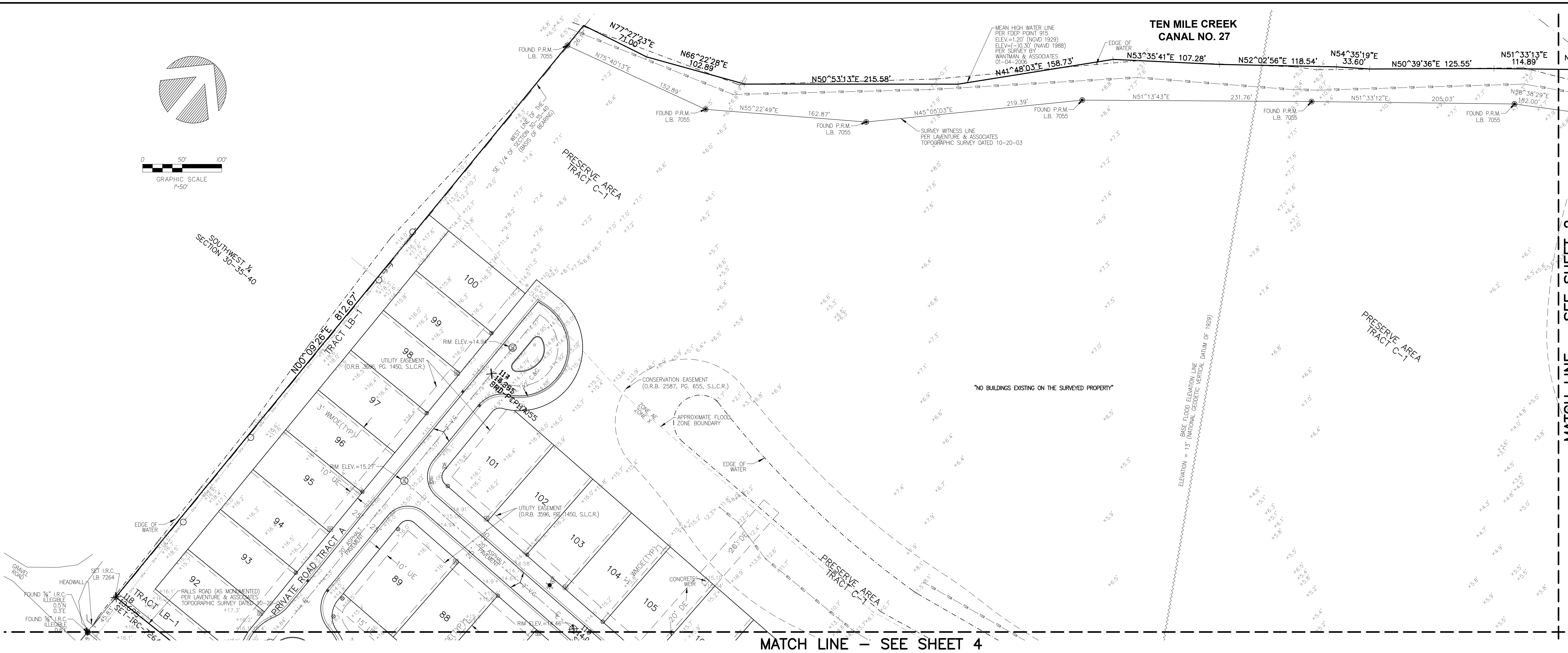


SOUTHWEST 1/4 SECTION 30-35-40



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

**LEGAL DESCRIPTION**  
 LOTS 1 THROUGH 131, INCLUSIVE, TRACT A, TRACT C-1, TRACT D-1, TRACT D-2, TRACT L-1, TRACT R-1, TRACT OS-1, TRACT LB-1, ALL OF "CARRIAGE POINTE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70 AT PAGES 3 THROUGH 8 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS LYING IN THE COUNTY OF ST. LUCIE, FLORIDA, CONTAINING 3,085,682 SQUARE FEET (70.838 ACRES), MORE OR LESS.

