

ALTA/NSPS LAND TITLE SURVEY

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF SE JENNINGS ROAD, BEING S89°42'50"W PER LEGAL DESCRIPTION SHOWN HEREON.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12111C0293K, COMMUNITY NO. 120287, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 11602-20-05460, EFFECTIVE: MARCH 25, 2021 AS REVISED APRIL 08, 2021, ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY. THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION SET FORTH IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON.

7. THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THE PROPERTY HAS DIRECT ACCESS TO SE JENNINGS ROAD, A PAVED PUBLIC RIGHT-OF-WAY.

9. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.

10. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

11. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.

13. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION Z 667, BEING: 11.68 FEET, (NAVD 88), PUBLISHED BY NATIONAL GEODETIC SURVEY.

14. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FFRN.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 10(A): WITH RESPECT TO ADJOINING PROPERTIES, NO DIVISION OR PARTY WALLS WERE OBSERVED.

ITEM 16: NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WAS OBSERVED.

ITEM 17: SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18: NO DELINEATED WETLANDS WERE OBSERVED.

ITEM 19: CLIENT PROVIDED NO RECORDING INFORMATION FOR OFFSITE EASEMENTS.

SCHEDULE B-2 EXCEPTIONS NOTES:

8. ALL MATTERS CONTAINED ON THE PLAT OF PLAT NO. 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

9. TERMS AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 521, PAGE 2024, AS AMENDED BY CORRECTIVE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 562, PAGE 2646, AND AS AMENDED BY SECOND AMENDMENT AND RESTATEMENT OF EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 704, PAGE 1730, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, SHOWN HEREON.)**

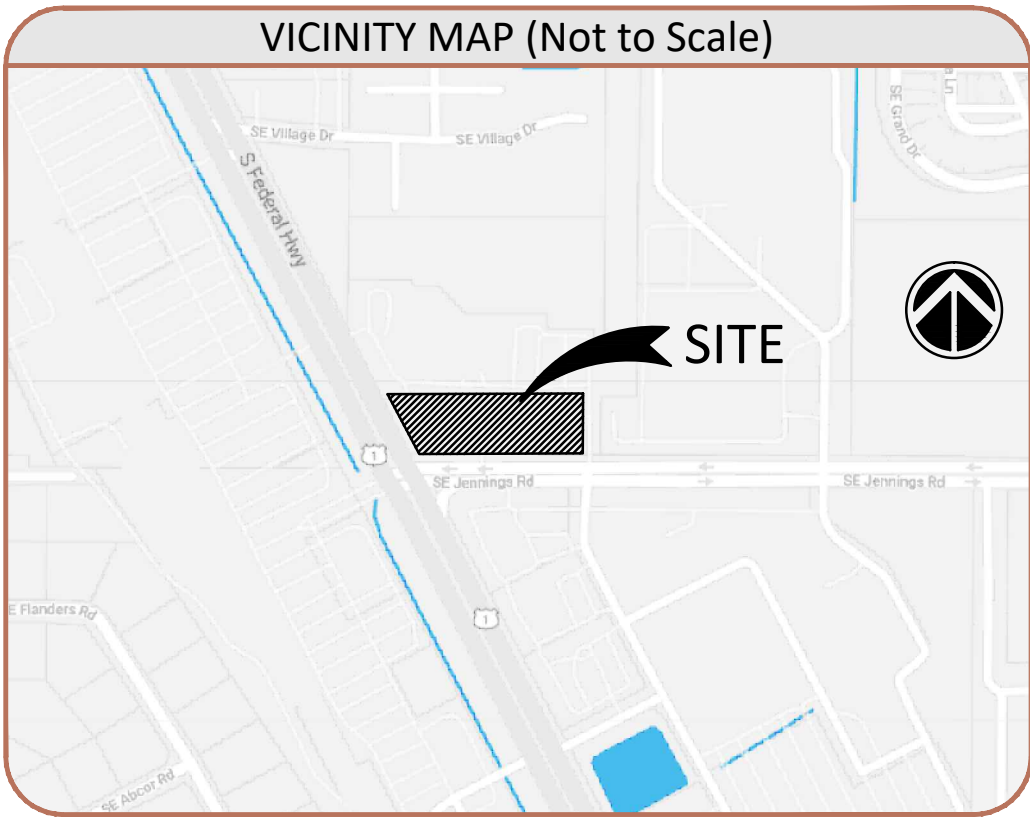
10. RECIPROCAL ACCESS EASEMENTS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 704, PAGE 1741, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, SHOWN HEREON.)**

11. ST. LUCIE COUNTY UTILITIES DEPARTMENT DEVELOPER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 796, PAGE 2377, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

