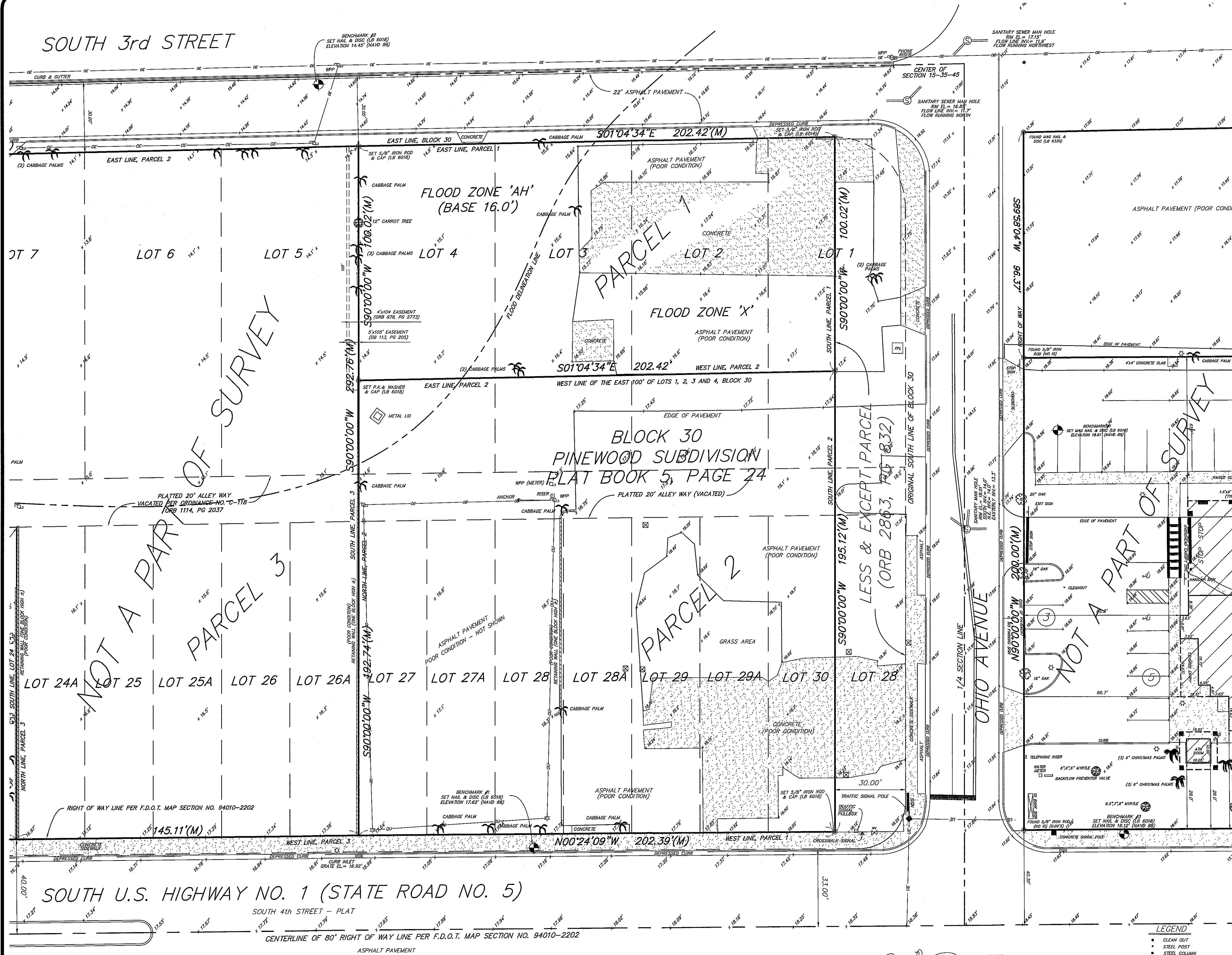


SOUTH 3rd STREET



LEGAL DESCRIPTION:

**PARCEL 1:**  
 THE EAST 100 FEET OF LOTS 1, 2, 3 AND 4, BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2853, PAGE 832, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**PARCEL 2:**  
 LOTS 1, 2, 3 AND 4, LESS AND EXCEPT THE EAST 100 FEET THEREOF OF EACH, AND ALL OF LOTS 27, 27A, 28, 28A, 29, 29A, 30 AND 30A, BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH ALL OF THAT PORTION OF THE ALLEY APPURTENANT TO SAID LOTS, WHICH ALLEY HAS BEEN VACATED AND CLOSED BY THE CITY OF FORT PIERCE, LESS AND EXCEPT THE SOUTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2853, PAGE 832, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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 ATTORNEY'S TITLE FUND SERVICES, LLC FUND FILE NUMBER: 407208, DATED: FEBRUARY 1, 2017.
- SCHEDULE B - SECTION II  
 EXC. #5: ORB 2863, PG. 830 - DOES NOT AFFECTS PROPERTY, EXCLUDED SOUTH 30'  
 EXC. #6: ORB 878, PG. 2765 - AFFECTS PROPERTY, UNPLOTTABLE  
 EXC. #7: ORB 878, PG. 2773 - AFFECTS PROPERTY, AS SHOWN ON SKETCH  
 EXC. #8: ORB 878, PG. 2778 - AFFECTS PROPERTY, BLANKET EASEMENT IN NATURE  
 EXC. #9: PLAT BOOK 5, PAGE 24 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.00°24'09"E. ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.46'
- TOTAL SITE AREA: 59490.32 SQUARE FEET OR 1.37 ACRES MORE OR LESS.
- PARCEL 1: 20241.26 SQUARE FEET OR 0.46 ACRES ±  
 PARCEL 2: 39248.48 SQUARE FEET OR 0.90 ACRES ±
- THIS SITE LIES IN FLOOD ZONE 'X' AND 'AH' (BASE 16') AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO.120286-0187-J, 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.
- OWNERSHIP OF FENCE AS SHOWN, IF ANY, ARE NOT DETERMINED BY THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

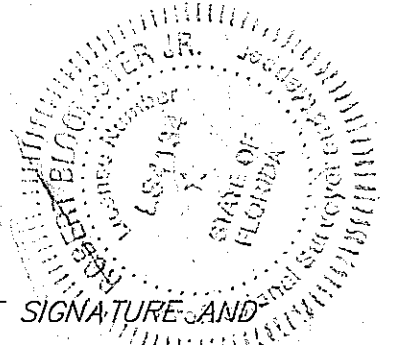
CERTIFICATIONS:

- TDBANK, NATIONAL ASSOCIATION
- ATTORNEY'S TITLE FUND SERVICES, LLC

SURVEYOR'S CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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



**BLOOMSTER**  
 PROFESSIONAL LAND  
 SURVEYORS, INC.  
 L.B. #6018

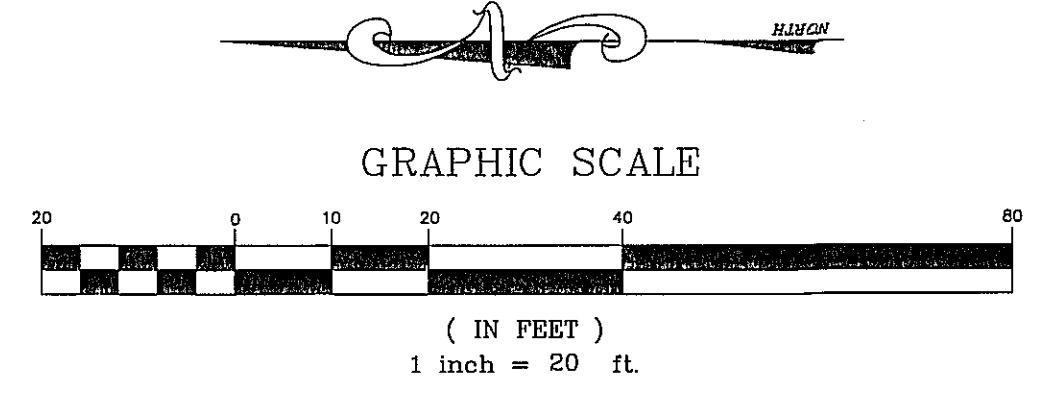
641 NORTHEAST SPENCER STREET  
 JENSEN BEACH, FLORIDA 34957  
 PHONE 772-334-0868

SHEET 1 OF 1		
DRAWN BY: DPK		
SCALE: 1" = 20'		
FIELD WORK COMPLETED: 2/23/17		
FIELD BOOK: SKETCH		
JOB NO. 12378		
REVISIONS		
DATE:	DESCRIPTION:	BY:
3/28/17	REV. T.C.	DPK

**TDBANK, N.A.**  
 1600 SOUTH U.S. HIGHWAY NO. 1  
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF SECTION 15 - 35 - 40  
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