**TITLE COMMITMENT INFORMATION**  
 TITLE COMMITMENT FILE NO. 14042427 SC  
 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 EFFECTIVE DATE: AUGUST 25, 2014, AT 8:00 A.M.; REVISED DATES: OCTOBER 6, 2014, AT 3:26 P.M. & NOVEMBER 13, 2014 AT 10:10 A.M.

NO.	BOOK, PAGE	DESCRIPTION	APPLIES?	PLOTTED?
7.	ORB 511, PG. 143	AGREEMENT	YES	NO
8.	ORB 912, PG. 2117	ANNEXATION AGREEMENT	YES	NO
8.	ORB 912, PG. 2119	ANNEXATION AGREEMENT	YES	NO
9.	ORB 2087, PG. 1219	ORDINANCE 04-029	YES	NO
10.	ORB 2125, PG. 2193	ORDINANCE K-308	YES	NO
11.	ORB 2153, PG. 1497	RESOLUTION - SITE PLAN APPROVAL	YES	NO
12.	ORB 2286, PG. 2377	INGRESS-EGRESS, UTILITY & DRAINAGE EASEMENT	YES	YES
13.	ORB 2585, PG. 1293	ROAD IMPROVEMENT AGREEMENT	YES	NO
14.	ORB 2587, PG. 655	CONSERVATION EASEMENT	YES	YES
16.	ORB 2667, PG. 399	BELLSOUTH EASEMENT	YES	YES
17.	ORB 2853, PG. 1072	SOVEREIGN SUBMERGED LANDS EASEMENT	YES*	YES
18.	ORB 3117, PG. 2774	WATER/WASTEWATER AGREEMENT	YES	YES
19.	ORB 3401, PG. 375	SHARED USE POND EASEMENT	YES	YES
20.	ORB 3596, PG. 1450	UTILITY EASEMENT	YES	YES
23.	ORB 3673, PG. 668	DEVELOPMENT AGREEMENT	YES	NO
1, 24.	PLAT BOOK 70, PG. 3	MATTERS ON PLAT	YES	YES

\* BENEFITS PROPERTY

**ABBREVIATIONS**

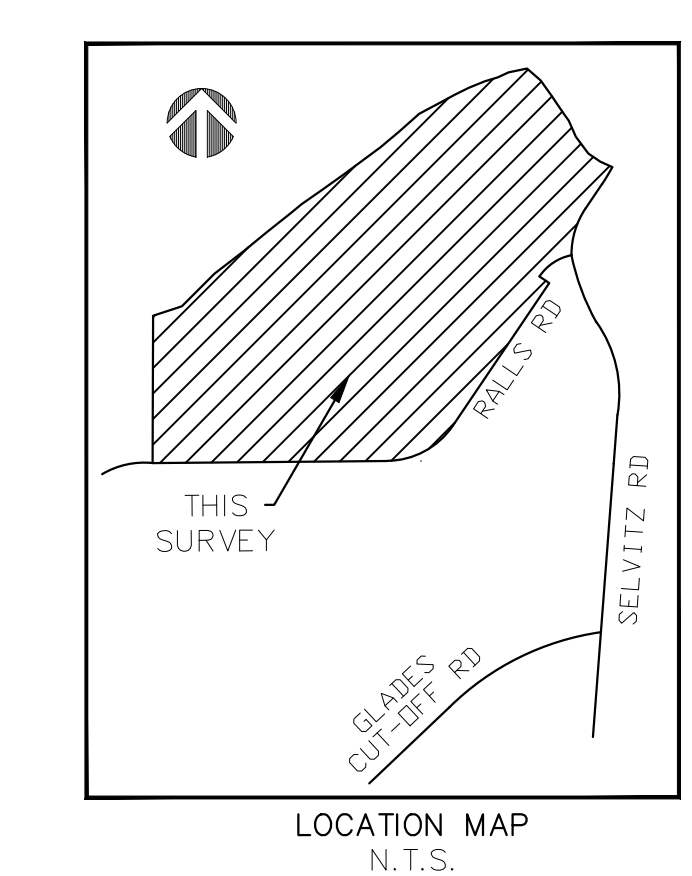
C.B.S.	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
COR.	CORNER
ELEV.	ELEVATION
I.R.C.	IRON ROD AND CAP
I.R.C.	LICENSED BUSINESS
L.B.	LICENSED SURVEYOR
L.S.	LICENSED SURVEYOR
NAVD '88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD '29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
S.L.C.R.	SAINT LUCIE COUNTY RECORDS
U.E.	UTILITY EASEMENT

