SURVEYOR'S REPORT

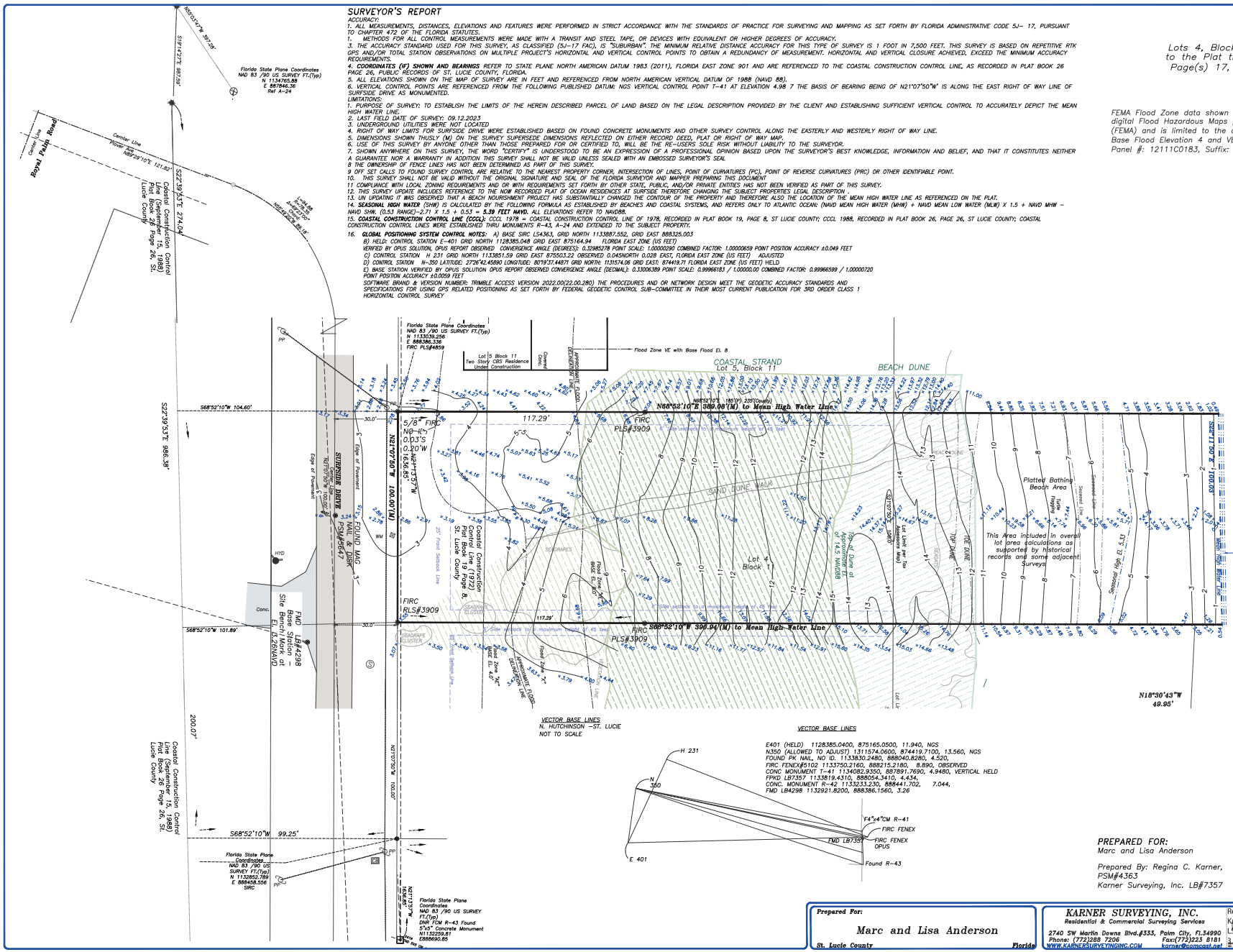
ACCURACY:
1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY FLORIDA ADMINISTRATIVE CODE 5J– 17, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.
1. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED (5J–17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THIS SURVEY IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. **COORDINATES (IF) SHOWN AND BEARINGS** REFER TO STATE PLANE NORTH AMERICAN DATUM 1983 (2011), FLORIDA EAST ZONE 901 AND ARE REFERENCED TO THE COASTAL CONSTRUCTION CONTROL LINE, AS RECORDED IN PLAT BOOK 26 PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. VERTICAL CONTROL POINTS ARE REFERENCED FROM THE FOLLOWING PUBLISHED DATUM: NGS VERTICAL CONTROL POINT T–41 AT ELEVATION 4.98 7 THE BASIS OF BEARING BEING OF N21°07'50"W' IS ALONG THE EAST RIGHT OF WAY LINE OF SURFSIDE DRIVE AS MONUMENTED.

