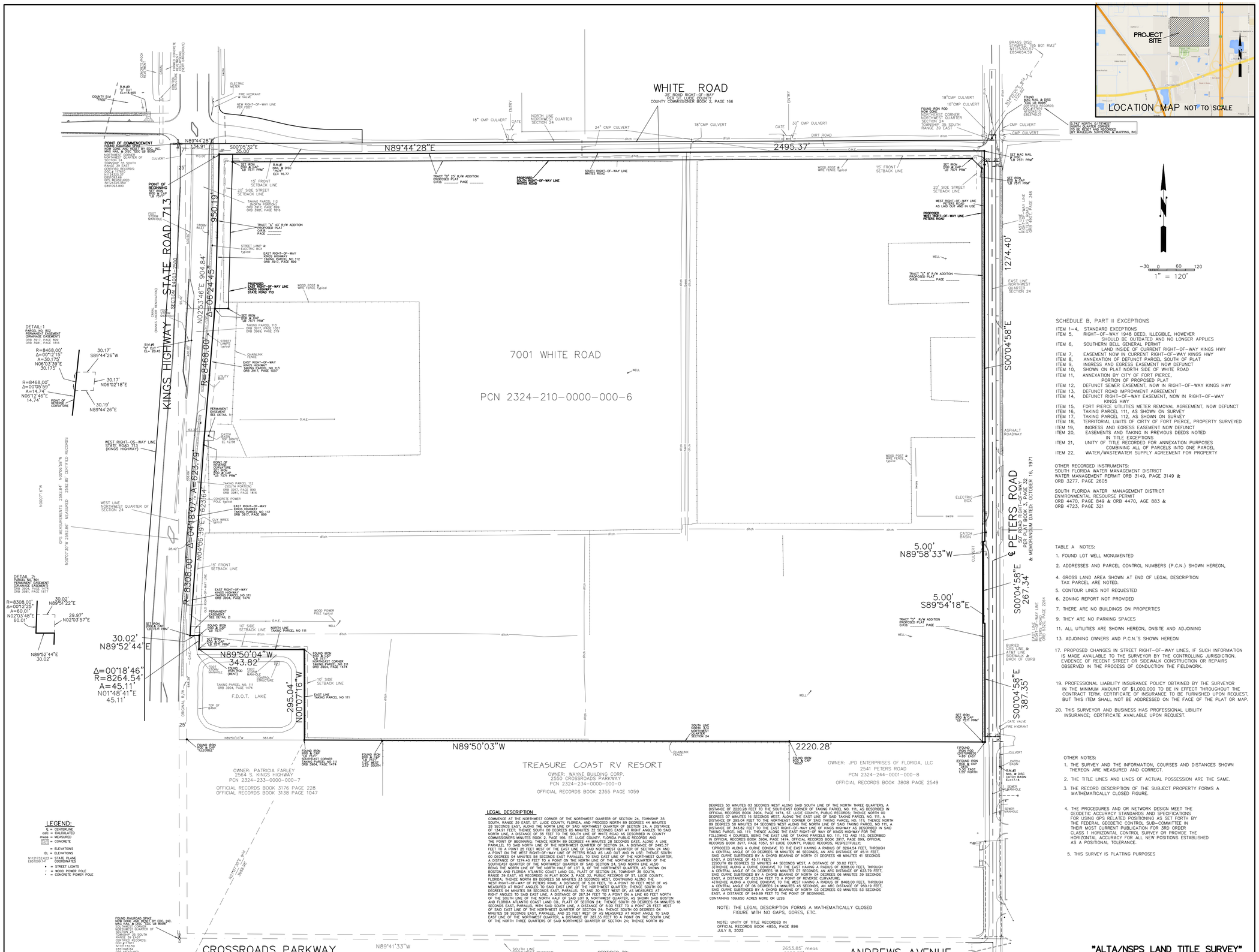

LEGEND:

℄ = CENTERLINE
(CALC) = CALCULATED
(MEAS) = MEASURED
CONC = CONCRETE
= ELEVATIONS
EL = ELEVATIONS
N1212732.623 = STATE PLANE
E851099.141 COORDINATES
= STREET LIGHTS
= WOOD POWER POLE
= CONCRETE POWER POLE

LEGAL DESCRIPTION

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 00 DEGREES 05 MINUTES 32 SECONDS EAST AT RIGHT ANGLES 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 AND THE POINT OF BEGINNING; 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 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, ALONG SAID EAST LINE, 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 RIGHT-OF-WAY OF PETERS ROAD, A DISTANCE OF 5.00 FEET; TO A POINT 30 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 387.35 FEET 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 LOT 9, NORTHWEST QUARTER, AS SHOWN SAID BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, PARALLEL WITH 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 58 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 A POINT ON EAST RIGHT-WAY LINE OF KINGS HIGHWAY AS DESCRIBED IN SAID TAKING PARCEL NO. 111; THENCE ALONG SAID EAST RIGHT-WAY LINE OF KINGS HIGHWAY THE FOLLOWING 4 COURSES, BEING THE EAST LINE OF TAKING PARCELS NO. 111, 112 AND 113, 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 04 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 625.54 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 4850, PAGE 896 JULY 8, 2022

DISTANCES ARE GROUND DISTANCES
COORDINATES INFORMATION
GRID DATUM = NAD 83, 2011 ADJUSTED
ZONE – FLORIDA EAST ZONE
LINEAR UNIT – U.S. SURVEY FOOT
COORDINATE SYSTEM– 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 0.9999961

MARCHECK PERFORMED USING
SANDY KNOLL SOFTWARE, LLC
"METES AND BOUNDS PRO MULTI"
RESULTS
CLOSES 0.0039749' ANGLE OF 5.593701°
CLOSING CALL N 00°35'37" E 0.004'
CLOSING PERIMETER 1/224594'

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

NOTE:
I HAVE REVIEWED A TITLE COMMITMENT/SEARCH ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER:12582091 EFFECTIVE DATE, JULY 15, 2025, AND ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD NOTED THEREIN ARE REFLECTED ON THIS PROPERTY.

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 APRIL 10, 2025

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.

SURVEYORS NOTES:
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
2. BEARINGS HEREON BASED ON THE GRID BEARING OF N89°44'28"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL, OR A VERIFIABLE ELECTRONIC SIGNATURE IN ACCORDANCE WITH STATE STATUTE 668.001–668.006.

REVISIONS
ADD TABLE A NOTES REQUESTED, 07-30-2025
REVISE TITLE, 04-28-2025
GPS COMMENTS, 08-07-2025

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

SCHEDULE B, PART II EXCEPTIONS

ITEM 1–4, STANDARD EXCEPTIONS
ITEM 5, RIGHT–OF–WAY 1948 DEED, ILLEGIBLE, HOWEVER SHOULD BE OUTDATED AND NO LONGER APPLIES
ITEM 6, SOUTHERN BELL GENERAL PERMIT LAND INSIDE OF CURRENT RIGHT–OF–WAY KINGS HWY
ITEM 7, EASEMENT NOW IN CURRENT RIGHT–OF–WAY KINGS HWY
ITEM 8, ANNEXATION OF DEFUNCT PARCEL SOUTH OF PLAT
ITEM 9, INGRESS AND EGRESS EASEMENT NOW DEFUNCT
ITEM 10, SHOWN ON PLAT NORTH SIDE OF WHITE ROAD
ITEM 11, ANNEXATION BY CITY OF FORT PIERCE, PORTION OF PROPOSED PLAT
ITEM 12, DEFUNCT SEWER EASEMENT, NOW IN RIGHT–OF–WAY KINGS HWY
ITEM 13, DEFUNCT ROAD IMPROVMENT AGREEMENT
ITEM 14, DEFUNCT RIGHT–OF–WAY EASEMENT, NOW IN RIGHT–OF–WAY KINGS HWY
ITEM 15, FORT PIERCE UTILITIES METER REMOVAL AGREEMENT, NOW DEFUNCT
ITEM 16, TAKING PARCEL 111, AS SHOWN ON SURVEY
ITEM 17, TAKING PARCEL 112, AS SHOWN ON SURVEY
ITEM 18, TERRITORIAL LIMITS OF CIRTY OF FORT PIERCE, PROPERTY SURVEYED
ITEM 19, INGRESS AND EGRESS EASEMENT NOW DEFUNCT
ITEM 20, EASEMENTS AND TAKING IN PREVIOUS DEEDS NOTED IN TITLE EXCEPTIONS
ITEM 21, UNITY OF TITLE RECORDED FOR ANNEXATION PURPOSES COMBINING ALL OF PARCELS INTO ONE PARCEL
ITEM 22, WATER/WASTEWATER SUPPLY AGREEMENT FOR PROPERTY

OTHER RECORDED INSTRUMENTS:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER MANAGEMENT PERMIT ORB 3149, PAGE 3149 &
ORB 3277, PAGE 2605

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURSE PERMIT
ORB 4470, PAGE 849 & ORB 4470, AGE 883 &
ORB 4723, PAGE 321

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
17. PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.
19. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.
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 MEASURED AND 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.
4. THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB–COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.
5. THIS SURVEY IS PLATTING PURPOSES

"ALTA/NSPS LAND TITLE SURVEY"

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LB#7571
400 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 APRIL 10, 2025	Scale 1"= 120'
Field: TF F.B. 203 Pg64		Drawing Number 21–020

REVISIONS: ADD ELEVATIONS, 05-05-2021; ADD ROAD DIR & SIDEWALK, 11-8-21; ADD ELEVATIONS, 11-15-2021; ADD SETBACK & ZONING INFORMATION, 09-13-2021; ADD BOUNDARY LEGAL, 09-15-2021

REVISIONS: ADD TITLE & BOUNDARY, 12-8-2021; LOCATE SOUTH SIDE OF WHITE ROAD, 12-17-2021; ADD CONTRACTOR, 02-22-2022; ADD TAX DATA, 06-28-2022; ADD TITLE COMMITMENT, 07-08-2025; ADD ALTA, 07-08-2025