

LEGAL DESCRIPTION:

PARCEL 4:
 SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, AND BEING A PART OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, RUN SOUTH 89 DEGREES 45 MINUTES 39 SECONDS EAST (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2,470.49 FEET TO A POINT, SAID POINT BEING 40 FEET EASTERLY, AS MEASURED PERPENDICULAR TO THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), THENCE NORTH 20 DEGREES 21 MINUTES 06 SECONDS EAST OF A LINE 40 FEET EASTERLY AND PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), A DISTANCE OF 388.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 20 DEGREES 21 MINUTES 06 SECONDS EAST A DISTANCE OF 132.13 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE, SAID POINT BEARS NORTH 10 DEGREES 32 MINUTES 44 SECONDS EAST FROM THE RADIUS POINT OF SAID CIRCULAR CURVE, THENCE EASTERLY ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 950.00 FEET THROUGH A CENTRAL ANGLE OF 09 DEGREES 44 MINUTES 31 SECONDS FOR AN ARC LENGTH OF 161.53 FEET TO A POINT OF TANGENCY, SAID ARC TENDING A CHORD OF 161.34 FEET ALONG A BEARING OF SOUTH 74 DEGREES 38 MINUTES 00 SECONDS EAST FROM THE AFORESAID NON-TANGENT POINT, THENCE SOUTH 89 DEGREES 42 MINUTES 44 SECONDS EAST ALONG A LINE A DISTANCE OF 48.51 FEET, SAID LINE BEING 45.00 FEET SOUTH AND PARALLEL WITH THE CENTERLINE OF AVIATION BOULEVARD, THENCE SOUTH 20 DEGREES 21 MINUTES 06 SECONDS WEST AND PARALLEL WITH THE SAID CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), A DISTANCE OF 222.84 FEET, THENCE NORTH 69 DEGREES 42 MINUTES 44 SECONDS WEST AND PARALLEL WITH THE SAID CENTERLINE OF AVIATION BOULEVARD, A DISTANCE OF 209.25 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
 SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, BEING PARTS OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, RUN SOUTH 00 DEGREES 14 MINUTES 21 SECONDS WEST AND PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 30 FEET, THENCE SOUTH 89 DEGREES 45 MINUTES 39 SECONDS EAST (BASIS OF BEARINGS) ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 2,459.51 FEET TO A POINT, SAID POINT BEING 40 FEET EASTERLY, AS MEASURED PERPENDICULAR TO THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE SOUTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 222.84 FEET, THENCE RUN NORTH 20 DEGREES 21 MINUTES 06 SECONDS EAST AND PARALLEL WITH THE SAID CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), A DISTANCE OF 95.84 FEET TO A POINT, SAID POINT BEING 60 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF SECTION 34, THENCE NORTH 89 DEGREES 45 MINUTES 39 SECONDS WEST ALONG A LINE 60 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 222.84 FEET TO A POINT, SAID POINT BEING 40 FEET EASTERLY, AS MEASURED PERPENDICULAR TO, THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), THENCE SOUTH 20 DEGREES 21 MINUTES 06 SECONDS WEST ALONG A LINE 40 FEET EASTERLY, AS MEASURED PERPENDICULAR TO, THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), A DISTANCE OF 95.84 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
 SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, BEING PARTS OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AS SHOWN ON THE LAST GENERAL PLAT OF LAND OF THE INDIAN RIVER FARMS CO. FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, AT PAGE 25 (NOW INDIAN RIVER COUNTY), RUN NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST ALONG THE TOWNSHIP LINE BETWEEN TOWNSHIP 32 SOUTH AND TOWNSHIP 33 SOUTH IN RANGE 39 EAST, A DISTANCE OF 2,409.93 FEET TO A POINT WHERE THE PROJECTED CENTERLINE OF AVENUE 'C' INTERSECTS SAID TOWNSHIP LINE, THENCE NORTH 20 DEGREES 02 MINUTES 20 SECONDS EAST ALONG THE CENTERLINE OF AVENUE 'C', A DISTANCE OF 594.24 FEET TO THE CENTERLINE INTERSECTION OF AVENUE 'C' AND MAIN STREET, AS SHOWN ON THE ANNUAL REPORT MAP OF THE U.S. NAVAL AIR STATION, VERO BEACH, FLORIDA, DATED JUNE 30, 1945, THENCE RUN SOUTH 20 DEGREES 02 MINUTES 20 SECONDS WEST A DISTANCE OF 45 FEET, THENCE RUN SOUTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 40 FEET TO THE EASTERLY RIGHT-OF-WAY OF A 90 FOOT RIGHT-OF-WAY OF AVENUE 'C' FOR THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, RUN SOUTH 20 DEGREES 02 MINUTES 20 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF AVENUE 'C', A DISTANCE OF 470 FEET TO A POINT WHICH IS 60 FEET DISTANT NORTH OF AND AT RIGHT ANGLES TO THE AFORESAID TOWNSHIP LINE, THENCE RUN NORTH 89 DEGREES 45 MINUTES 39 SECONDS EAST, TO AND 60 FEET NORTH OF THE TOWNSHIP LINE, A DISTANCE OF 258.50 FEET, THENCE NORTH 20 DEGREES 02 MINUTES 20 SECONDS EAST AND PARALLEL TO THE CENTERLINE OF AVIATION BOULEVARD, A DISTANCE OF 380.78 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF A 90 FOOT RIGHT-OF-WAY FOR MAIN STREET, THENCE RUN NORTH 89 DEGREES 45 MINUTES 39 SECONDS WEST AND PARALLEL TO THE CENTERLINE OF MAIN STREET, A DISTANCE OF 242.20 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE LAND LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 39 EAST, CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE THOSE PORTIONS THEREOF CONVEYED BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 875, PAGE 1425 AND OFFICIAL RECORDS BOOK 989, PAGES 2717 AND 2727, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL B:
 THE EAST 80 FEET OF THE FOLLOWING:

SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, BEING PARTS OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, RUN SOUTH 00°14'21" WEST AND PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 30 FEET, THENCE SOUTH 89°45'39" EAST, (BASIS OF BEARINGS) ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 1183.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE SOUTH 89°45'39" EAST ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 1233.19 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), THENCE CONTINUE SOUTH 89°45'39" EAST, ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 42.60 FEET TO A POINT, SAID POINT BEING 40 FEET EASTERLY AS MEASURED PERPENDICULAR TO THE SAID SOUTHWESTERLY EXTENSION OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), THENCE NORTH 20°21'06" EAST, ON A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE SAID SOUTHWESTERLY EXTENSION OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), A DISTANCE OF 552.64 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE, SAID POINT BEARS NORTH 10°32'44" EAST FROM THE RADIUS POINT OF SAID CIRCULAR CURVE, THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 950.00 FEET THROUGH A CENTRAL ANGLE OF 36°47'28", FOR AN ARC LENGTH OF 610.02 FEET TO A POINT OF TANGENCY, SAID ARC TENDING A CHORD OF 599.59 FEET ALONG A BEARING OF SOUTH 82°08'59" WEST FROM THE AFORESAID NON-TANGENT POINT, THENCE SOUTH 63°45'16" WEST, A DISTANCE OF 974.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTHERLY 30 FEET THEREOF.

AND
 THE SOUTHERLY 30 FEET OF THE EASTERLY 80 FEET OF THE FOLLOWING:

SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, BEING PARTS OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

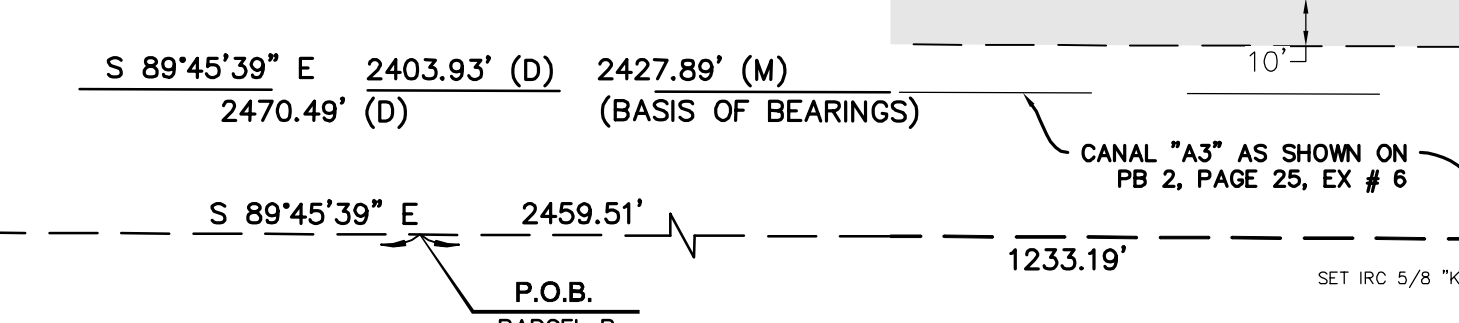
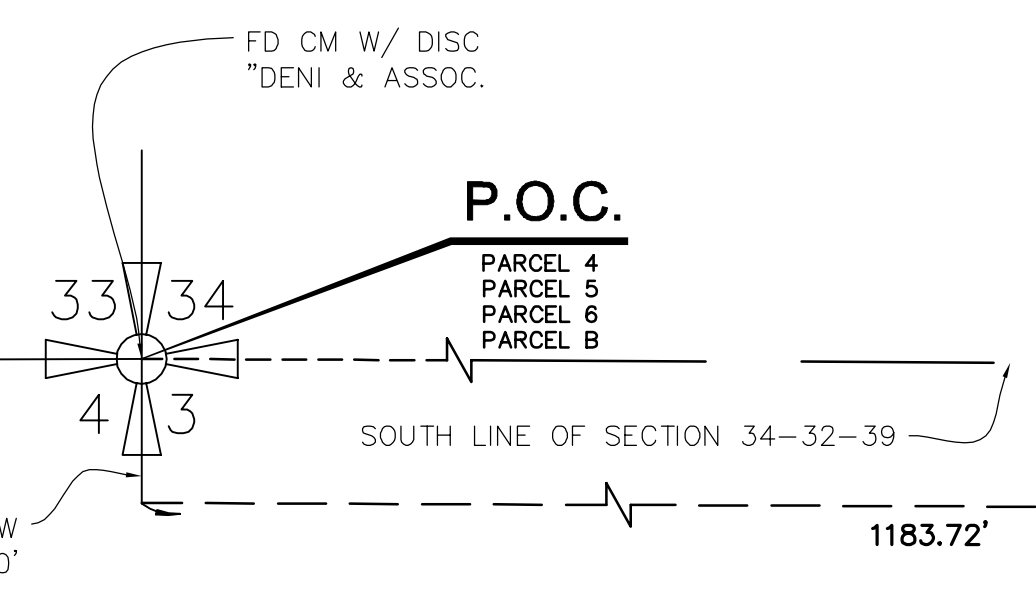
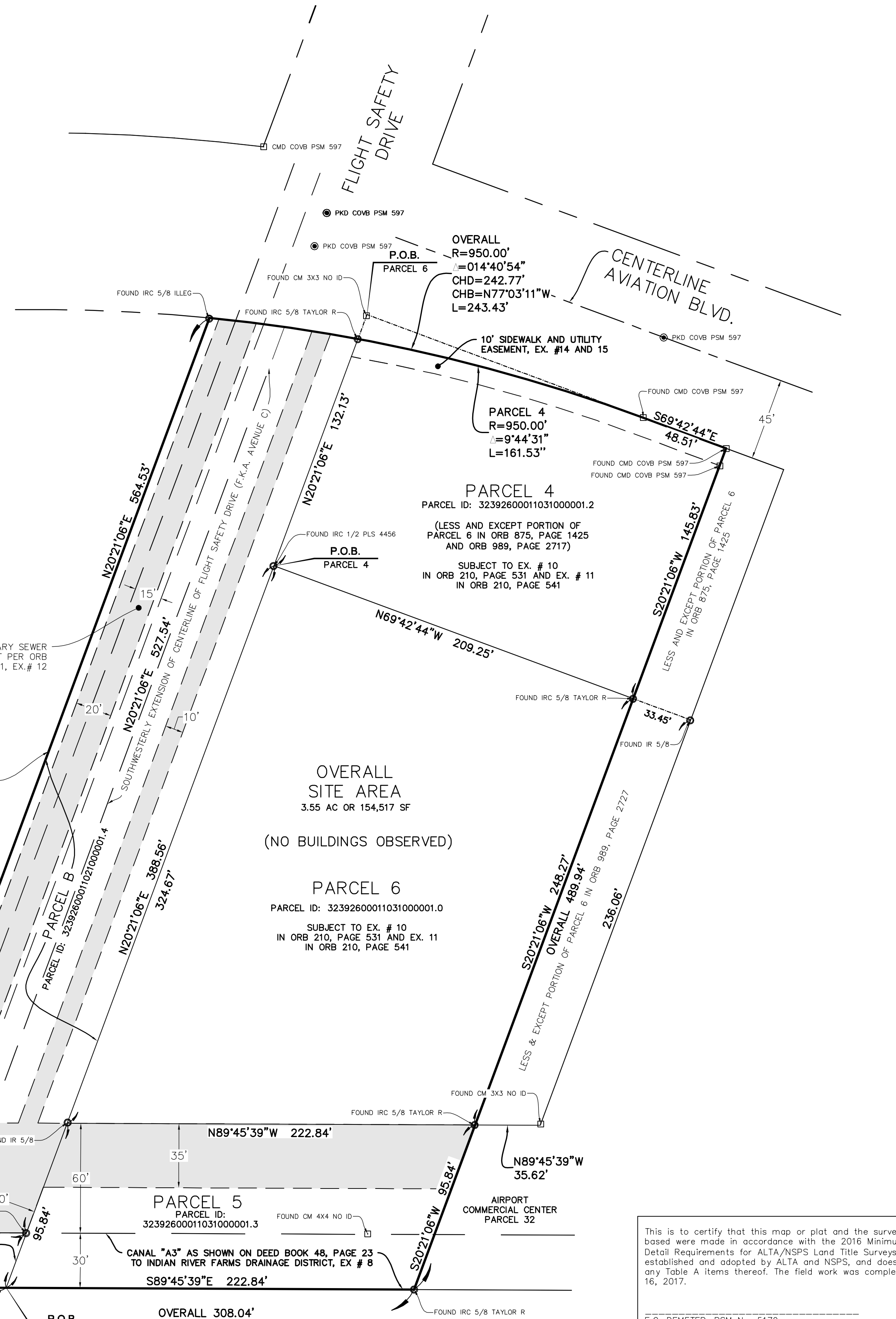
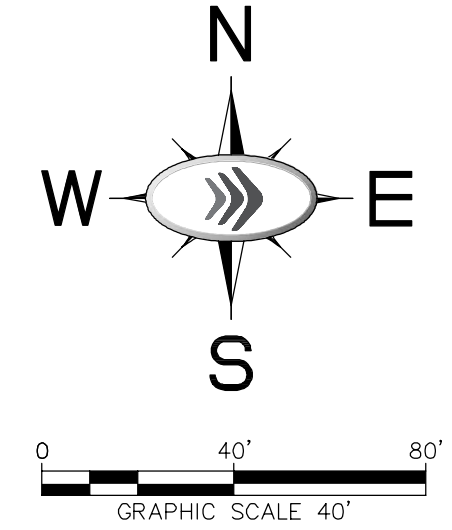
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, RUN SOUTH 00°14'21" WEST AND PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 30 FEET, THENCE SOUTH 89°45'39" EAST, (BASIS OF BEARINGS) ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 1183.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE SOUTH 89°45'39" EAST ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 1233.19 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE CENTERLINE OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), THENCE CONTINUE SOUTH 89°45'39" EAST, ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 34, A DISTANCE OF 42.60 FEET TO A POINT, SAID POINT BEING 40 FEET EASTERLY AS MEASURED PERPENDICULAR TO THE SAID SOUTHWESTERLY EXTENSION OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), THENCE NORTH 20°21'06" EAST, ON A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE SAID SOUTHWESTERLY EXTENSION OF FLIGHT SAFETY DRIVE (FORMERLY KNOWN AS AVENUE 'C'), A DISTANCE OF 552.64 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE, SAID