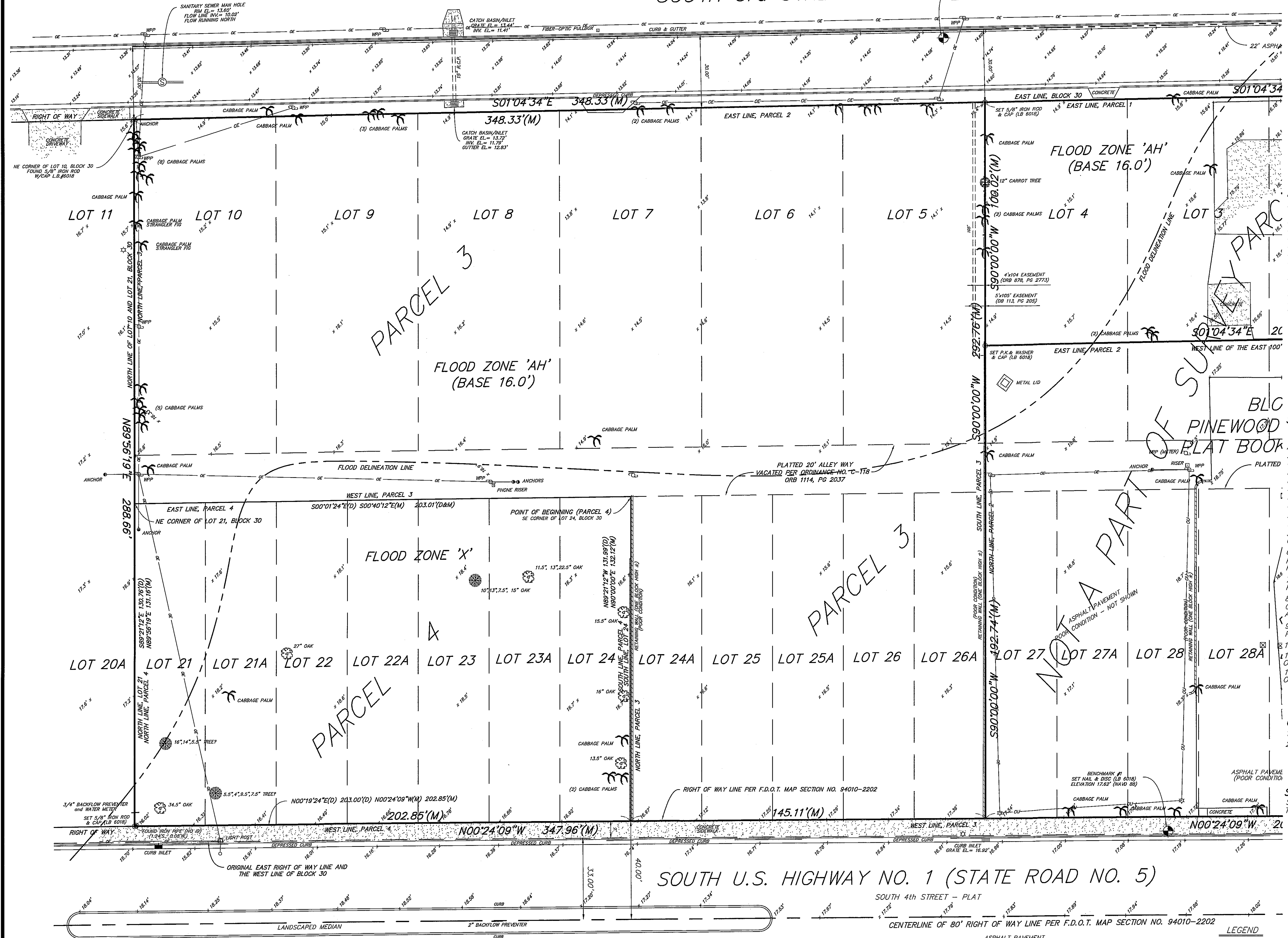


- LEGEND**
- CLEAN OUT
  - STEEL POST
  - STEEL COLUMN
  - POWER POLE
  - METAL LID
  - MANHOLE
  - LIGHT POST
  - INVT. INVERT
  - EL. ELEVATION
  - P.E.M. PERMANENT REFERENCE MONUMENT
  - C.B.S. CONCRETE BLOCK STRUCTURE
  - WATER VALVE
  - FIRE HYDRANT
  - SPOT ELEVATIONS