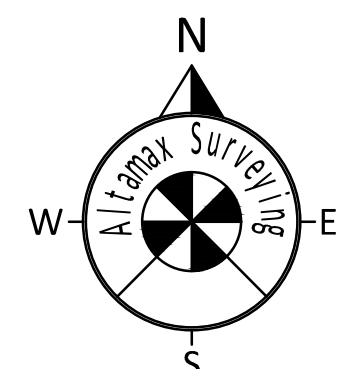
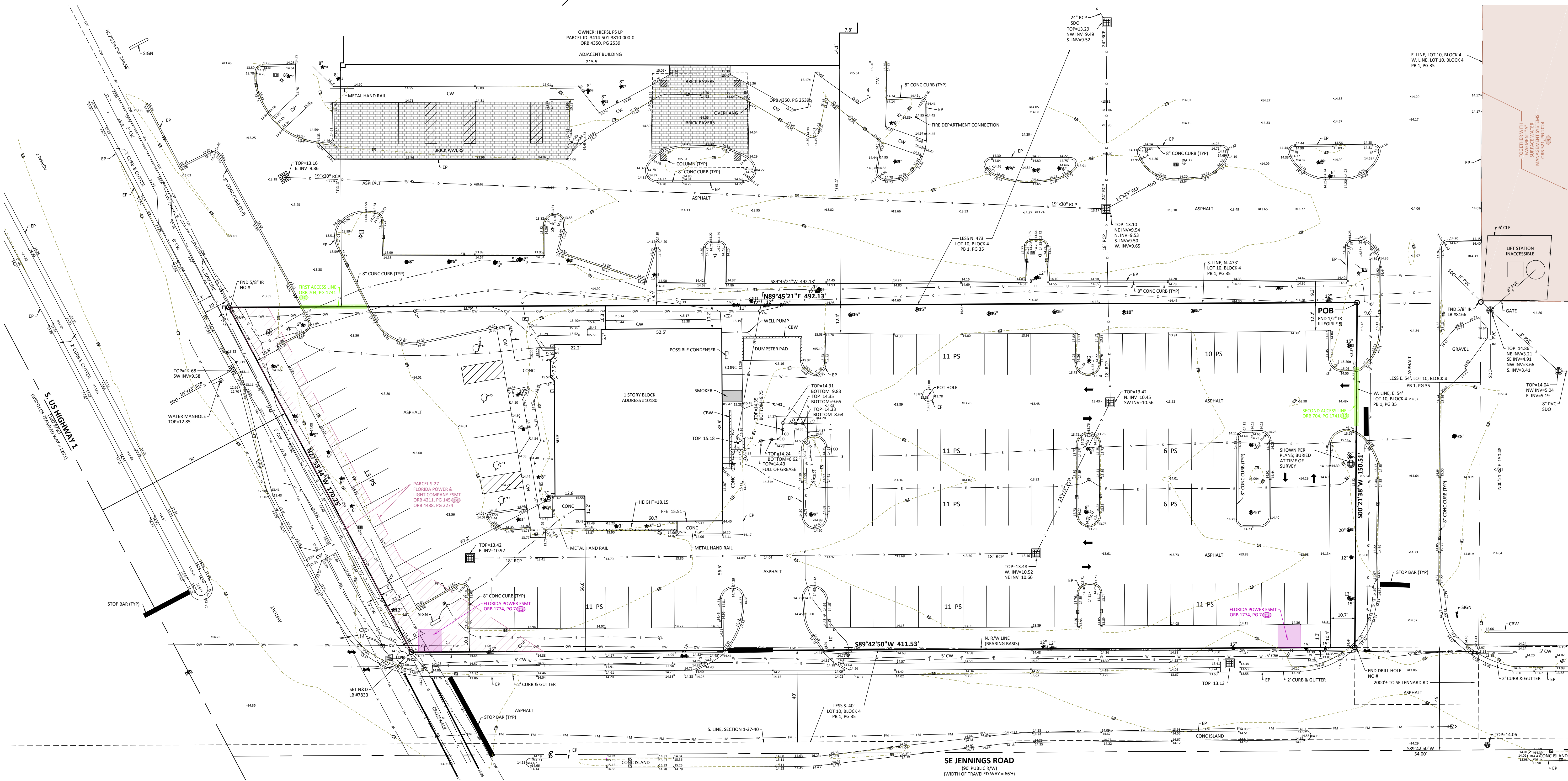
12. TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIONS AND NOTICE OF OPTION RECORDED IN OFFICIAL RECORDS BOOK 1024, PAGE 2171, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 1907, PAGE 1056, AND AS AFFECTED BY NOTICE OF TERMINATION OF FRANCHISE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3708, PAGE 2987, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

13. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1774, PAGE 7, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, SHOWN HEREON.)**

14. PERPETUAL NON-EXCLUSIVE EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS SET OUT IN STIPULATED FINAL JUDGMENT/ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4211, PAGE 145, AND OFFICIAL RECORDS BOOK 4488, PAGE 2274, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, SHOWN HEREON.)**



ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE
0 20 40
1 INCH = 20 FEET

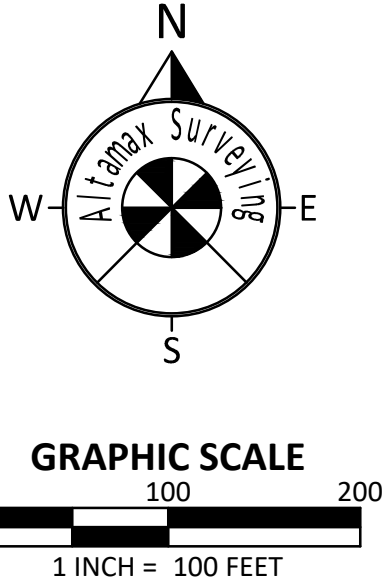
ADDRESS:
10180 S. US HIGHWAY 1
PORT ST. LUCIE, FL 34952

Job Information
JOB NO. 904096
CF NO. STL-10180 S US HWY 1
FIELD DATE: 1/18/2021
SCALE: 1" = 20'
DRAWN BY: SAH

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

ALTA/NSPS LAND TITLE SURVEY

KEY MAP



ADDRESS:
10180 S. US HIGHWAY 1
PORT ST. LUCIE, FL 34952

Job Information
JOB NO. 904096
CF NO. STL-10180 S US HWY 1
FIELD DATE: 1/18/2021
SCALE: 1" = 100'
DRAWN BY: SAH

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