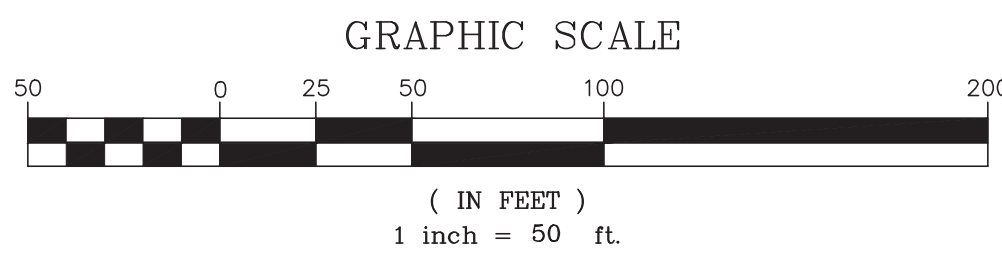


BOUNDARY & TOPOGRAPHIC SURVEY

GRACE WAY VILLAGE INC
SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



CENTER OF SECTION
FND MAG/D
"BLOOMSTER LB 6019"
N: 1127102.89
E: 864308.33

SYMBOL & ABBREVIATION LEGEND:

- A/C AIR CONDITIONING
- ASPH ASPHALT
- BFP BACK FLOW PREVENTER
- BM(B) BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
- € CENTERLINE
- CCR CERTIFIED CORNER RECORD
- CONC CONCRETE
- C.B.S. CONCRETE BLOCK STRUCTURE
- CPW CONCRETE POWER POLE (CPW)
- CMP CORRUGATED METAL PIPE
- EL/ELEV ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- FND FOUND
- GW GUY WIRE ANCHOR
- ID IDENTIFICATION
- INV INVERT
- IP/C IRON PIPE AND CAP
- IR/C IRON ROD AND CAP
- L&E LESS AND EXCEPT
- LB LICENSED BUSINESS
- MAG/D MAG NAIL MAG BRAND NAIL
- NAVDB8 NORTH AMERICAN VERTICAL DATUM OF 1988
- No. NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- OHW OVER HEAD WIRES
- PG PAGE
- PVC POLYVINYL CHLORIDE
- R/W RIGHT-OF-WAY
- SM SANITARY MANHOLE
- SS SANITARY SEWER
- ± SIGN
- TOE TOE OF SLOPE
- TOB TOP OF BANK/BERM
- X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
- X 0.000 TOPOGRAPHIC DATA (HARD SURFACE)
- UNK UNKNOWN
- UMK UNKNOWN MANHOLE
- VEG VEGETATION LIMITS
- WPP WOOD POWER POLE

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 45 FEET FOR ROAD RIGHT-OF-WAY, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE NORTH 78 FEET AND THE WEST 25 FEET AND THE EAST 25 FEET AND LESS AND EXCEPT THAT PORTION CONVEYED TO ST. LUCIE COUNTY IN OFFICIAL RECORDS BOOK 997, PAGE 2204, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.84 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

- THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON FEBRUARY 3, 2026. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY MAP, AND REPRODUCTIONS THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF HALEY WARD, INC. IT IS A VIOLATION OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS JANUARY 30, 2026.
- LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 4631, PAGE 1870, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
- PARCEL(S) CONTAIN A TOTAL OF 7.84 ACRES, MORE OR LESS.
- THIS BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM—EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8) AND ARE BASED ON A LEVEL LOOP ORIGINATING AT ST. LUCIE COUNTY BENCHMARK DESIGNATED "MATT", HAVING A PUBLISHED ELEVATION OF 15.12 FEET, NAVDB8. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
- THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REAL TIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS, WITH A PRECISION OF ±0.05 FEET.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN BOTH AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AND AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C01861, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO FOREMENTIONED FIRM PANELS.
- THE LEGAL DESCRIPTION PROVIDED IN THE REFERENCED DEED CAN BE INTERPRETED AMBIGUOUSLY; THIS OFFICE IS CONFORMING TO THE CONFIGURATION OF THE COUNTY PROPERTY APPRAISER AND SUPPORTING SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., DATED APRIL 22, 2010. ADDITIONALLY, IN THE DESCRIPTION A CALL IS MADE IN THE 2ND PARAGRAPH "LESS THE WEST 25 FEET." IT IS UNCLEAR AS TO THE INTENT OF THIS CALL. A TITLE SEARCH WOULD DISCLOSE IF ADDITIONAL R/W WAS TAKEN OR ANY TRANSFER OF OWNERSHIP FOR THE 25' PARCEL.

LIDAR FLIGHT NOTES & ACCURACY REPORT:

- THIS SITE WAS FLOWN DURING JANUARY 30, 2026 UTILIZING A DJI MATRICE 300 UAV.
- FLIGHT PLANNING WAS PERFORMED WITH PHOENIX FLIGHT PLANNER AND POST-PROCESSED USING PHOENIX LIDAR MILL AND TRIMBLE BUSINESS CENTER.
- THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
- GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
- FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSERVED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- RELATIVE ACCURACY:
 - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
 - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

- THIS SITE WAS FLOWN ON JANUARY 30, 2026 UTILIZING A DJI MATRICE 300 UAV.
- DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4D MATIC, VERSION 1.81.1, ON JANUARY 30, 2026.
- SENSOR(S) USED: ZEISS/P1 45MP
- THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
- HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2% OF GROUND-BASED MEASUREMENTS.
- FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSERVED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- RELATIVE ACCURACY:
 - AVERAGE GROUND SAMPLING DISTANCE (GSD)= 0.019 FTUS
 - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.038 FT - Y:0.028 FT - Z:0.008 FT
 - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.025 FT
 - CAMERA CALIBRATION/OPTIMIZATION: 0.62% VARIATION FROM REFERENCE DATA.
- DENSIFICATION:
 - TOTAL POINTS COLLECTED: 208.17 MILLION
- THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

REV.	DATE	DESCRIPTION	BY	CHK.
<p>HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING LAND PLANNING INTERIOR DESIGN F.P.E. AUTHORIZATION NO. 32664 L.B. AUTHORIZATION NO. 8267 10250 Village Parkway, Suite 201 Port Saint Lucie, Florida 34987 772.462.2455</p>				

GRACE WAY VILLAGE INC
ST. LUCIE COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	2/3/2026	SCALE	AS SHOWN
DRAWN BY	RJB	FIELD CREW	GHMD
CHECKED BY	MTO		
PROJECT NO.	20-250		
SHEET NO.	1 OF 1		

Michael T Owen Digitally signed by Michael T Owen
Date: 2026.02.04 08:41:41 -05'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

FILE LOCATION: Z:\DC-2026\20-250-GRACEWAY VILLAGE SURVEYING-PDF\SURVEYING-2026\DWG_2026.02.03_041.PLM