ALTA/ACSM SURVEY

LEGAL DESCRIPTION:
SCHEDULE A

LOTS 1, 2, 25 AND 26 BLOCK 240, PORT ST. LUCIE SECTION TWENTY EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 7, 7A THRU 7C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0286 K DATED: 2-19-20.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.+
6. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF GROVE AVENUE AS BEING N76°26'36"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS FOR ALTA/ACSM ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

ABBREVIATIONS AND LEGEND

- ○ = FOUND 5/8 IRON REBAR & CAP
- ● = SET 5/8 IRON REBAR AND YELLOW CAP MARKED "PSM5543"
- R/W = RIGHT OF WAY
- PB = PLAT BOOK
- PG = PAGE
- ORB = OFFICIAL RECORD BOOK
- R/W = RIGHT OF WAY
- (M) = MEASURED
- (P) = PLAT
- (C) = CALCULATED
- (R) = RADIUS OF CURVE
- L = LENGTH OF CURVE
- D = DELTA OF CURVE
- A/C = AIR CONDITIONER/PAD
- BSL = BUILDING SETBACK LINE
- PUE = PRIVATE UTILITY EASEMENT
- FFE = FINISHED FLOOR ELEVATION
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PCNR = PROPERTY CORNER
- PLINE = PROPERTY LINE
- CONC = CONCRETE
- CP = CONCRETE PAD
- BFP = BACK FLOW PREVENTER
- = CATCH BASIN
- = CONCRETE POWER POLE
- = CULVERT
- = ELECTRIC BOX
- = FIRE HYDRANT
- = FIRE SERVICE
- = GUY WIRE
- = HANDICAP SPACE
- = MAIL BOXES
- = PARKING SPACES
- = PHONE/CABLE INTERFACE BOX
- = SANITARY SEWER MANHOLE
- = SEWER VALVE
- = SIGN
- = WATER METER
- = WATER PUMP
- = WELL
- = WOOD POWER POLE

PREPARED FOR:

LIBERTY TITLE COMPANY OF AMERICA
COMMITMENT NUMBER: 7222-6403604
LOAN NUMBER:
ISSUING OFFICE FILE NUMBER:
SL-23-72
SUBJECT PROPERTY ADDRESS:
792 SW GROVE AVENUE
PORT ST. LUCIE, FLORIDA

