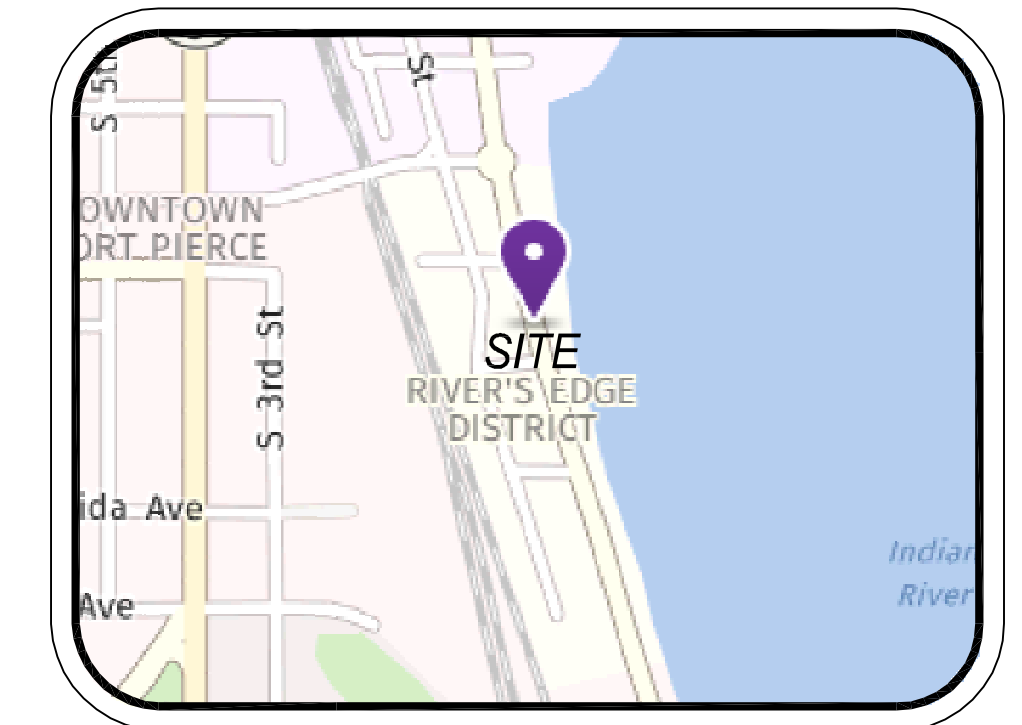


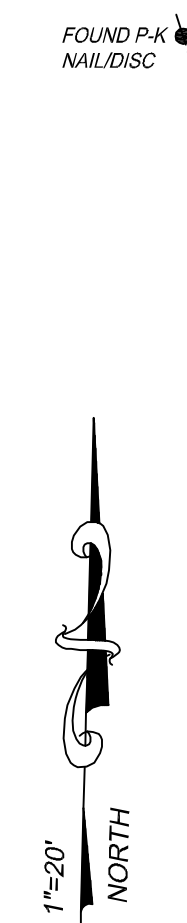
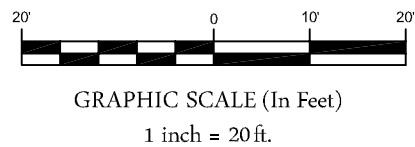
BOUNDARY & TOPOGRAPHIC SURVEY OF

