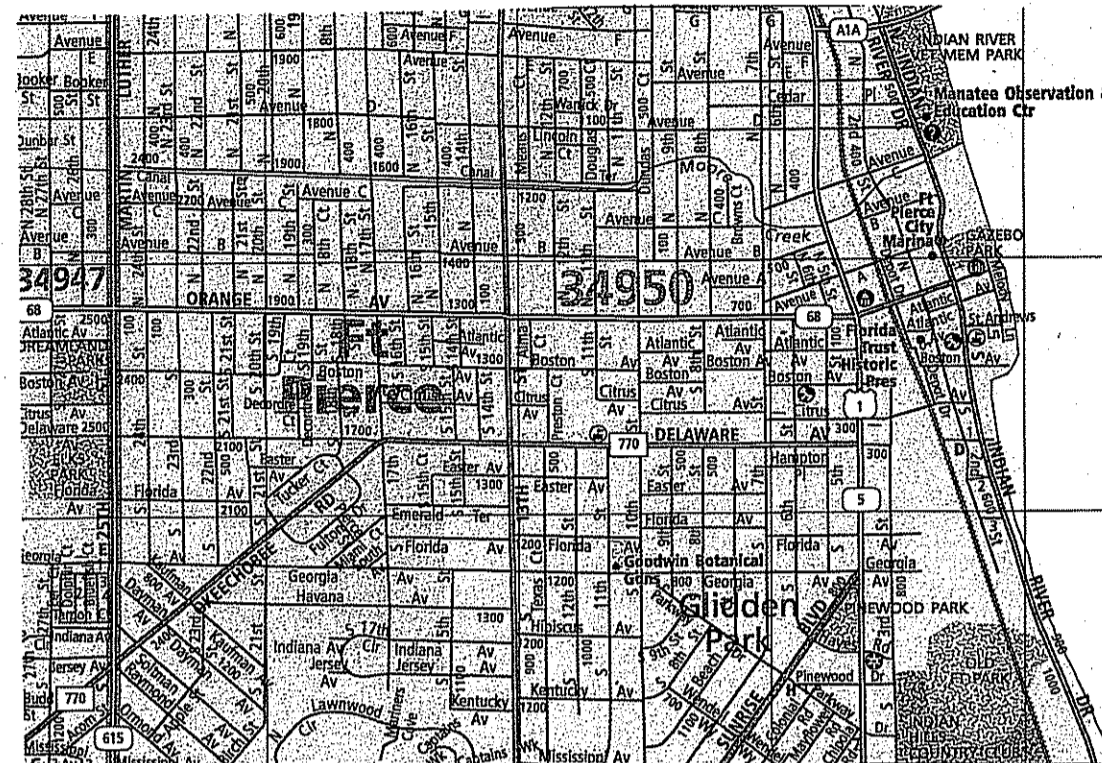
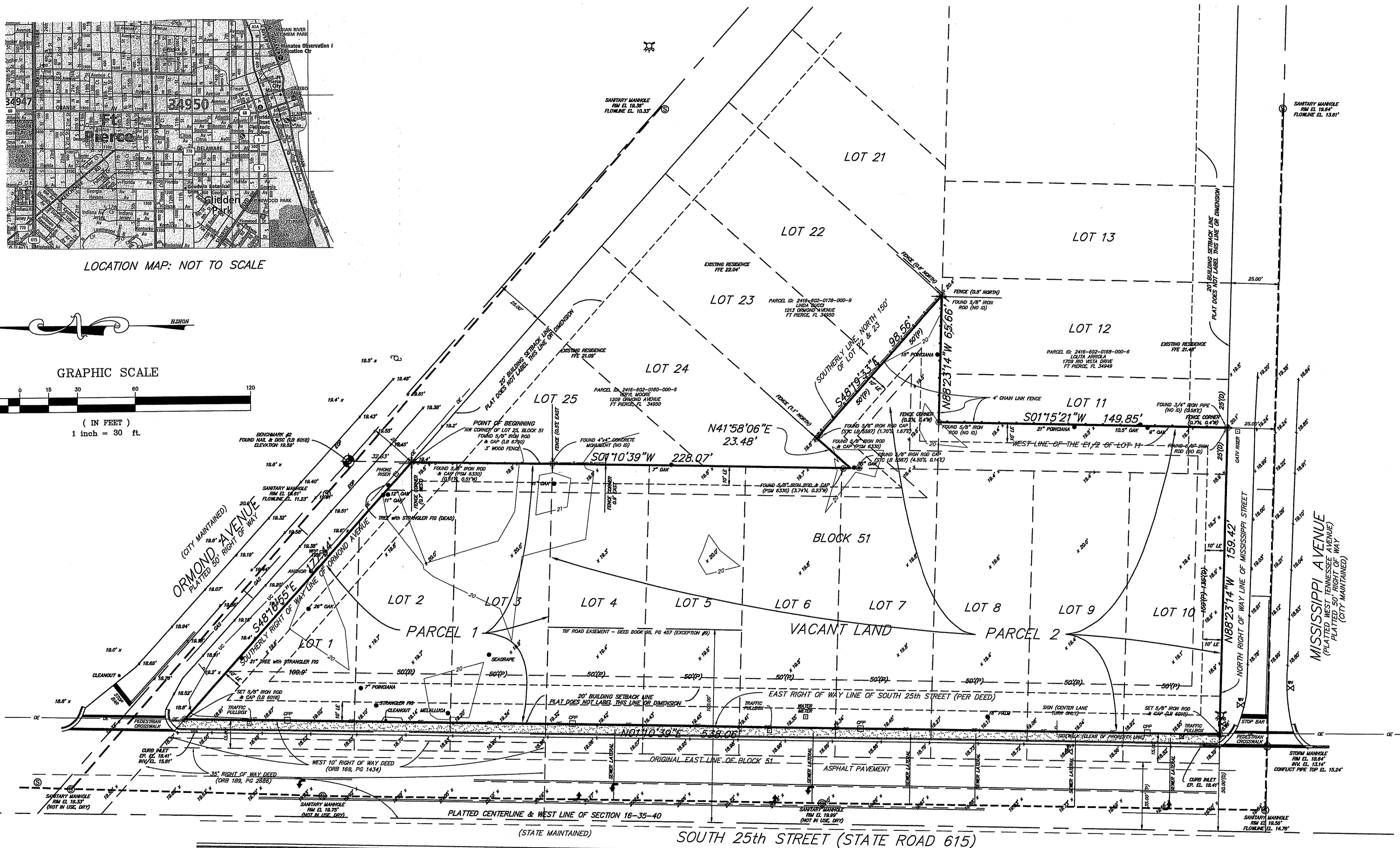
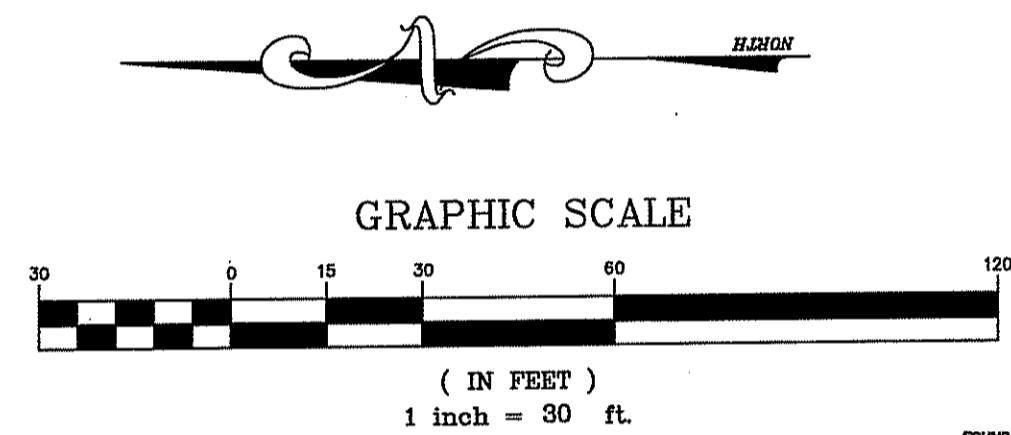


# ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP: NOT TO SCALE



**LEGAL DESCRIPTION:**

**PARCEL 1:**  
 LOTS 1, 2 AND 3, LESS THE WEST 15 FEET THEREOF, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING STREET RIGHT OF WAYS THEREFROM; AND ALSO LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF FORT PIERCE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 169, PAGE 1434, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF FORT PIERCE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 189, PAGE 2686, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**PARCEL 2:**  
 LOTS 4, 5, 6, 7, 8, 9, 10, LESS THE WEST 15 FEET THEREOF, THE WEST ONE-HALF OF LOT 11, ALL IN BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND  
 LOTS 22 AND 23, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE NORTHEASTERLY 150 FEET THEREOF AND BEING DESCRIBED AS THAT PORTION OF LOTS 22 AND 23 LYING NORTH AND EAST OF A LINE DRAWN PARALLEL TO THE NORTHEAST LINE OF SAID LOTS AND 150 FEET SOUTHWEST OF SAID NORTHEAST LINE.

ALSO KNOWN AS:  
 BEING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 24 AND 25, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE NORTHWEST CORNER OF LOT 25, BLOCK 51 OF SAID BILTMORE PARK PLAT, SAID CORNER BEING A FOUND 5/8" IRON ROD AND CAP (LB 6790); THENCE RUN SOUTH 01°10'39" WEST ALONG THE WEST LINE OF LOTS 24 AND 25, A DISTANCE OF 228.07 FEET; THENCE NORTH 41°58'06" EAST ALONG THE EASTERLY LINE OF SAID LOT 24, A DISTANCE OF 23.48 FEET TO A POINT THAT IS 150 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF ORMOND AVENUE; THENCE SOUTH 48°19'33" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 98.56 FEET TO A POINT ON THE NORTH LINE OF LOT 12, BLOCK 51 OF SAID BILTMORE PARK PLAT; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 65.66 FEET; THENCE SOUTH 01°15'21" WEST, A DISTANCE OF 149.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSISSIPPI AVENUE; THENCE NORTH 88°23'14" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 159.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 25th STREET AS LAID OUT AND IN USE TODAY; THENCE NORTH 01°10'39" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 538.06 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF ORMOND AVENUE; THENCE SOUTH 48°16'55" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 177.44 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 4544277, EFFECTIVE DATE: SEPTEMBER 11, 2013 @ 8:00 AM RECORDING # 8 - SECTION 11.
- EXCEPTION #8: PLAT BOOK 4, PAGE 52 - AFFECTS PROPERTY, AS SHOWN ON SKETCH EXCEPTION #9: DEED BOOK 96, PG 457 - SEE NOTE BELOW EXCEPTIONS (AS SHOWN) EXCEPTION #10: DEED BOOK 112, PG 29 - DOES NOT AFFECT SUBJECT PROPERTY EXCEPTION #11: DEED BOOK 112, PG 29 - DOES NOT AFFECT SUBJECT PROPERTY EXCEPTION #12: DEED BOOK 125, PG 252 - SEE NOTE BELOW EXCEPTIONS, AFFECTS PROPERTY EXCEPTION #13: DEED BOOK 127, PG 67 - DOES NOT AFFECT SUBJECT PROPERTY EXCEPTION #14: DEED BOOK 127, PG 67 - DOES NOT AFFECT SUBJECT PROPERTY EXCEPTIONS 7 & 8, AFFECTS SITE, BUT IS UNABLE TO BE SHOWN, MISSISSIPPI IS NOT A STATE ROAD, AND LIES GREATER THAN 100 FEET OF CENTERLINE FROM STATE ROAD 615.
- NOTE: EXCEPTIONS 6, 7 & 8 ARE UNDETERMINED BY THIS OFFICE. WE WERE TOLD BY DOT (DISTRICT 4) THAT THE STATE RIGHTS TRANSFERRED FROM ST. LUCIE COUNTY TO THE STATE OF FLORIDA IN 1975. DETERMINATION WILL HAVE TO BE MADE BY OTHERS.
- EXCEPTION #9: PLAT BOOK 4, PAGE 52 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.01°10'39"E. ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 25th STREET.
- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. ST. LUCIE COUNTY BENCHMARK, REFERENCE NO. VIR 3-04 (ELEVATION 16.81')
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- TOTAL SITE AREA: 71804.59 SQUARE FEET OR 1.64 ACRES MORE OR LESS. PARCEL 1 SITE AREA: 54195.46 SQUARE FEET OR 1.24 ACRES MORE OR LESS. PARCEL 2 SITE AREA: 17609.13 SQUARE FEET OR 0.40 ACRES MORE OR LESS.
- THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12028B-0169-1, DATED: FEBRUARY 16, 2012.
- LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THIS OFFICE DOES NOT DETERMINE OWNERSHIP OF FENCES, TIES ARE PROVIDED. OVERHEAD ELECTRIC LINE AND POLES ARE ± WEST ALONG PROPERTY LINE. CENTER LANE TURN ONLY SIGN IS 2'± WITHIN PARCEL 2.
- BILTMORE PARK PLAT DOES NOT PROVIDE A DIMENSION FOR SOUTH 25th STREET.

**SURVEYOR'S CERTIFICATION:**  
 TO: HUTTON GROWTH ONE LLC, A TENNESSEE LIMITED LIABILITY COMPANY; FAMILY DOLLAR STORES OF FLORIDA, INC., A FLORIDA CORPORATION; PRESTON O. COCKEY, JR., P.A.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND CAPITALMARK BANK & TRUST, its successors and/or assigns, as their interests may appear.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(c), 7(b), 7(c), 8, 9, 10(c), 10(b), 11(c), 11(b), 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2013.