LIMITATIONS:
1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT AND ESTABLISHING SUFFICIENT VERTICAL CONTROL TO ACCURATELY DEPICT THE MEAN HIGH WATER LINE.
2. LAST FIELD DATE OF SURVEY: 09.12.2023
3. UNDERGROUND UTILITIES WERE NOT LOCATED
4. RIGHT OF WAY LIMITS FOR SURFSIDE DRIVE WERE ESTABLISHED BASED ON FOUND CONCRETE MONUMENTS AND OTHER SURVEY CONTROL ALONG THE EASTERLY AND WESTERLY RIGHT OF WAY LINE.
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE–USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY IN ADDITION THIS SURVEY SHALL NOT BE VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
8 THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
9 OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC), POINT OF REVERSE CURVATURES (PRC) OR OTHER IDENTIFIABLE POINT.
10. THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
11 COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.
12. THIS SURVEY UPDATE INCLUDES REFERENCE TO THE NOW RECORDED PLAT OF OCEAN RESIDENCES AT SURFSIDE THEREFORE CHANGING THE SUBJECT PROPERTIES LEGAL DESCRIPTION .
13. UN UPDATING IT WAS OBSERVED THAT A BEACH NOURISHMENT PROJECT HAS SUBSTANTIALLY CHANGED THE CONTOUR OF THE PROPERTY AND THEREFORE ALSO THE LOCATION OF THE MEAN HIGH WATER LINE AS REFERENCED ON THE PLAT.
14. **SEASONAL HIGH WATER** (SHW) IS CALCULATED BY THE FOLLOWING FORMULA AS ESTABLISHED BY BEACHES AND COASTAL SYSTEMS, AND REFERS ONLY TO ATLANTIC OCEAN: (NAVD MEAN HIGH WATER (MHW) + NAVD MEAN LOW WATER (MLW) X 1.5 + NAVD MHW – NAVD SHW. (0.53 RANGE)–2.71 X 1.5 + 0.53 = **5.39 FEET NAVD**. ALL ELEVATIONS REFER TO NAVD88.
15. **COASTAL CONSTRUCTION CONTROL LINE (CCCL)**: CCCL 1978 = COASTAL CONSTRUCTION CONTROL LINE OF 1978, RECORDED IN PLAT BOOK 19, PAGE 8, ST LUCIE COUNTY; CCCL 1988, RECORDED IN PLAT BOOK 26, PAGE 26, ST LUCIE COUNTY; COASTAL CONSTRUCTION CONTROL LINES WERE ESTABLISHED THRU MONUMENTS R–43, A–24 AND EXTENDED TO THE SUBJECT PROPERTY.
16. **GLOBAL POSITIONING SYSTEM CONTROL NOTES:** A) BASE SIRC L54363, GRID NORTH 1133887.552, GRID EAST 888325.003
B) HELD: CONTROL STATION E–401 GRID NORTH 1128385.048 GRID EAST 875164.94 FLORIDA EAST ZONE (US FEET)
VERIFIED BY OPUS SOLUTION, OPUS REPORT OBSERVED CONVERGENCE ANGLE (DEGREES): 0.13985278 POINT SCALE: 1.00000290 COMBINED FACTOR: 1.00000659 POINT POSITION ACCURACY ±0.049 FEET
C) CONTROL STATION H 231 GRID NORTH 1133851.59 GRID EAST 875503.22 OBSERVED 0.045NORTH 0.028 EAST, FLORIDA EAST ZONE (US FEET) ADJUSTED
D) CONTROL STATION N–350 LATITUDE: 27°36'42.45890 LONGITUDE: 80°19'37.44871 GRID NORTH: 1131574.06 GRID EAST: 874419.71 FLORIDA EAST ZONE (US FEET) HELD
E) BASE STATION VERIFIED BY OPUS SOLUTION OPUS REPORT OBSERVED CONVERGENCE ANGLE (DECIMAL): 0.33006389 POINT SCALE: 0.99966183 / 1.00000.00 COMBINED FACTOR: 0.99966599 / 1.00000720
POINT POSITION ACCURACY ±0.0059 FEET
SOFTWARE BRAND & VERSION NUMBER: TRIMBLE ACCESS VERSION 2022.00(22.00.280) THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY FEDERAL GEODETIC CONTROL SUB–COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY

LEGAL DESCRIPTION

Lots 4, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page(s) 17, Public Records of St. Lucie County, Florida.