515 SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950

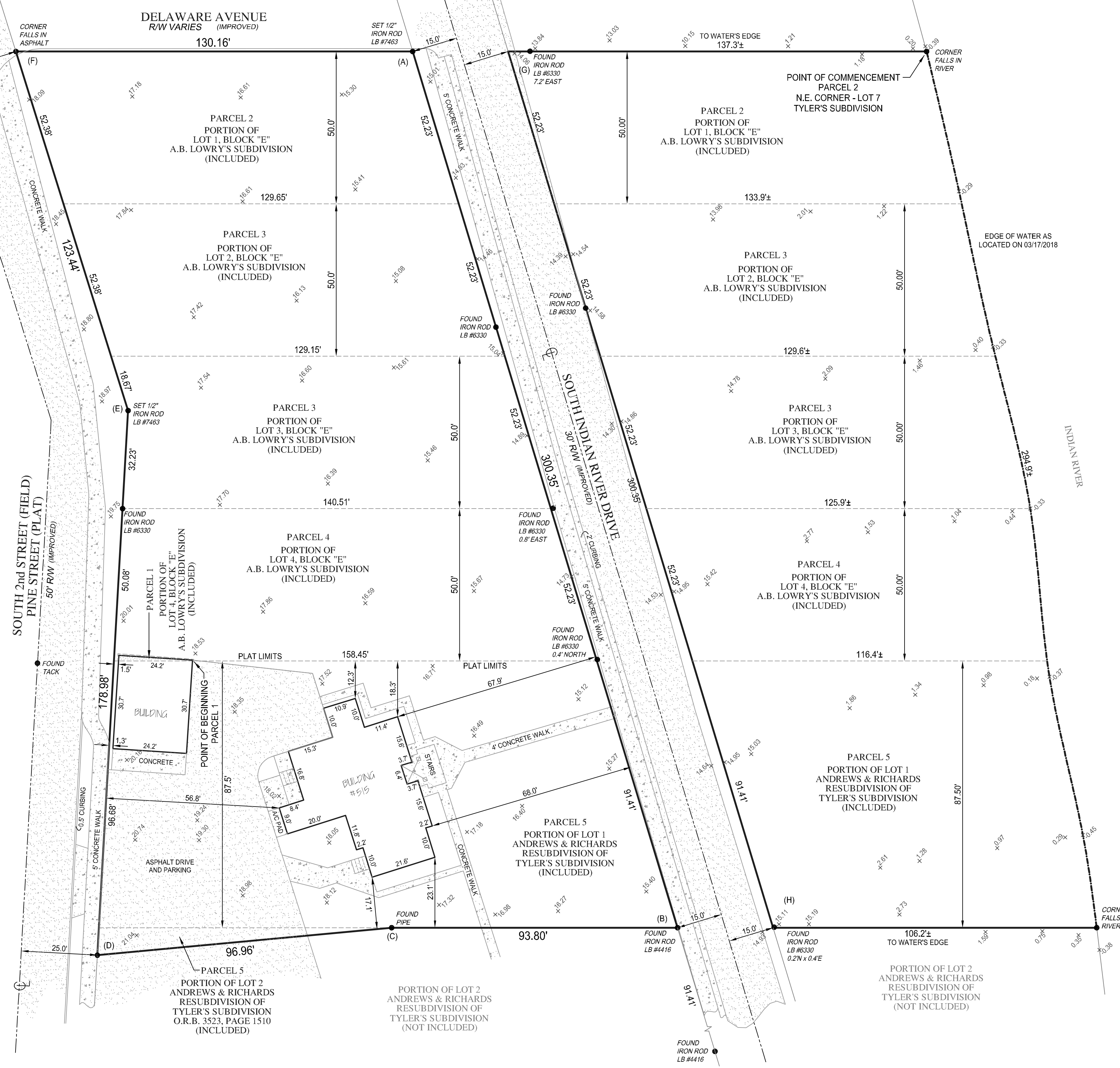
PREPARED FOR
KRIS EINSTEIN



LOCATION MAP NOT TO SCALE



CORNER ANGLE DATA
(A) 106°49'10"
(B) 73°10'50"
(C) 174°39'37"
(D) 81°25'53"
(E) 159°25'35"
(F) 72°39'18"
(G) 73°10'50"
(H) 106°11'0"



ORIGINATION BENCHMARK
ST LUCIE COUNTY BRASS DISK
"J 231"
N.A.V.D. 1988 ELEVATION =25.57

ABBREVIATION DESCRIPTION:

| | |
|----------|-------------------------------|
| A/C | AIR CONDITIONER |
| CL | CENTERLINE |
| ID. | IDENTIFICATION |
| LB | LICENSED BUSINESS |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| O.R.B. | OFFICIAL RECORD BOOK |
| PSM | PROFESSIONAL SURVEYOR MAPPER |
| R/W | RIGHT OF WAY |
| X-X-X | TOPOGRAPHIC ELEVATION |

LEGAL DESCRIPTION:

PARCEL 1:
THAT PART OF LOT 4, BLOCK E, A.B. LOWRY'S SUBDIVISION OF THE EAST PART OF LOT 7 OF TYLER'S SUBDIVISION OF LOT 4, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 211, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH LIES ON THE SOUTH BOUNDARY LINE OF LOT 4 OF BLOCK E OF SAID A.B. LOWRY'S SUBDIVISION, WHICH SAID POINT LIES A DISTANCE OF APPROXIMATELY 131 FEET WESTERLY FROM A STAKE AT THE SOUTHEAST CORNER OF THE AFORESAID LOT 4; FROM SAID POINT OF BEGINNING RUN NORTH A DISTANCE OF SIX TENTHS (0.6 FEET) OF A FOOT; THENCE WESTERLY FOR A DISTANCE OF APPROXIMATELY 25 FEET; THENCE SOUTH A DISTANCE OF APPROXIMATELY 2.4 FEET TO THE AFORESAID SOUTH BOUNDARY LINE OF SAID LOT 4 OF BLOCK E OF LOWRY'S SUBDIVISION; THENCE EASTERLY ALONG THE AFORESAID SOUTH BOUNDARY LINE OF SAID LOT 4, A DISTANCE OF APPROXIMATELY 24.8 FEET TO THE ORIGINAL POINT OF BEGINNING.

PARCEL 2:
COMMENCING ON THE BANK OF INDIAN RIVER AT THE NORTHEAST CORNER OF LOT 7 OF THE SUBDIVISION OF LOT 4, OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SAID LOT 4 ON FILE IN PLAT BOOK 1, AT PAGE 188, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM THENCE RUN WEST TO THE EAST LINE OF SECOND STREET (FORMERLY KNOWN AS PINE STREET), THENCE SOUTHERLY ALONG THE EAST LINE OF SAID STREET TO A POINT OF 50 FEET DUE SOUTH OF SAID EAST AND WEST LINE; THENCE EAST PARALLEL WITH AND 50 FEET DISTANCE FROM AFORESAID EAST AND WEST LINE TO RIVER BANK; THENCE NORTHERLY ALONG SAID BANK TO POINT OF BEGINNING, EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS, SAID PARCEL BEING AND DESCRIBED AS LOT 1, BLOCK E, A.B. LOWRY'S SUBDIVISION OF THE EAST PART OF LOT 7 OF TYLER'S SUBDIVISION OF TOWNSHIP 35 SO "LOT 4" SECTION 10 RANGE 40, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 41 AND PLAT BOOK 1, PAGE(S) 211, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOTS 2 AND 3, BLOCK E, A.B. LOWRY'S SUBDIVISION OF THE EAST PART OF LOT 7 OF TYLER'S SUBDIVISION OF TOWNSHIP 35 SO "LOT 4" SECTION 10 RANGE 40, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 41 AND PLAT BOOK 1, PAGE(S) 211, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
LOT 4, BLOCK E, A.B. LOWRY'S SUBDIVISION OF THE EAST PART OF LOT 7 OF TYLER'S SUBDIVISION OF TOWNSHIP 35 SO "LOT 4" SECTION 10 RANGE 40, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGE(S) 41 AND PLAT BOOK 1, PAGE(S) 211, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID LOT 4, BLOCK E, A.B. LOWRY'S SUBDIVISION OF THE EAST PART OF LOT 7 OF TYLER'S SUBDIVISION OF TOWNSHIP 35 SO "LOT 4" SECTION 10 RANGE 40, PREVIOUSLY CONVEYED BY A.C. SIMMONS, ET UX, TO ANNA LEE DENISON, BY WARRANTY DEED DATED MARCH 29, 1951, FILED APRIL 4, 1951 AND RECORDED IN DEED BOOK 164, PAGE 329, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES ON THE SOUTH BOUNDARY LINE OF LOT 4, BLOCK E, A.B. LOWRY'S SUBDIVISION OF THE EAST PART OF LOT 7 OF TYLER'S SUBDIVISION OF TOWNSHIP 35 SO "LOT 4" SECTION 10 RANGE 40, ACCORDING TO THE PLAT THEREOF, ON RECORD IN THE CLERK'S OFFICE IN THE COURTHOUSE BUILDING IN AND FOR ST. LUCIE COUNTY, FLORIDA, WHICH SAID POINT LIES A DISTANCE OF APPROXIMATELY 131 FEET WESTERLY FROM A STAKE AT THE SOUTHEAST CORNER OF THE AFORESAID LOT 4 ETC.; FROM SAID POINT OF BEGINNING RUN NORTH A DISTANCE OF SIX TENTHS (0.6) OF A FOOT; THENCE WESTERLY ALONG THE NORTH SIDE OF A GARAGE APARTMENT BELONGING TO CHARLES B. HULCHER, ANNE LAURA H. GARWOOD AND RUTH H. STORY FOR A DISTANCE OF APPROXIMATELY 25 FEET; THENCE SOUTH FOR A DISTANCE OF APPROXIMATELY 2.4 FEET TO THE AFORESAID SOUTH BOUNDARY LINE OF SAID LOT 4, BLOCK E, A.B. LOWRY'S SUBDIVISION OF THE EAST PART OF LOT 7 OF TYLER'S SUBDIVISION OF TOWNSHIP 35 SO "LOT 4" SECTION 10 RANGE 40, THENCE EASTERLY ALONG THE AFORESAID SOUTH BOUNDARY LINE OF SAID LOT 4 A DISTANCE OF APPROXIMATELY 24.8 FEET TO THE ORIGINAL POINT OF BEGINNING; IT BEING THE INTENTION TO CONVEY THAT PARTICULAR STRIP OF GROUND OVER WHICH THE AFORESAID GARAGE APARTMENT EXTENDS.

PARCEL 5:
ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S SUBDIVISION, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 580, AS LAST CONVEYED BY WARRANTY DEED FROM MMG HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3523, PAGE 1510, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED

FLOOD ZONE: X/AE
COMMUNITY NUMBER: 120286
PANEL: 12111C0179
SUFFIX: J

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

| | | | |
|---------|------------|--------|--|
| Project | C-15 | Sheet | |
| Date | 04-XX-2017 | | |
| Scale | 1" = 20' | 1 OF 1 | |



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463