POINT BEARS NORTH 10°32'44" EAST FROM THE RADIUS POINT OF SAID CIRCULAR CURVE, THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 950.00 FEET THROUGH A CENTRAL ANGLE OF 36°47'28", FOR AN ARC LENGTH OF 610.02 FEET TO A POINT OF TANGENCY, SAID ARC TENDING A CHORD OF 599.59 FEET ALONG A BEARING OF SOUTH 82°08'59" WEST FROM THE AFORESAID NON-TANGENT POINT, THENCE SOUTH 63°45'16" WEST, A DISTANCE OF 974.46 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ERROR OF CLOSURE FOR THE TRAVERSE EXCEEDS SAID ACCURACY.
- THE LEGAL DESCRIPTION USED IN THE PREPARATION OF THIS SURVEY ARE THOSE PROVIDED BY THE CLIENTS REPRESENTATIVE.
- HORIZONTAL DATUM: THIS SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE, ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983/1990.
- BEARING BASE: BEARINGS ARE BASED ON GRID NORTH, MORE SPECIFICALLY, THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34-32-39 BEARS SOUTH 89° 45' 39" EAST.
- VERTICAL DATUM: ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO NAVD '88. THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE IS INDIAN RIVER COUNTY BENCHMARK 332003 AND BENCHMARK 086005.
- THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE 'X' AT THIS TIME AS SHOWN ON F.E.M.A. FIRM NO. 12061C0243H, DATED DECEMBER 4, 2012.
- THIS SURVEY WAS PERFORMED IN THE FIELD FROM DECEMBER 19, 2016 THROUGH JANUARY 16, 2017. KIMLEY-HORN AND ASSOCIATES FILE NO. 047504002, FIELD BOOK 456. PROPERTY CORNERS WERE FOUND OR SET ON JANUARY 16, 2017.
- NO TITLE OPINION IS HEREBY EXPRESSED OR IMPLIED.
- THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND UTILITIES, EXCEPT AS OTHERWISE SHOWN HEREON.
- THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THEREFORE, ALL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSON OR PERSONS NAMED HEREON, AND IS NOT SUITABLE NOR INTENDED FOR ANY EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY THIS SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED. THIS SURVEY IS NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH THIS SURVEYOR'S EMBOSSED SEAL.
- THE PREMISES SHOWN HEREON MAY BE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.
- 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 THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- THIS SURVEY IS NOT INTENDED TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
- THIS SURVEY IS INTENDED TO BE VIEWED AT A SCALE OF 1"=40' OR SMALLER.

B-II EXCEPTIONS

- NO SURVEY COMMENT
- ROAD, DITCH AND CANAL RIGHTS-OF-WAY AS SHOWN ON PLAT OF INDIAN RIVER FARMS CO. RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY**
- TERMS, COVENANTS, CONDITIONS, EASEMENT RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN EASEMENT(S) GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 36, PAGE 71, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **(NOT SHOWN, IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY)**
- RIGHTS-OF-WAY AND EASEMENTS FOR DRAINAGE CANALS AS CONVEYED TO INDIAN RIVER FARMS DRAINAGE DISTRICT IN DEED BOOK 48, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY**
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 247, PAGE 92, AS AMENDED TO RELEASE A PORTION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 369, PAGE 367, BOTH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **(NOT SHOWN, IT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY)**
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 210, PAGE 531, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **AFFECTS PARCEL 4 AND PARCEL 6, BLANKET (THE DRAINAGE EASEMENT IN PARCEL 1 OF THIS DOCUMENT IS NOT ON THE SURVEYED PROPERTY)**
- COVENANTS, CONDITIONS, STIPULATIONS, EASEMENTS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 875, PAGE 1425, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **AFFECTS PARCEL 4 AND PARCEL 6, BLANKET (THE DRAINAGE EASEMENT IN PARCEL 1 OF THIS DOCUMENT IS NOT ON THE SURVEYED PROPERTY)**
- TERMS, COVENANTS, CONDITIONS, EASEMENT RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN EASEMENT(S) GRANTED TO CITY OF VERO BEACH, RECORDED IN OFFICIAL RECORDS BOOK 210, PAGE 561, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **SANITARY SEWER EASEMENT 15' WIDE - SHOWN ON SURVEY**
- ANY RIGHTS OR INTERESTS AS INDICATED BY THAT CERTAIN COMMERCIAL LEASE AGREEMENT BETWEEN THE LOS ANGELES DOGGERS, INC., AND THE CITY OF VERO BEACH, DATED MARCH 6, 1990 RECORDED IN OFFICIAL RECORDS BOOK 875, PAGE 1422, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **(NOT SHOWN, IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)**
- TERMS, COVENANTS, CONDITIONS, EASEMENT RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN EASEMENTS AS SET OUT AND RESERVED BY THE CITY OF VERO BEACH, FLORIDA IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 989, PAGE 2717, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **(PLOTTED ON SURVEY, UTILITY AND SIDEWALK EASEMENT)**
- TERMS, COVENANTS, CONDITIONS, EASEMENT RIGHTS AND OBLIGATIONS AS SET FORTH IN THAT CERTAIN EASEMENTS AS SET OUT AND RESERVED BY THE CITY OF VERO BEACH, FLORIDA IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1053, PAGE 2976 AND IN THAT CERTAIN ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 1054, PAGE 610, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. **(PLOTTED ON SURVEY, UTILITY AND SIDEWALK EASEMENT)**
- UNSAFE STRUCTURE, IN FAVOR OF BUILDING OFFICIAL OF INDIAN RIVER COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 2956, PAGE 65. **NO SURVEY COMMENT**
- RIGHT-OF-WAY OF 26th STREET (ALSO KNOWN AS WALKER AVENUE) AS NOW ESTABLISHED, LAID OUT AND IN USE. **(NOT SHOWN, IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)**
- RIGHT-OF-WAY OF 43rd AVENUE (ALSO KNOWN AS CLEMANN AVENUE) AS NOW ESTABLISHED, LAID OUT AND IN USE. **(NOT SHOWN, IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)**
- RIGHT OF OTHERS, IN AND TO THE USE OF THAT CERTAIN 80 FOOT ROAD PARCEL DESCRIBED AS PARCEL B OF EXHIBIT 'A' HEREIN, FOR ROAD ACCESS PURPOSES. **NO SURVEY COMMENT**
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. **NO SURVEY COMMENT**



Drawing name: K:\VRB_Survey\047504002 - BOUNDARY AND TOPO SURVEY.dwg 1 - BOUNDARY May 16, 2017 9:43am by: DomenicDurr

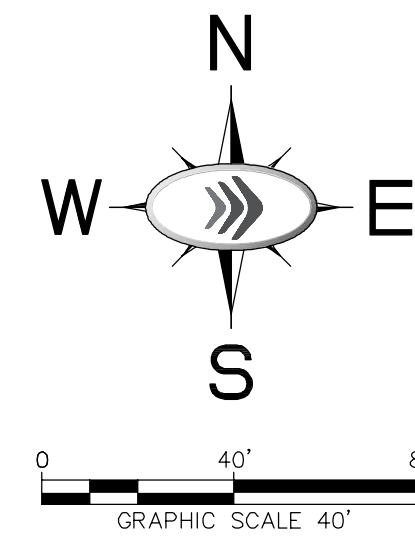
KHA PROJECT 047504002		DATE 1/23/17	SCALE AS SHOWN	DESIGNED BY EOD	DRAWN BY DFD	CHECKED BY ECD
		©2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM LB 696				
ACTOR'S VILLAGE PREPARED FOR KITE PROPERTIES, INC.		2016 ALTANSPS LAND TITLE SURVEY				
VERO BEACH, FLORIDA		SHEET NUMBER 1 OF 2				

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and does not include any Table A items thereof. The field work was completed on January 16, 2017.

E.C. DEMETER, PSM No. 5179

Date of Plat or Map:
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Drawing name: K:\VRB_Survey\047504002 - BOUNDARY AND TOPO SURVEY.dwg 2 - TOPO May 16, 2017 9:45am by: DomenicDurr

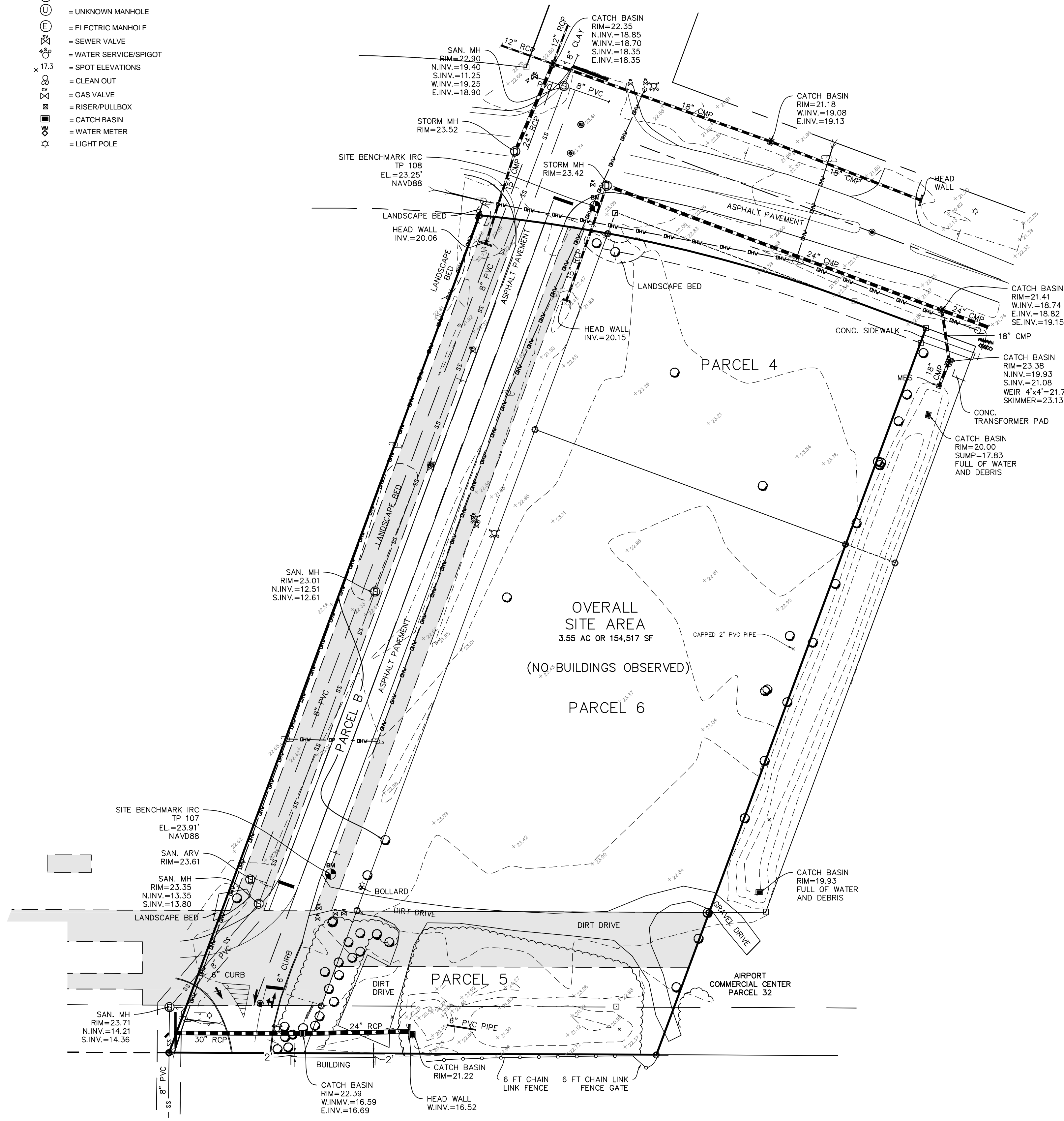


ABBREVIATIONS

C&G	CURB AND GUTTER
CBS	CONCRETE BLOCK STRUCTURE
CCR	CERTIFIED CORNER RECORD
CHD	CHORD DISTANCE
CHB	CHORD BEARING
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
Co	COMPANY
CONC.	CONCRETE
CR	COUNTY ROAD
(D)	DESCRIPTION COURSE
Δ	DELTA ANGLE
DB	DEED BOOK
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	EAST
ELEV.	ELEVATION
EX #	B-2 EXCEPTION NUMBER
FD	FOUND
FM	FORCE MAIN
FPL	FLORIDA POWER & LIGHT COMPANY
ID	IDENTIFICATION
INV	INVERT ELEVATION
IP	IRON PIPE
IPC	IRON PIPE AND CAP (AS NOTED)
IR	IRON ROD
IRC	IRON ROD AND CAP (AS NOTED)
L	LENGTH
LB	LICENSED BUSINESS
LF	LINEAR FEET
(M)	MEASURED COURSE
MES	MITERED END SECTION
N	NORTH
N/A	NOT APPLICABLE
NCF	NO CORNER FOUND
NCS	NO CORNER SET
NR	NON-RADIAL
NAVD 1988	NORTH AMERICAN VERTICAL DATUM OF 1988
No	NUMBER
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORD BOOK
(P)	PLATTED COURSE
PB	PLAT BOOK
PG	PAGE
PK	PARKER KALON
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
(PS)	PREVIOUS SURVEY COURSE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
PVC	POLYVINYLCHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RLS	REGISTERED LAND SURVEYOR
ROW	RIGHT-OF-WAY
RNG	RANGE
RR	RAILROAD
S	SOUTH
SBT	SOUTHERN BELL TELEPHONE
SEC	SECTION
SQ FT	SQUARE FEET
SR	STATE ROAD
SRD	STATE ROAD DEPARTMENT
SS	SANITARY SEWER
SV	SEWER VALVE
STA	STATION
T	TANGENT
TBM	TEMPORARY BENCH MARK
TWP	TOWNSHIP
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
UGC	UNDERGROUND CABLE
FIBO	UNDERGROUND FIBER OPTICS
UGG	UNDERGROUND GAS
US	UNITED STATES
W	WEST
W	WITH
WV	WATER VALVE
VC	VERTICAL CURB

LEGEND OF SYMBOLS

---	= PROPERTY LINE	⊕	= BENCHMARK (AS NOTED)
- - - -	= RIGHT-OF-WAY LINE	⊙	= CONCRETE MONUMENT (AS NOTED)
---	= CENTERLINE	⊖	= IRON PIPE OR IRON ROD (AS NOTED)
- - - -	= EASEMENT LINE	⊗	= NAIL & DISK OR DRILL HOLE (AS NOTED)
---	= SECTION LINE	⊘	= CORNER NOT FOUND OR SET
---	= OVERHEAD WIRE	⊙	= FIRE HYDRANT
---	= STORMWATER PIPE AS NOTED	⊙	= UTILITY POLE
---	= FENCE	⊙	= WATER VALVE
---	= SANITARY SEWER AS NOTED	⊙	= SIGN
---	= TEL	⊙	= DRAINAGE MANHOLE
---	= GAS	⊙	= SANITARY MANHOLE
---	= CONTOUR LINE OF ELEVATION	⊙	= TELEPHONE MANHOLE
---	= BUILDING	⊙	= UNKNOWN MANHOLE
---	= CONCRETE	⊙	= ELECTRIC MANHOLE
---	= WELL	⊙	= SEWER VALVE
---	= ELECTRIC BOX	⊙	= WATER SERVICE/SPIGOT
---	= IRRIGATION CONTROL VALVE/BOX	⊙	= CLEAN OUT
---	= BOLLARD	⊙	= SPOT ELEVATIONS
---	= PARKING METER	⊙	= GAS VALVE
---	= TELEPHONE BOX	⊙	= RISER/PULLBOX
---	= SIGNAL POLE	⊙	= CATCH BASIN
---	= POST	⊙	= WATER METER
---		⊙	= LIGHT POLE



Kimley»Horn				
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KHA PROJECT 047504002	DATE 1/23/17	SCALE AS SHOWN	DESIGNED BY ECD	DRAWN BY DFD
TOPOGRAPHIC SURVEY				
ACTOR'S VILLAGE PREPARED FOR KITE PROPERTIES, INC.				
VERO BEACH FLORIDA				
SHEET NUMBER 2 OF 2				
No.	REVISIONS	DATE	BY	DATE