*Robert Bloomster, Jr.*  
 ROBERT BLOOMSTER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4134 STATE OF FLORIDA

- LEGEND**
- CLEAN OUT
  - (WP) WOOD POWER POLE
  - ⊗ MANHOLE
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ SPOT ELEVATIONS
  - INV. INVERT
  - EL. ELEVATION
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - CP CONCRETE POWER POLE
  - OE OVERHEAD ELECTRIC
  - FFE FINISH FLOOR ELEVATION
  - UC UNDERGROUND CABLE
  - LB LICENSED BUSINESS
  - ID IDENTIFICATION
  - P PLAT
  - D DEED

PARCEL OWNERSHIP	
<b>PARCEL 1 CONSISTS OF:</b> PARCEL ID: 2416-602-0158-000-3 OWNED BY: FIRST SOUTHERN BANK 1177 SE THIRD AVENUE FORT LAUDERDALE, FL 33316 PARCEL ID: 2416-602-0160-000-0 OWNED BY: FIRST SOUTHERN BANK 1177 SE THIRD AVENUE FORT LAUDERDALE, FL 33316	<b>PARCEL 2 CONSISTS OF:</b> PARCEL ID: 2416-602-0161-000-7 OWNED BY: FIRST SOUTHERN BANK 1177 SE THIRD AVENUE FORT LAUDERDALE, FL 33316 PARCEL ID: 2416-602-0164-000-8 OWNED BY: FIRST SOUTHERN BANK 1177 SE THIRD AVENUE FORT LAUDERDALE, FL 33316 PARCEL ID: 2416-602-0166-000-2 OWNED BY: FIRST SOUTHERN BANK 1177 SE THIRD AVENUE FORT LAUDERDALE, FL 33316 PARCEL ID: 2416-602-0167-000-9 OWNED BY: FIRST SOUTHERN BANK 1177 SE THIRD AVENUE FORT LAUDERDALE, FL 33316

**SITE INFORMATION:** PROVIDED BY ENGINEER.  
 CURRENT ZONING: C-1 OFFICE COMMERCIAL  
 FUTURE ZONING: C-2 NEIGHBORHOOD COMMERCIAL

**FUTURE LAND USE:**  
 CURRENT: OFFICE PROFESSIONAL  
 FUTURE: NC NEIGHBORHOOD COMMERCIAL

**BUILDING SETBACKS:**  
 FRONT: 25'  
 SIDE: 15'  
 REAR: 15'

**LANDSCAPE STRIPE/BUFFER:**  
 FRONT: 10'  
 SIDE: 10'  
 REAR: 10'

**PARKING:**  
 CITY REQUIREMENT: 1 SPACE PER 200 SQUARE FEET  
 REQUIRED PARKING: 39 SPACES (FOR A GFA OF 7797 SF.)

SUNSHINE STATE ONE CALL TICKET 219307661	SUNSHINE STATE ONE CALL TICKET 219308003	SUNSHINE STATE ONE CALL TICKET 219308037
SERVICE AREA: FT. PIERCE UTILITIES AUTHORITY TYPE: FT. PIERCE UTILITIES AUTHORITY CONTACT: FT. PIERCE UTILITIES AUTHORITY TELEPHONE: 888-778-9140 FROM: 772-465-2500 HOURS: 8:00 AM - 5:00 PM CITY OF FORT PIERCE	SERVICE AREA: FT. PIERCE UTILITIES AUTHORITY TYPE: FT. PIERCE UTILITIES AUTHORITY CONTACT: FT. PIERCE UTILITIES AUTHORITY TELEPHONE: 888-778-9140 FROM: 772-465-2500 HOURS: 8:00 AM - 5:00 PM CITY OF FORT PIERCE	SERVICE AREA: FT. PIERCE UTILITIES AUTHORITY TYPE: FT. PIERCE UTILITIES AUTHORITY CONTACT: FT. PIERCE UTILITIES AUTHORITY TELEPHONE: 888-778-9140 FROM: 772-465-2500 HOURS: 8:00 AM - 5:00 PM CITY OF FORT PIERCE

**BLOOMSTER**  
 PROFESSIONAL LAND SURVEYORS, INC.  
 L.B. #6018  
 641 NORTHEAST SPENCER STREET  
 JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868

SHEET 1 OF 1		
DRAWN BY:	DPK	
SCALE:	1" = 30'	
FIELD WORK COMPLETED:	8/12/13	
FIELD BOOK:	SKETCH	
JOB NO.:	12343	
REVISIONS		
DATE:	DESCRIPTION:	BY:
2/7/14	COMMENTS	DPK

**THE HUTTON COMPANY**  
 1201 SOUTH 25th STREET  
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA