88010-2206), LESS AND EXCEPT THE NORTH 35 FEET; AND LESS AND EXCEPT THE SOUTH 20 FEET.

ALL LOCATED IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

(Contains 6.56± acres combined total)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	17128.75'	292.84'	0°58'46"
C2	25.00'	45.93'	1°05'19.54"
C3	325.00'	65.43'	11°33'15"
C4	325.00'	33.05'	5°49'38"
C5	1187.11'	78.40'	24°00'23"
C6	25.00'	32.77'	75°08'08"
C6	25.00'	208.10'	0°41'46"



ADDRESS: 4680 OLD DIXIE HWY VERO BEACH, FLORIDA 32967  
 2365 47th STREET 2365 47th STREET VERO BEACH, FLORIDA 32967  
 4790 OLD DIXIE HWY VERO BEACH, FLORIDA 32967

4700 OLD DIXIE HWY VERO BEACH, FLORIDA 32967  
 2380 47th STREET VERO BEACH, FLORIDA 32967

CERTIFIED TO:  
 BROWARD DEVELOPMENT, LLC  
 FIRST 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, 5, 7, 8, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 19, 2021.

GSS SURVEYING & MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE  
 TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597  
 OR  
 HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6661

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 D-2  
 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

ALTA/NSPS LAND TITLE  
 BOUNDARY SURVEY

FIELD DATE: 7-19-2021	DWG NAME: 21-0802
FIELD BY: JL/KR	XREF 1:
FIELD BOOK: SEE FILE	XREF 2:
PAGE:	XREF 3:
DRAWN BY: KWC	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 21-0802	SHEET # 1 of 1