

LEGAL DESCRIPTION (O.A. BOOK 332, PG 2679)

PARCEL 1: THE NORTHWESTERLY PORTION OF LOT 34, MARAVILLA GARDENS, UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING NORTHWESTERLY OF A LINE 50 FEET NORTHWESTERLY OF AND PARALLEL TO THE CENTER LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S 100 FOOT RIGHT OF WAY IN SECTION 22, TOWNSHIP 33 SOUTH, RANGE 10 EAST. CHANGE WAS ACCESS TO EDWARDS ROAD - A PUBLICLY DEDICATED RIGHT-OF-WAY.

PARCEL 2: LOT 35, MARAVILLA GARDENS, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE EAST 302.10 FEET THEREOF. (O.A. BOOK 332, PG 2712)

PARCEL THREE: THE WEST 560 FEET OF LOT 36, AS MEASURED ALONG THE SOUTH LINE OF MARAVILLA GARDENS, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (O.A. BOOK 332, PG 2712)

TOGETHER WITH: COMMENCING AT THE SOUTHWEST CORNER OF LOT 36, MARAVILLA GARDENS, UNIT 1, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 6 AT PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 36 560 FEET TO A POINT, THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 36 AS EXTENDED 50 FEET TO A POINT ON THE NORTH LINE OF LOT 35 OF SAID MARAVILLA GARDENS, UNIT 1, THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 35 560 FEET TO THE NORTHWEST CORNER OF SAID LOT 35, THENCE RUN NORTHERLY 50 FEET TO THE POINT OF BEGINNING. (O.A. BOOK 425, PG 1274)

NOTE: ALL PARCELS SHOWN HEREON ARE CONTIGUOUS.

SURVEYOR NOTES:

MICHAEL R. LAWSON SETS A STANDARD MARKER OF A 1/2" IRON ROD AND A CAP MARKER FOR 5/8" AT ALL CORNERS, UNLESS OTHERWISE NOTED HEREON. SAID CORNER IS SHOWN AS \bullet AND FIELD SURVEYED ON 10-24-15.

LINE OF BEARINGS/ANGLES BEING THE NORTH LINE.

PER RECORD-PORT: ASSUMED AS SHOWN

ABBREVIATIONS:

FD = FOUND	E.P. = EDGE OF PAVEMENT
OB = OBSTRUCTION	U.U. = UNDERGROUND UTILITY
CD = CALCULATED	V.M. = WATER METER
MEAS = MEASURED	PO = POWER POLE
DB = DEED OR DESCRIPTION	U.P. = UTILITY PESTICIDE
UNDE = UNDEVELOPED	WELL = WELL
I.R.C. = IRON ROD & CAP	Q = SATELLITE DISH
CONTR = CONSTRUCTION	C = CENTERLINE
P.C. = POINT OF CURVATURE	A = DELTA
P.T. = POINT OF TANGENCY	L = LENGTH
P.R.C. = POINT OF REVERSE	R = RADIUS
P.C.C. = POINT OF CURVATURE	NDRT = NAIL & DISC/TAB
P.C.P. = PERMANENT CONTROL POINT	R/W = RIGHT-OF-WAY
D.M.E. = DRAINAGE WORK UTILITY EASEMENT	TR = TRANSFORMER

MICHAEL R. LAWSON DOES NOT GUARANTEE OR ASSUME ANY LIABILITY FOR ANY EASEMENT, RIGHT-OF-WAY, SETBACK, RESTRICTION, RESTRICTION, OR SIMILAR MATTERS NOT SHOWN OR REFERRED TO ON THE PLAT, OR PHYSICALLY VISIBLE ON SITE. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF ABSTRACT TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY. (O.A. BOOK 332, PG 2679)

