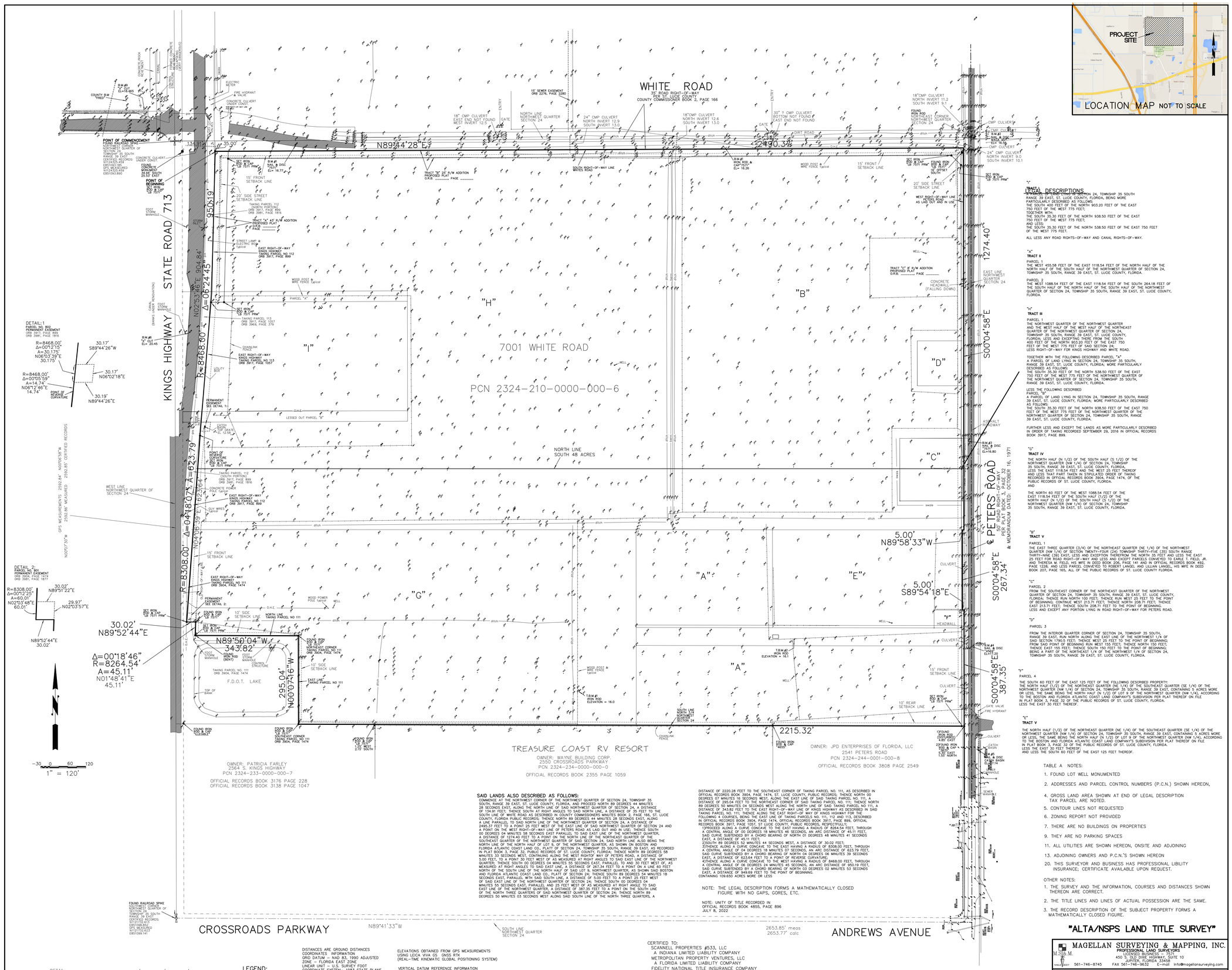

"X"
TRACT I DESCRIPTIONS
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET;
TOGETHER WITH:
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET;
AND LESS:
THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET;

ALL LESS ANY ROAD RIGHTS-OF-WAY AND CANAL RIGHTS-OF-WAY.

"X"
TRACT II

PARCEL 1
THE WEST 455.58 FEET OF THE EAST 1118.54 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2
THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"X"
TRACT III

PARCEL 1
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF SAID SECTION 24;
LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "A"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED
PARCEL "B"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT THE LANDS AS MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 29, 2016 IN OFFICIAL RECORDS BOOK 3917, PAGE 899.