NOT A PART OF SURVEY  
 PARCEL 3  
 PARCEL 2  
 PARCEL 1

NOT A PART OF SURVEY  
 LESS & EXCEPT PARCEL  
 (ORB 2863, PG. 832)

SOUTH 3rd STREET



**LEGAL DESCRIPTION:**  
**PARCEL 3:**  
 LOTS 5, 6, 7, 8, 9, 10, 24A, 25, 25A, 26 AND 26A, BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA TOGETHER WITH THAT PORTION OF VACATED ALLEY CONTIGUOUS TO ABOVE DESCRIBED PARCEL, AS DESCRIBED IN ORDINANCE NO. C-118 RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 2037, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

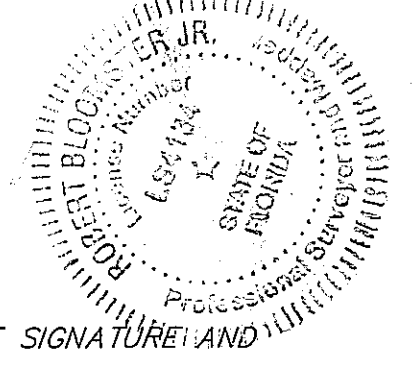
**PARCEL 4:**  
 A PORTION OF LOTS 21, 21-A, 22, 22-A, 23, 23-A AND 24, BLOCK 30 OF PLAT OF PINWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID LOT 24, FOR 131.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 4th STREET AS SHOWN ON STATE OF FLORIDA STATE ROAD RIGHT OF WAY MAP, OF STATE ROAD NO. 5, SECTION 9401-111, ST. LUCIE COUNTY, FLORIDA; SAID POINT ALSO LYING 7.00 FEET EAST OF THE WEST LINE OF LOT 24; THENCE NORTH 00°19'24" EAST ALONG SAID RIGHT OF WAY LINE AND ALSO ALONG A LINE LYING 7.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 24, 23-A, 23, 22-A, 22, 21-A, AND 21, FOR 203.00 FEET TO THE NORTH LINE OF SAID LOT 21; THENCE SOUTH 89°21'12" EAST ALONG THE NORTH LINE OF SAID LOT 21, FOR 130.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE SOUTH 00°01'24" EAST ALONG THE EAST LINES OF SAID LOTS 21 THRU 24, FOR 203.01 FEET TO THE POINT OF BEGINNING. LESS THE EXCEPT ANY PORTION OF THE PROPERTY USED FOR PUBLIC RIGHT OF WAY.

**SURVEYOR'S NOTES:**  
 1. 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.  
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.  
 3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH ATTORNEY'S TITLE FUND SERVICES, LLC FUND FILE NUMBER: 373837, DATED: OCTOBER 24, 2016.  
 SCHEDULE B -- SECTION II  
 EXC. #5: PLAT BOOK 5, PAGE 24 -- AFFECTS PLOTTABLE, NO PLOTTABLE EXCEPTIONS  
 EXC. #6: ORB 113, PG 205 -- AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY  
 4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.00°24'09"E. ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.  
 5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.48'  
 6. TOTAL SITE AREA: 101200.08 SQUARE FEET OR 2.32 ACRES MORE OR LESS.  
 PARCEL 3: 74490.02 SQUARE FEET OR 1.71 ACRES ±  
 PARCEL 4: 26710.06 SQUARE FEET OR 0.61 ACRES ±  
 7. THIS SITE LIES IN FLOOD ZONE 'X' AND 'AH' (BASE 16') AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 120286-0187-J, DATED: FEBRUARY 16, 2012.  
 8. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FENCES, 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.  
 9. 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.  
 10. OWNERSHIP OF FENCE AS SHOWN, IF ANY, ARE NOT DETERMINED BY THIS SURVEY.  
 11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.  
 12. THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**CERTIFICATIONS:**  
 1. TDBANK, NATIONAL ASSOCIATION  
 2. ATTORNEY'S TITLE FUND SERVICES, LLC

**SURVEYOR'S CERTIFICATION:**  
 SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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



BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF SECTION 15 - 35 - 40  
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

**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" = 20'		
FIELD WORK COMPLETED: 2/23/17		
FIELD BOOK: SKETCH		
JOB NO.: 12378		
DATE: 3/28/17		
REVISIONS:		BY:
DESCRIPTION:	REV. T.C.	DPK

TDBANK, N.A.  
 1600 SOUTH U.S. HIGHWAY NO. 1  
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