ZONING AND SETBACKS

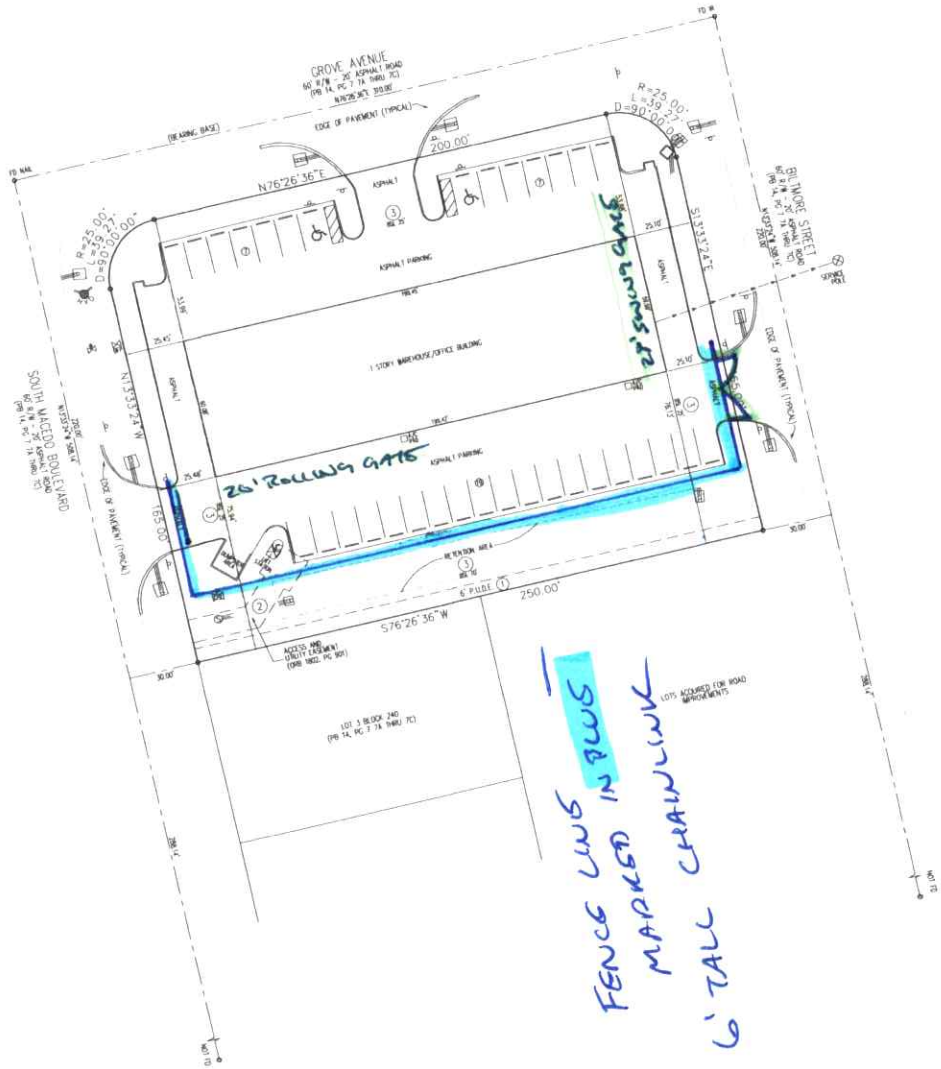
PROPERTY ZONING = SERVICE COMMERCIAL

PROPERTY BUILDING SETBACKS

FRONT SETBACK = 25 FEET

REAR SETBACK = 25 FEET (3)

SIDE SETBACK = 10 FEET (3)



VICINITY/LOCATION MAP
NOT TO SCALE

NARRATIVE OF SCEDULE B, SECTION II, EXCE

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY PROPERTY PER CUSTOMERS REQUEST. ALTA COMMITMENT NUMBER 7222-6403604 NUMBER SL-23-137 LIBERTY TITLE COMPANY OF AMERICA COMMITMENT DATE 4-3-

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFO RECORDED EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT TH TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT PROVIDED.

3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AB STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY

A. DEFECTS, LEINS, ENCUMBERANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, C THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE, BUT P PROPOSED INSURED ACQUIRES RECORD TITLE, FOR VALUE, OF THE ESTATE OR INTE COVERED BY THIS COMMITMENT. (NOT PLOTTABLE) (A1)
B. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESION OF THE LAND NOT SH RECORDS. (NOT PLOTTABLE) (B2)
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTA THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF TH PARCEL) (C3)
D. ANY LIEN, FOR SERVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENT PROVIDED BEFORE, ON, OR AFTER THE DATE OF POLICY, NOT SHOWN BY THE PUBL (D4)
E. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER (NO AFFECT) (M BORDERS ANY BODY OF WATER) (E5)
F. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS O LOCAL TAX COLLECTING AUTHORITY, AT POLICY DATE. (NOT PLOTTABLE) (F6)
G. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETURNED BY CURRENT C PLOTTABLE) (G7)
H. THE STANDARD EXCEPTION FOR ANY MINERALS OR MINERAL RIGHTS LEASED, GRANT CURRENT OR PRIOR OWNERS IS HEREBY DELETED. (H8)
I. NOTES FOR STANDARD EXCEPTIONS: STANDARD EXCEPTIONS FOR PARTIES IN POSES AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC R UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESION AFFIDAVIT ESTABLIS OF THE LANDS, THAT THERE ARE NO LIENS OR ENCUMBERANCES UPON THE LANDS IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEEN MADE W ARE CONTEMPLATED TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FUL UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS I POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MAT AFFIDAVIT.

STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UPON RECE CERTIFIED SURVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL MORE THAN 90 DAYS PRIOR TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCE ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR SURVEY OR PROOF. (I9)

J. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER M OF PORT ST. LUCIE SECTION TWENTY EIGHT, AS RECORDED IN PLAT BOOK 14, PAGE COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR D RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).(PLOTTED AND MARKER(1)) (J10)
K. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORD 207, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREF DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STAT TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC APPEARS TO BE A DECLARATION OF COVENANTS) (DOCUMENT IS ILLEGIBLE) (K11)
L. ASSIGNMENT AGREEMENT ASSIGNING THE RIGHT TO USE PLATTED EASEMENTS FROM C CORPORATION TO FLORIDA POWER & LIGHT COMPANY RECORDED IN BOO 473, PAGE BOOK 804, PAGE 2796 AND SUBORDINATED IN BOOK 3297 PAGE 2829 AS AMENDE 1535; BOOK 3040, PAGE 415; BOOK 3040, PAGE 790; BOOK 3040, PAGE 798, BO BOOK 3040, PAGE 814; BOOK 3040, PAGE 823 AND BOOK 3040, PAGE 831 (PLOT MARKED ON SURVEY WITH MARKER(1)) (L12)
M. ASSIGNMENT AND ASSUMPTION AGREEMENT WITH THE CITY OF PORT ST. LUCIE RECO 2395. (PLOTTED AND MARKED ON SURVEY WITH MARKER(1)) (M13)
N. GRANT OF EASEMENT RECORDED IN BOOK 496, PAGE 156. (OFFSITE)(N14)
O. RESOLUTION NO. 15 - R48 AS RECORDED IN BOOK 3756, PAGE 1662. (OFFSITE) (O
P. UNITY OF TITLE RECORDED IN BOOK 1484, PAGE 720. (ENTIRE PARCEL) (P16)
Q. COMMERCIAL SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOO PLOTTABLE) (ENTIRE PARCEL) (Q17)
R. ACCESS ANND UTILITY EASEMENT RECORDED IN BOOK 1802, PAGE 901. (PLOTTED A MARKER) (R18)
S. CODE VIOLATION(S) REFERENCED IN THAT CERTAIN CODE ENFORCEMENT LIEN OR NOTI PAGE 2636 AND ANY FINES, PENALTIES OR OTHER SUMS CLAIMED TO BE DUE AND SAID CODE VIOLATION(S) AND ANY LOSS OR DAMAGE AS A RESULT THEREOF. (NOT PARCEL) (S19)
T. MORTGAGE RECORDED IN RECORDED DECEMBER 4, 2003 IN BOOK 1856, PAGE 1182 11, 2019 IN BOOK 4281, PAGE 1212 WHICH APPERAS OF RECORD TO BE CURRENTL MINNESOTA FINANCIAL CORPORATION AND THE EFFECT OF A DOCUMENT PURPORTIN RECORDED DECEMBER 29, 2022 IN BOOK 4932, PAGE 2446. NOTE: THE COMPANY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY THE SAID MORTGAGE PRIOR T OR INSURING THE CONTEMPLATED TRANSACTION. THIS EXCEPTION MAY BE REMOVED REQUIREMENT FOR VERIFICATION OF THE ABOVE DESCRIBED RELEASE. (NOT PLOTTA
U. TERMS AND CONDITIONS OF ANY EXISITNG UNRECORDED LEASE(S), AND ALL RIGHTS PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT PLOTTABLE
V. NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HERIN REFERS TO THE PUB COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BO INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORDS BOOK OF SAID C THE CONTRARY. (V22)

792 SW GROVE AVENUE		
SCALE: 1"=30'	Atlantic Land Designs of the Treasure Coast, LB7488 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957 Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958 AL0955434@gmail.com (772) 398-4290	Certified to: JK HBA, LLC a Flori First American Title Insurance Comp Liberty Title Company of America (A
DATE: 4-27-23		I hereby certify that the survey shown h and is based on actual measurements take
DRAWN: LW/JC		Developed by: James L. Sills
2023-0291		
DATE:	REVISIONS	
LAST FIELD DATE: 4-20-23		NOT VALID WITHOUT AN AUTHENTICATED E SIGNATURE AND AUTHENTICATED RAISED