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

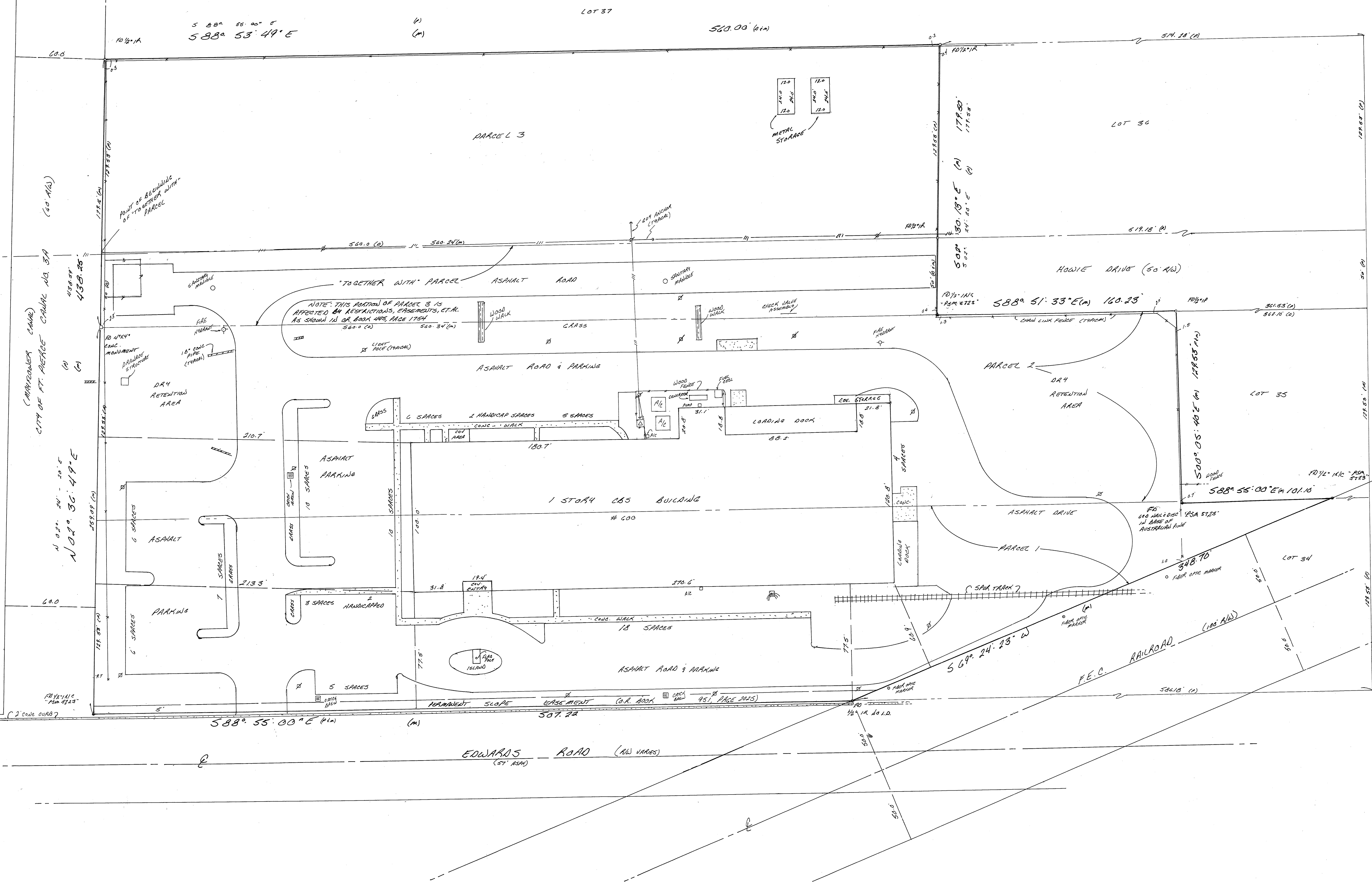
JURISDICTIONAL AREAS, WETLANDS, AND UNDERGROUND UTILITIES, IF ANY HAVE NOT BEEN LOCATED, OTHER THAN SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

THIS SURVEY IS FOR THE USE OF THE PARTIES SPECIFICALLY CERTIFIED TO HEREON, AND NO OTHERS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) FLOOD INSURANCE RATE MAPS, THIS PROPERTY LIES IN FLOOD ZONE "A" COMMUNITY PANEL # 18060407E, DATED 11-14-92.

BASE ELEVATION: N/A



BOUNDARY SURVEY

CERTIFIED TO:
HARBOR COMMUNITY DOW
WAB COLLECTIONS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY BELIEF THAT THIS SURVEY IS TRUE AND ACCURATE, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

Michael R. Lawson
MICHAEL R. LAWSON, F.S.M. 5723, 10-20-15
DATE

LEGAL DESCRIPTION
LOT [] BLOCK [] OF []
SEE MAP AT LEFT
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK [] AT PAGE [] OF THE PUBLIC RECORDS OF [] COUNTY, FLA.

REVISIONS

ABACUS LAND SURVEYORS, INC.
389 S.E. GASPARILLA AVE.
PORT ST. LUCIE, FLORIDA 34983
(772) 336-9931 LB 7025

SCALE 1" = 30'
JOB NO. 10-683A
F.B. 12 PAGE 27-33 OF 12