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zones: X, AE with a Base Flood Elevation 4 and VE with Base Flood Elevation 8, Community #: 120286, Panel #: 12111C0183, Suffix: K, Date: 2.19.2020



VECTOR BASE LINES
N. HUTCHINSON –ST. LUCIE
NOT TO SCALE

VECTOR BASE LINES

E401 (HELD) 1128385.0400, 875165.0500, 11.940, NGS
N350 (ALLOWED TO ADJUST) 1311574.0600, 874419.7100, 13.560, NGS
FOUND PK NAIL, NO ID. 1133830.2480, 888040.8280, 4.520,
FIRC FENEX#5102 1133750.2160, 888215.2180, 8.890, OBSERVED
CONC MONUMENT T–41 1134082.9350, 887891.7690, 4.9450, VERTICAL HELD
FPKD LB7357 1133819.4310, 888054.3410, 4.434,
CONC. MONUMENT R–42 1133233.230, 888441.702, 7.044,
FMD LB4298 1132921.8200, 888386.1560, 3.26

LEGEND
B.M. – Bench Mark
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
El. – Elevation
G – Grinder
GV – Water Gate Valve
HYD – Fire Hydrant
IR – Irrigation Riser
NAD – North American Datum
O/L – Overhead Utility Line
PP – Power Pole
PVR – PVC Riser
SSMH – Sanitary Sewer Manhole
TR – Telephone Riser
TCB – Telephone Communications Box
UB – Utility Box
UR – Utility Riser
WM – Water Meter
WV – Water Valve
FCM – Found 4"x4"Concrete Monument
FIBC –
FIP – Found ¾" Iron Pipe
FIRC – Found ½" Iron Pipe with Cap
FIR – Found ⅝ Iron Rod
FIRC – Found ⅝ Iron Rod with Cap
SIRC – Set ⅝ Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out
x0.0 – Existing Elevations
--0-- – Existing Contour Line

This mean high water line (MHW)survey complies with Chapter 177, Part II, Florida Statute. The MHW, Elevation shown was provided by the Florida Department of Environmental Protection on 5.31.2019 with reference Point Number 100692. Therefore the MHW, Elevation is 0.53 NAVD and the Mean Low water Elevation is (–) 2.71 NAVD.
Seasonal High Water Line at El. 5.33
All located one 7.18.022

FLORIDA DEPARTMENT OF Environmental Protection
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399
Ron DeSantis, Governor
Jeanette Nuñez, Lt. Governor
Alexis A. Lambert, Secretary

Tidal Water Survey Procedural Approval

Date: 5/12/2025
Name: Regina Karner LS4363
Firm Name: Karner Surveying, Inc. LB7357
Address: 2740 SW Martin Downs Boulevard, Suite 333
Palm City, FL 34990
Phone: 772.288.7206 Email: admin@karnersurveyinginc.com
****
Tide Interpolation Point No. 100692 County: Saint Lucie
USGS 7.5-Minute Quad Map Name: Fort Pierce
Mean High Water (MHW) 0.53 ft Mean Low Water (MLW): -2.71 ft
Unit of Measurement: Feet Vertical Datum: NAVD88 Tidal Datum: NTDE 1983–2001
Procedure: Extend the above MHW height to job if within one-half mile.
Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping.
This form constitutes approval of the method to be used to survey the mean high-water line or the mean low-water line within one half mile of the point identified above.
****
Retain this form for record keeping. Submit a copy of this form with the completed survey to the Bureau of Survey and Mapping. See attached guidelines for submittal requirements pursuant to Section 177.35, Florida Statutes.
Contact:
Florida Department of Environmental Protection
Bureau of Survey and Mapping
Mean High Water Repository
3800 Commonwealth Boulevard, Mail Station 105
Tallahassee, FL 32399-3000
Tel. (850) 245-3640
email pdf to: submreqmgmt@floridadep.gov
Approved by: Eric Sellers (Digitally signed by Eric Sellers Date: 2025.05.12 11:07:32 -04'00')
5/12/2025 (Date)
1814 Surfside Drive, Fort Pierce

Seasonal High Water Line (SHWL) = NAVD + (MR x 1.5) = 0.53 ft + (3.24 ft x 1.5) = 5.39 ft

PREPARED FOR:
Marc and Lisa Anderson

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

Prepared For:
Marc and Lisa Anderson
St. Lucie County Florida

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Regina C. Karner, Digitally signed by Regina C. Karner, LS4363 Date: 2025.06.10 13:46:07 -04'00'
LS4363

No.	Revision Description

Sheet Title: Boundary Survey
Drawn by: Year 05-27-25 Field Book: 22201-49 Job No.: 8650-00
Sheet No.: 1 of 1 File No.: