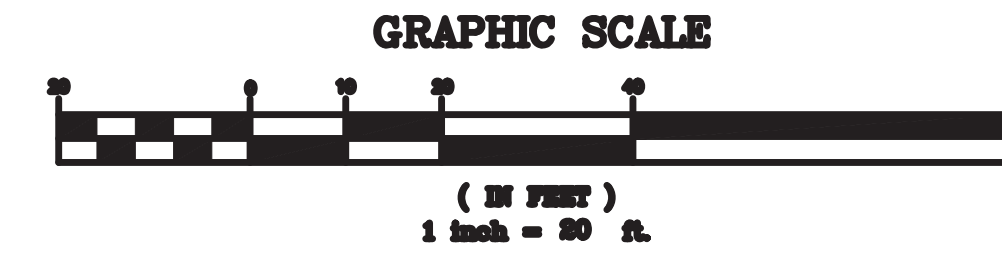


BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE CITY OF FORT PIERCE
SECTION 17 - TOWNSHIP 35 SOUTH - RANGE 40 EAST
ST LUCIE COUNTY, FLORIDA



LEGAL DESCRIPTION:

PARCEL 1
THE NORTH 120 FEET OF THE SOUTH 368 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 35 FEET AND LESS THE WEST 25 FEET, SAID LANDS SITUATED IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2
THE NORTH 80 FEET OF THE SOUTH 448 FEET OF THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 35 FEET AND LESS THE WEST 25 FEET, SAID LANDS SITUATED IN ST. LUCIE COUNTY, FLORIDA.

FLOOD ZONE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0186J (CITY OF FORT PIERCE 120286), DATED FEBRUARY 16, 2012.

TREE NOTE:

CRAIG D. WATSON, P.S.M. ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY TREES SHOWN, HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF THIS SURVEYOR. THE TREE SPECIES AS LISTED HEREON IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST.

WETLAND NOTE:

LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

HORIZONTAL AND VERTICAL CONTROL NOTE:

- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 8390 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF N01°08'28"E ALONG THE CENTERLINE OF SOUTH 25TH STREET.
- ELEVATIONS SHOWN, ALONG WITH THE SITE BENCHMARKS ARE BASED ON A ST LUCIE COUNTY VERTICAL CONTROL DISK STAMPED 'VIR 3-04'; ELEVATION = 16.81' (NAVD 88).

SURVEYOR'S NOTES:

- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
- THE BEARING BASE OF THIS SURVEY IS ALONG THE CENTERLINE OF SOUTH 25TH STREET (SEE SURVEYOR'S HORIZONTAL NOTE BELOW).
- ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- 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.
- THE EXPECTED USE FOR THIS SURVEY AND MAP IS FOR COMMERCIAL PURPOSES.
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.

ABBREVIATIONS:

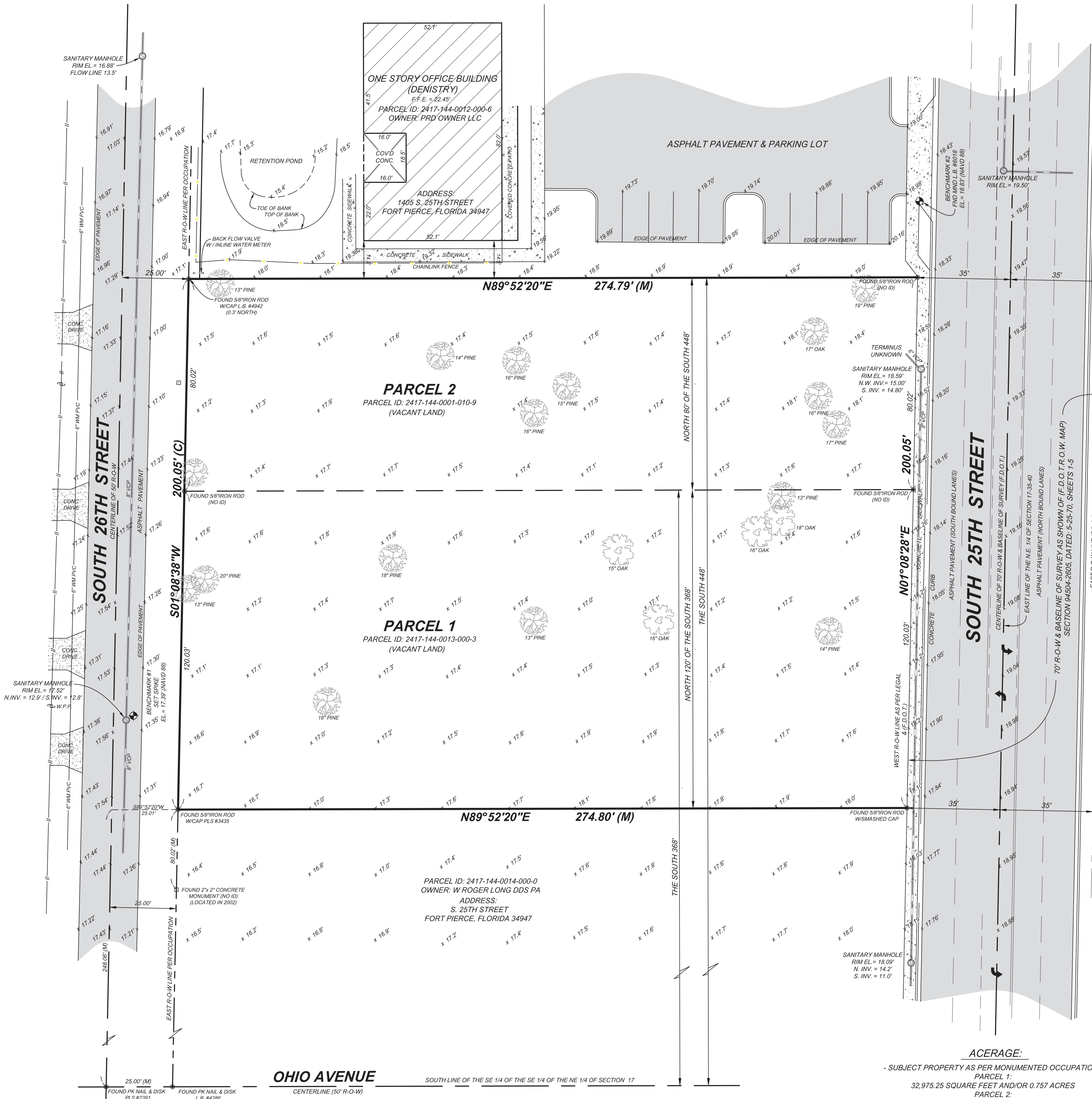
WM = WATER MAIN
VCP = VITRIFIED CLAY PIPE
-I- = OVERHEAD UTILITIES
(M) = MEASURED
(C) = CALCULATED
ID = IDENTIFICATION
F.F.E. = FINISH FLOOR ELEVATION
INV. = INVERT

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
L.B. = LICENSED BUSINESS
PLS = PROFESSIONAL LAND SURVEYOR
EL. = ELEVATION
CONC. = CONCRETE
W.P.P. = WOOD POWER POLE
R-O-W = RIGHT OF WAY
x = 12.00' = SPOT ELEVATION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by
Craig
Watson
Date: 2023.10.16 08:46:08 -04'00'
CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA



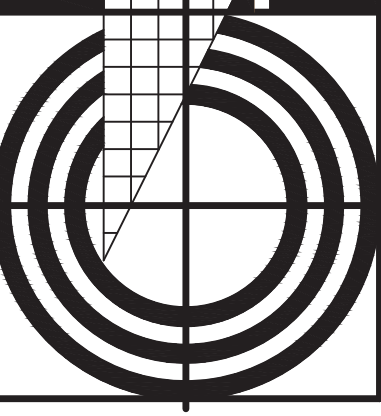
ACERAGE:
- SUBJECT PROPERTY AS PER MONUMENTED OCCUPATION -
PARCEL 1:
32,975.25 SQUARE FEET AND/OR 0.757 ACRES
PARCEL 2:
21,983.10 SQUARE FEET AND/OR 0.505 ACRES
OVERALL TOTAL:
54,958.35 SQUARE FEET AND/OR 1.26 ACRES

DATE	REVISIONS

PREPARED FOR:
HAND N 402 SW FRIAR STREET LLC
A FLORIDA LIMITED LIABILITY COMPANY

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING & MAPPING

130 S INDIAN RIVER DRIVE - SUITE 202 - FORT PIERCE, FLORIDA 34950
O 772-334-0867 C 772-260-0249 EMAIL craigwatson@live.com



130 S INDIAN RIVER DRIVE
SUITE 202
FT. PIERCE, FLORIDA 34950
PHONE 772-334-0868
CELL 772-260-0249

FIELD DATE: 9-23,24-2023
SCALE: 1" = 20'
DWG. BY: C.D.W.
CHECKED BY: C.D.W.
JOB NUMBER: 23101

SHEET NUMBER
1 OF 1