**FLOOD INFORMATION**

COMMUNITY NUMBER	: 120285
PANEL NUMBER	: 0188
SUFFIX	: F
DATE OF FIRM INDEX	: AUGUST 19, 1991
ZONE	: X AND AE
BASE FLOOD ELEVATION	: 12' & 13' (NGVD 1929)

**LEGEND**

- ☐ TELEPHONE BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ SANITARY LATERAL
- ⊕ FIRE HYDRANT
- ⊕ BACKFLOW PREVENTOR
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER SERVICE
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC HANDHOLE
- ⊕ WOOD POWER POLE
- ⊕ GUY WIRE ANCHOR
- ⊕ SITE BENCHMARK
- ⊕ SPOT ELEV. (NAVD '88)
- ⊕ ANTENNA
- ⊕ TRANSFORMER
- ⊕ SINGLE POST SIGN
- ⊕ LIFT STATION VALVE
- ⊕ LIFT STATION PUMPOUT
- GREY PVC PIPE
- GUARDRAIL
- OH— OVERHEAD WIRE
- TOE— TOE OF BANK
- TOB— TOP OF BANK



**NOTES**

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30-35-40, SAID BASIS OF BEARING IS NORTH 0°11'03" EAST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, STATE OF FLORIDA, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- UNDERGROUND IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
- BENCHMARK DESCRIPTION: SAINT LUCIE COUNTY BENCHMARK "ROGER". ELEVATION = 13.69' (NAVD '88); VERTICAL CONTROL DISK IN CONCRETE LOCATED 42 FEET (+/-) EAST OF THE EAST EDGE OF PAVEMENT OF SELVITZ ROAD, 10 FEET (+/-) NORTHEAST OF A WOOD UTILITY POLE, 3 FEET (+/-) WEST OF THE CORNER POST OF A 6 FOOT CHAIN-LINK FENCE, AT THE INTERSECTION OF GLADES CUTOFF AND SELVITZ ROAD. EASEMENTS AND PARCELS PER RECORD PLAT UNLESS OTHERWISE NOTED.

**SURVEYOR'S CERTIFICATION**

TO: CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY  
 PIERCE F31, LLC, A FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
 STRATUS COMPANIES, LLC,  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH MINIMUM STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111  
 DATE OF LAST FIELD WORK : MAY 24, 2018