"X"
TRACT IV

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
LESS THE EAST 1118.54 FEET AND THE WEST 25 FEET THEREOF AND LESS THAT PART TAKEN IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND

THE NORTH 60 FEET OF THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"X"
TRACT V

PARCEL 1
THE EAST THREE QUARTER (3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24) TOWNSHIP THIRTY-FIVE (35) SOUTH RANGE THIRTY-NINE (39) EAST, LESS AND EXCEPTION THEREFROM THE NORTH 35 FEET AND LESS THE EAST 25 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT PARCELS CONVEYED TO EARLE I. FIELD, JR. AND THERESA M. FIELD, HIS WIFE IN DEED BOOK 206, PAGE 141 AND IN OFFICIAL RECORDS BOOK 492, PAGE 1228; AND LESS PARCEL CONVEYED TO ROBERT LANGEL AND LILLIAN LANGEL, HIS WIFE IN DEED BOOK 207, PAGE 165, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.

"X"
PARCEL 2
FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT ANY PORTION LYING IN ROAD RIGHT-OF-WAY FOR PETERS ROAD.

"X"
PARCEL 3
FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; THENCE WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"X"
PARCEL 4
THE SOUTH 60 FEET OF THE EAST 125 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CONTAINING 5 ACRES MORE OR LESS, THE SAME BEING THE NORTH HALF (N 1/2) OF LOT 9 OF THE NORTHWEST QUARTER (NW 1/4), ACCORDING TO THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION PER PLAT THEREOF ON FILE IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS THE EAST 30 FEET THEREOF.

"X"
TRACT V

THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CONTAINING 5 ACRES MORE OR LESS, THE SAME BEING THE NORTH HALF (N 1/2) OF LOT 9 OF THE NORTHWEST QUARTER (NW 1/4), ACCORDING TO THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION PER PLAT THEREOF ON FILE IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS THE EAST 30 FEET THEREOF;
AND LESS THE SOUTH 60 FEET OF THE EAST 125 FEET THEREOF.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND PROCEED NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 134.91 FEET; THENCE SOUTH AT RIGHT ANGLE TO SAID NORTH LINE, A DISTANCE OF 35 FEET TO THE SOUTH LINE OF WHITE ROAD AS DESCRIBED IN COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL TO SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 2495.37 FEO A POINT 25 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 24 AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF PETERS ROAD AS LAID OUT AND IN USE; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF PETERS ROAD, A DISTANCE OF 1274.40 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE NORTH HALF OF LOT 9, OF THE NORTHWEST QUARTER, AS SHOWN ON BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE WEST RIGHTOF WAY OF PETERS ROAD, A DISTANCE OF 5.00 FEET, TO A POINT 30 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, PARALLEL TO AND 30 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE, A DISTANCE OF 267.34 FEET TO A POINT ON A LINE 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTH 1/2 OF THE NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO A POINT 25 FEET WEST OF SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, PARALLEL AND 25 FEET WEST OF AS MEASURED AT RIGHT ANGLE TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 387.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH THREE QUARTERS, A DISTANCE OF 2220.28 FEET TO THE SOUTHEAST CORNER OF TAKING PARCEL NO. 111, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, ST. LUCIE COUNTY, PUBLIC RECORDS; THENCE NORTH 00 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 295.04 FEET TO THE NORTHEAST CORNER OF SAID TAKING PARCEL NO. 111; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID TAKING PARCEL NO 111, A DISTANCE OF 343.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY AS DESCRIBED IN SAID TAKING PARCEL NO. 111; THENCE ALONG THE EAST RIGHT-OF WAY OF KINGS HIGHWAY FOR THE FOLLOWING DESCRIBED 7 COURSES, AS DESCRIBED IN TAKING PARCEL NO. 112, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, OFFICIAL RECORDS BOOK 3917, PAGE 899, OFFICIAL RECORDS BOOK 3917, PAGE 1057, ST LUCIE COUNTY, PUBLIC RECORDS, RESPECTFULLY:
1)PROCEED ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8264.54 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 45.11 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 01 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.11 FEET;
2)SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.02 FEET;
3)THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8308.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 07 SECONDS, AN ARC DISTANCE OF 623.79 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 02 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 623.64 FEET TO A POINT OF REVERSE CURVATURE;
4)THENCE ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 8468.00 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 45 SECONDS, AN ARC DISTANCE OF 950.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 949.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 109.650 ACRES MORE OR LESS

NOTE: THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES, ETC.