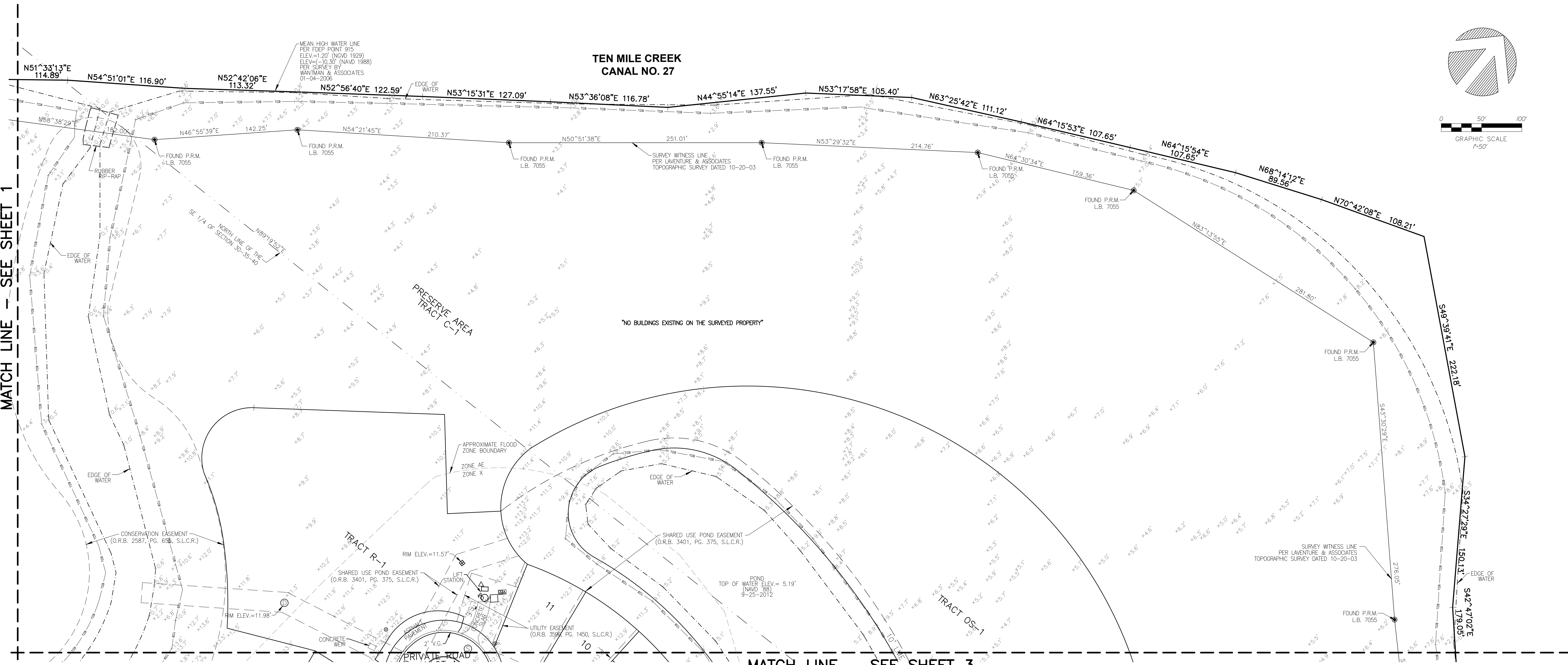
JOB NO.	12193
SCALE	1"=50'
FB/PG	
DRAWN	TMP
CHECKED	JSH
SHEET	1 OF 4

NO.	DATE	BY	CHKD	REVISIONS:
1	02/12/2013	JEK	JSH	REVISE BOUNDARY
2	05/03/2014	JEK	JSH	UPDATE SURVEY
3	10/08/2014	JEK	JSH	UPDATE SURVEY
4	05/24/2016	TMP	JSH	UPDATE SURVEY
5				
6				

REVISIONS:				
NO.	DATE	BY	CHKD	REVISIONS:
1	02/12/2013	JEK	JSH	REVISE BOUNDARY
2	05/03/2014	JEK	JSH	UPDATE SURVEY
3	10/08/2014	JEK	JSH	UPDATE SURVEY
4	05/24/2016	TMP	JSH	UPDATE SURVEY
5				
6				

**CARRIAGE POINTE BOUNDARY & TOPOGRAPHIC SURVEY**

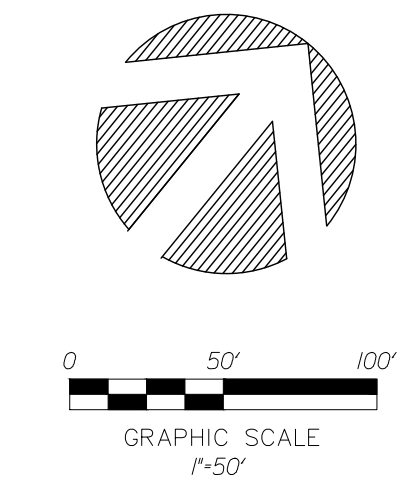
**PERIMETER SURVEYING & MAPPING**  
 949A Clint Moore Road  
 Boca Raton, Florida 33486  
 Tel: (561) 241-9888  
 Fax: (561) 241-5182



MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

TEN MILE CREEK  
CANAL NO. 27



12193  
JOB NO.  
SCALE  
1"=50'  
FB/PG  
DRAWN  
JEK  
CHECKED  
JSH  
SHEET 2 OF 4

REVISIONS:

NO.	DATE	BY	CK'D	REVISIONS
1	02/12/2013	JEK	JSH	REVISE BOUNDARY
2	06/03/2014	JEK	JSH	UPDATE SURVEY
3	10/08/2014	JEK	JSH	UPDATE SURVEY
4	05/24/2016	TMP	JSH	UPDATE SURVEY
5				
6				

CARRIAGE POINTE  
BOUNDARY & TOPOGRAPHIC  
SURVEY

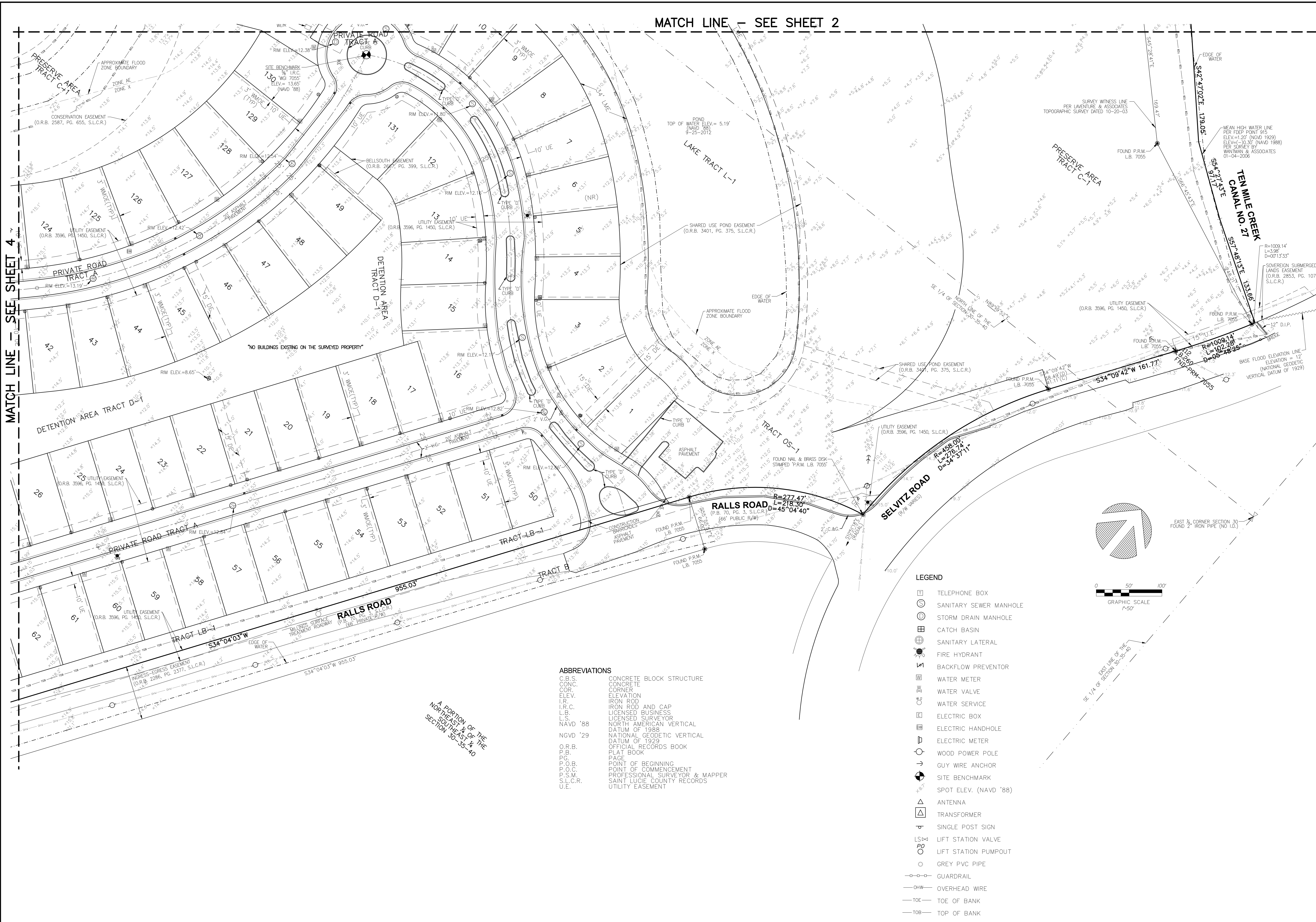
PERIMETER SURVEYING & MAPPING  
949A Clint Moore Road, Boca Raton, Florida 33486  
Tel: (561) 241-9888  
Fax: (561) 241-5182  
E-mail: info@perimetermapping.com

ABBREVIATIONS

- C.B.S. CONCRETE BLOCK STRUCTURE
- CONC. CONCRETE
- COR. CORNER
- ELEV. ELEVATION
- I.R. IRON ROD AND CAP
- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- NAVD '88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD '29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- S.L.C.R. SAINT LUCIE COUNTY RECORDS
- U.E. UTILITY EASEMENT

LEGEND

- ☐ TELEPHONE BOX
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- GUARDRAIL
- OH— OVERHEAD WIRE
- TOE— TOE OF BANK
- TOB— TOP OF BANK



MATCH LINE - SEE SHEET 2

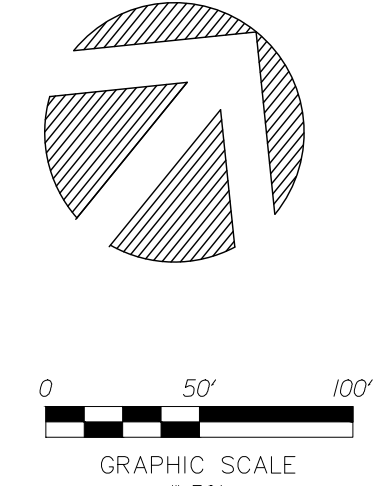
MATCH LINE - SEE SHEET 4

**ABBREVIATIONS**

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S.L.C.R.	SAINT LUCIE COUNTY RECORDS
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**LEGEND**

[Symbol]	TELEPHONE BOX
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	SANITARY LATERAL
[Symbol]	FIRE HYDRANT
[Symbol]	BACKFLOW PREVENTOR
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	WATER SERVICE
[Symbol]	ELECTRIC BOX
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	ELECTRIC METER
[Symbol]	WOOD POWER POLE
[Symbol]	GUY WIRE ANCHOR
[Symbol]	SITE BENCHMARK
[Symbol]	SPOT ELEV. (NAVD '88)
[Symbol]	ANTENNA
[Symbol]	TRANSFORMER
[Symbol]	SINGLE POST SIGN
[Symbol]	LIFT STATION VALVE
[Symbol]	LIFT STATION PUMPOUT
[Symbol]	GREY PVC PIPE
[Symbol]	GUARDRAIL
[Symbol]	OVERHEAD WIRE
[Symbol]	TOE OF BANK
[Symbol]	TOP OF BANK



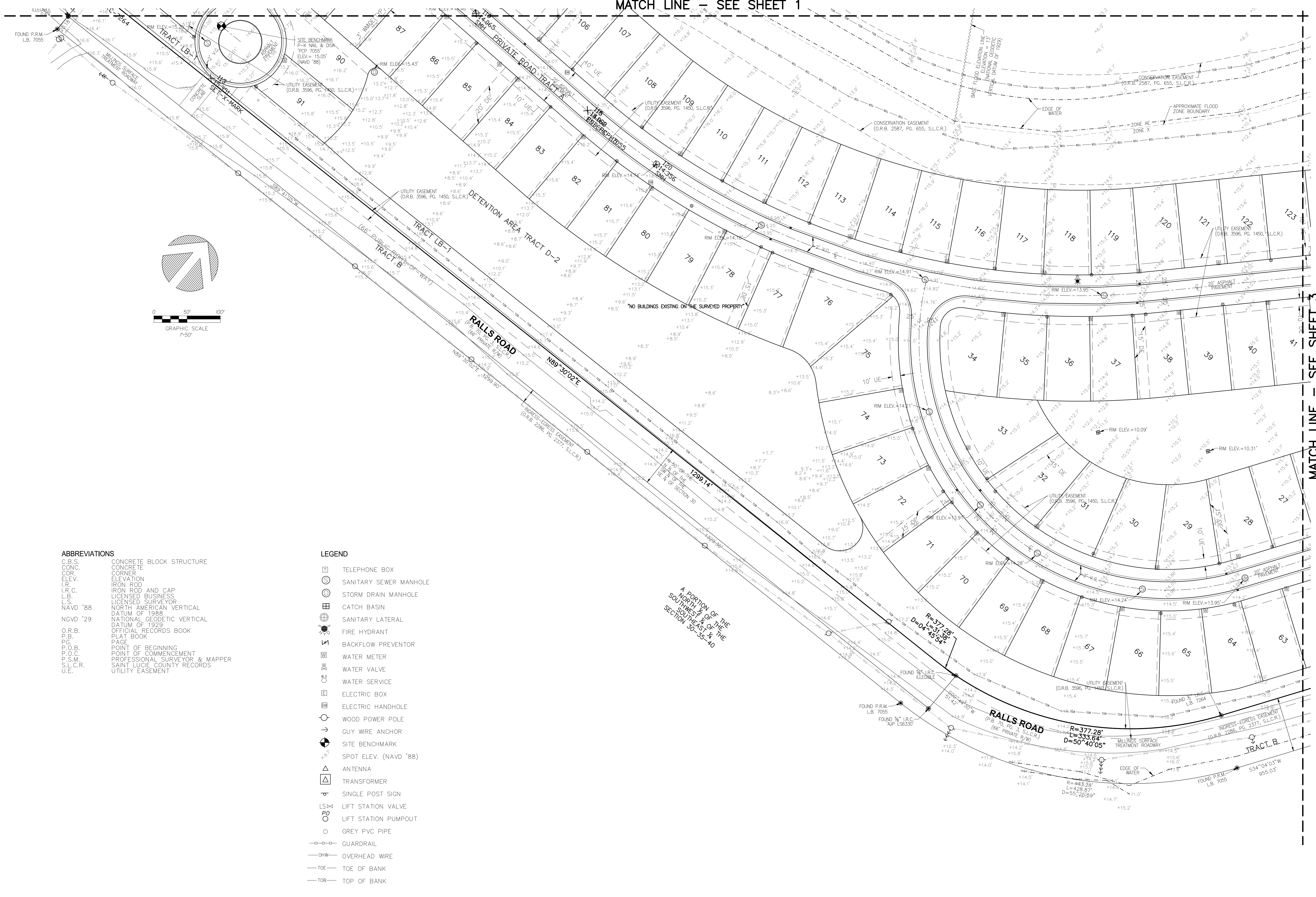
JOB NO.	12193
SCALE	1"=50'
FB/PG	
DRAWN	JEK
CHECKED	JSH
SHEET	3 OF 4

REVISIONS:	
NO.	DATE
1	02/12/2013
2	06/03/2014
3	10/08/2014
4	05/24/2016
5	
6	

**CARRIAGE POINTE  
BOUNDARY & TOPOGRAPHIC  
SURVEY**

**PERIMETER**  
SURVEYING & MAPPING  
949A Clint Moore Road, Boca Raton, Florida 33433  
Tel: (561) 241-9888  
Fax: (561) 241-5182

MATCH LINE - SEE SHEET 1



MATCH LINE - SEE SHEET 3

ABBREVIATIONS

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JOB NO.	12193
SCALE	1"=50'
FB/PG	
DRAWN	JEK
CHECKED	JSH
SHEET	4 OF 4

NO.	DATE	BY	CK'D	REVISIONS:
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5				
6				

CARRIAGE POINTE  
BOUNDARY & TOPOGRAPHIC  
SURVEY

**PERIMETER**  
SURVEYING & MAPPING  
949A Clint Macre Road, Bunnell, Florida 32822  
Tel: (386) 241-5188  
Fax: (386) 241-5182