NOTE: UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 4855, PAGE 896 JULY 8, 2022

TABLE A NOTES:

1. FOUND LOT WELL MONUMENTED
2. ADDRESSES AND PARCEL CONTROL NUMBERS (P.C.N.) SHOWN HEREON,
4. GROSS LAND AREA SHOWN AT END OF LEGAL DESCRIPTION TAX PARCEL ARE NOTED.
5. CONTOUR LINES NOT REQUESTED
6. ZONING REPORT NOT PROVIDED
7. THERE ARE NO BUILDINGS ON PROPERTIES
9. THEY ARE NO PARKING SPACES
11. ALL UTILITIES ARE SHOWN HEREON, ONSITE AND ADJOINING
13. ADJOINING OWNERS AND P.C.N.'S SHOWN HEREON
20. THIS SURVEYOR AND BUSINESS HAS PROFESSIONAL LIBILITY INSURANCE; CERTIFICATE AVAILABLE UPON REQUEST.

OTHER NOTES:

1. THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
2. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
3. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

"ALTA/NSPS LAND TITLE SURVEY"

DETAIL: 1
PARCEL NO 802
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1816
R=8468.00'
Δ=00°12'15"
A=30.175'
N06°03'39"E
30.175'
30.17'
S89°44'26"W
30.17'
N06°02'18"E
30.19'
N89°44'26"E
R=8468.00'
Δ=00°05'59"
A=14.74'
N06°12'46"E
14.74'
POINT OF REVERSE CURVATURE

DETAIL: 2
PARCEL NO 801
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1877
R=8308.00'
Δ=00°12'25"
A=60.01'
N02°03'48"E
60.01
30.02'
N89°51'22"E
29.97'
N02°03'57"E
N89°52'44"E
30.02'

DETAIL:
DEFUNCT GRAPEFRUIT GROVES
PARCELS A,B, H & I
TOP MOUND
EL = 0.0
BOTTOM SWALE
EL = -1.5--2.0
-25'
-25'

FOUND RAILROAD SPIKE
SOUTHWEST CORNER
NORTHWEST QUARTER OF
NORTHEAST QUARTER
TOWNSHIP 35 SOUTH
RANGE 39 EAST
N1121733.423 ASSUMED
E815198.852
N1121733.423
E815198.141
N1121733.423
E815199.141

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
CONC = CONCRETE
ELEV
# = ELEVATIONS
EL = ELEVATIONS
N1121733.423 = STATE PLANE
E815199.141 = COORDINATES

DISTANCES ARE GROUND DISTANCES
COORDINATES INFORMATION
GRID DATUM - NAD 83, 1990 ADJUSTED
ZONE - FLORIDA EAST ZONE
LINEAR UNIT - U.S. SURVEY FOOT
COORDINATE SYSTEM- 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 0.9999961

MAPCHECK PERFORMED USING
SANDY KNOLL SOFTWARE, LLC
"NOTES AND BOUNDAS PRO MULTI"
RESULTS
CLOSES 0.0039749' ANGLE OF 5.593701"
CLOSING CALL N 09°53'37" E 0.004'
CLOSING PERIMETER 1,
2249594'

ELEVATIONS OBTAINED FROM GPS MEASUREMENTS
USING LEICA VIVA GS GNSS RTK
(REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM)

VERTICAL DATUM REFERENCE INFORMATION
ST. LUCIE COUNTY
BRASS CAP, "PRIS"
NAVD ELEVATION = 18.46M MEASURED

PROPERTY SHOWN HEREON IS LOCATED IN
FLOOD ZONE X PER FLOOD INSURANCE RATE
MAP 120286 0167 J DATED FEBRUARY 16, 2012
MAP 120285 0167 J DATED FEBRUARY 16, 2012

CERTIFIED TO:
SCANNELL PROPERTIES #533, LLC
A INDIANA LIMITED LIABILITY COMPANY
METROPOLITAN PROPERTY VENTURES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
MERIDIAN PARTNERS LAW P.A.

ALTA/ACSM LAND TITLE SURVEY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE JANUARY 31, 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1 THROUGH 5, 11 (AS TO UTILITIES, SURFACE MATTERS ONLY), AND ITEM 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 25, 2023.

RONALD E STOTLER
Digitally signed by RONALD E. STOTLER
Date: 2025.01.14 14:06:10 -05'00'
RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey & Topo

Prepared For:
SCANNELL PROPERTIES #533, LLC/FL.ST. LUCIE 95 LLC

Drawn by RES	Date Of Survey	Scale
Field: TF F.B.200 Pg63	NOVEMBER 9, 2024	1"= 120'
REVISIONS: ADD LEE ELEVATIONS, 05-05-2021 / ADD PARCEL 2 & 3 PARCEL H & I, 07-06-2021 / ADD FELL FOR 2-3 PARCEL, 09-13-2021 / ADD SETBACK & ZONING INFORMATION, 09-13-2021 / ADD BOUNDARY LEGAL, 09-15-2021 / UPDATE BOUNDARY 02-26-2023 / UPDATE BOUNDARY 11-9-2024		Drawing Number 21-020