ALTA / NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
STUART ASSISTED LIVING FACILITY
KANNER HIGHWAY, STUART
MARTIN COUNTY, FLORIDA

TITLE COMMITMENT:

FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NUMBER: NCS-857999-ORL
COMMITMENT DATE: MAY 17, 2017 @ 8:00 A.M.

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

A PARCEL OF LAND BEING A PORTION OF LOTS 5, 6, 11 AND 12 OF STUART FARMS SUBDIVISION OF LOT 5, MILES OR HANSON GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

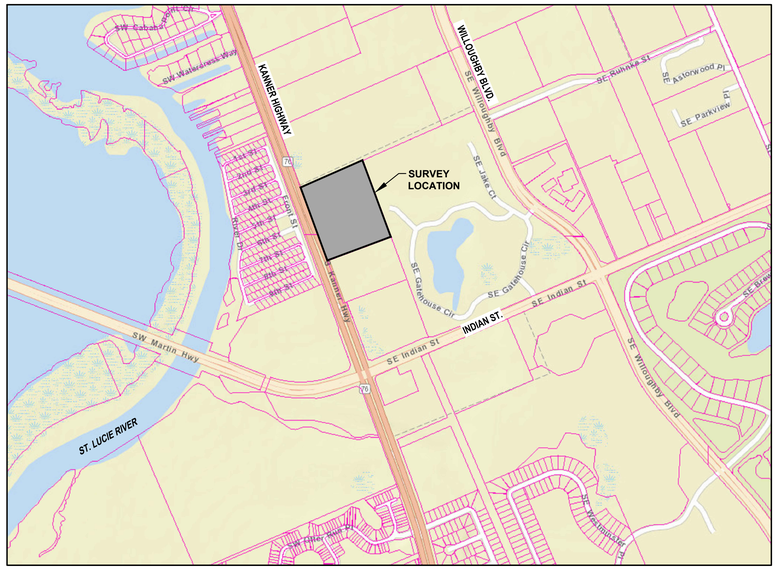
COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (KANNER HIGHWAY, FORMERLY A 100 FOOT RIGHT-OF-WAY), (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); AND THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 65 DEG 58' 17" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.07 FEET TO A POINT ON THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 76; THENCE PROCEED NORTH 21 DEG 00' 49" WEST, ALONG THE NOW ESTABLISHED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 1,060.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY PERPENDICULAR THERETO, NORTH 68 DEG 59' 11" EAST A DISTANCE OF 600.03 FEET TO A POINT; THENCE NORTH 21 DEG 00' 43" WEST, A DISTANCE OF 767.25 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF LOT 6 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE AND A LINE PARALLEL WITH AND 650.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLE TO SAID FORMER EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 6 AND LOT 5 OF STUART FARMS SUBDIVISION OF LOT 5 DESCRIBED ABOVE A DISTANCE OF 602.02 FEET (DEED; 601.02 FEET CALCULATED), TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 21 DEG 00' 49" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 A DISTANCE OF 733.20 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THRU 8 ARE STANDARD EXCEPTIONS - NO COMMENTS

9. MATTERS SHOWN ON PLAT OF STUART FARMS, RECORDED IN PLAT BOOK 1, PAGE 63. ***(AFFECTS SUBJECT PARCEL - NOTHING TO PLOT)***
10. ROAD RIGHT-OF-WAY RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH AND RESERVED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 31, PAGE 137, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
11. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 16, PAGE 140. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER LOTS 5 , 6, 7 AND 8 STUART FARMS)***
12. OUTFALL DITCH EASEMENT DEED IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 42, PAGE 432. ***(DOES NOT AFFECT SUBJECT PARCEL)***
13. TERMS AND CONDITIONS OF THE RECIPROCAL PARKING EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1395, PAGE 693. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER AREAS LABELED TRACT 1 AND TRACT 2 AS SHOWN ON SURVEY)***
14. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING ANNEXATION RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGE 388. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER AREAS LABELED TRACT 1 AND TRACT 2 AS SHOWN ON SURVEY)***
15. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING ANNEXATION RECORDED IN OFFICIAL RECORDS BOOK 1316, PAGE 381. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
16. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING LAND USE DESIGNATION RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1297. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
17. TERMS AND CONDITIONS OF THE ORDINANCE BY THE CITY OF STUART REGARDING LAND USE DESIGNATION RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1260. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
18. TERMS AND CONDITIONS OF THE ORDINANCE NO. 1586-97, ESTABLISHING THE ZONING CLASSIFICATION OF COMMERCIAL PLANNED UNIT DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1303. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE OVER AREAS LABELED TRACT 1 AND TRACT 2 AS SHOWN ON SURVEY)***
19. TERMS AND CONDITIONS OF THE ORDINANCE NO. 1583-97, ESTABLISHING THE ZONING CLASSIFICATION OF COMMERCIAL PLANNED UNIT DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 1341, PAGE 1265. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
20. EASEMENT DEED IN FAVOR OF CITY OF STUART, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1162, PAGE 1253. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
21. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
22. EASEMENT IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, D/B/A AT&T FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2280, PAGE 265. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
23. EASEMENT FOR CORPORATIONS GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2360, PAGE 2954. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
24. TERMS AND CONDITIONS OF THE NOTICE OF DEVELOPMENT ORDER EXTENSION BETWEEN STUART COMMONS 76, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS CENTER POINTE, LLC AND SR76, LLC RECORDED IN OFFICIAL RECORDS BOOK 2416, PAGE 2259; RE-RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 1866. ***(AFFECTS SUBJECT PARCEL - NOT A SURVEY ISSUE)***
25. TERMS AND CONDITIONS OF THE ORDINANCE NO. 2142-07 RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 1843. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
26. ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 2831. ***(AFFECTS SUBJECT PARCEL - SHOWN ON SURVEY)***
27. TERMS AND CONDITIONS OF THE ORDINANCE NUMBER 2115-07 RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 1848; RE-RECORDED IN OFFICIAL RECORDS BOOK 2448, PAGE 988. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
28. TERMS AND CONDITIONS OF THE NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT, BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2521, PAGE 69. ***(AFFECTS SUBJECT PARCEL - BLANKET IN NATURE - NOT SHOWN ON SURVEY)***
29. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
30. SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., DATED JULY 28, 2017, LAST REVISED _____, UNDER JOB NO. 14204, SHOWS THE FOLLOWING:

    A. OVERHEAD UTILITY LINES CROSS THE NORTHERLY PORTION OF THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1 OF 2 COVER SHEET

SHEET 2 OF 2 BOUNDARY AND TOPOGRAPHIC SURVEY

NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, 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.
2. THE TOPOGRAPHIC INFORMATION IS BASED UPON A GROUND SURVEY PERFORMED IN NOVEMBER 2017. THE CONTOUR INTERVAL IS ONE FOOT.
3. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE DESCRIPTION AS SHOWN IN THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
4. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE TRIMBLE VIRTUAL REFERENCE NETWORK AND VERIFIED BY A REDUNDANCY OF OCCUPATIONS ON THE FOLLOWING NATIONAL GEODETIC SURVEY PUBLISHED CONTROL POINT:

   PID - AJ5256: FOUND CONCRETE MONUMENT WITH ALUMINUM DISK, STAMPED "GCY D14 2001",
   N: 1030959.87 E: 907152.43 SCALE FACTOR: 1.00001339
5. THE BEARING BASIS SHOWN HEREON REFERS TO A BEARING OF NORTH 20°42'48" WEST FOR THE EASTERLY RIGHT OF WAY LINE OF KANNER HIGHWAY AS OBSERVED AND SHOWN ON SURVEY.
6. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON THE FOLLOWING MARTIN COUNTY PUBLISHED BENCHMARKS:

   "RLMH", PK NAIL AND WASHER STAMPED "M.C. BENCHMARK RLMH"; ELEVATION = 7.10' (NAVD 88)

   "76-89-10-B01", CONCRETE MONUMENT WITH DISK STAMPED "F.D.O.T. 76-89-10-B01"; ELEVATION = 8.62' (NAVD 88)
7. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
9. THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATIONS "X-SHADED" (0.2% ANNUAL CHANCE FLOOD HAZARD); AND "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12085C0161G, DATED MARCH 16, 2015, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.
10. THE EXPECTED USE OF THE LAND BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "STANDARDS OF PRACTICE" IS "COMMERCIAL" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 10,000 FEET (1:10,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.
11. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
14. THERE IS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK. KANNER HIGHWAY IS CURRENTLY UNDER CONSTRUCTION. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS (THERE ARE NO BUILDINGS ON THE SITE).
15. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
16. NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN SHOWN.
17. THE SUBJECT PARCEL WAS NOT INSPECTED BY AN ENVIRONMENTAL CONSULTANT FOR THE EXISTENCE OR NON-EXISTENCE OF ENVIRONMENTALLY SPECIES AND/OR LANDS, WETLANDS OR OTHER ENVIRONMENTAL CONCERNS AT THE TIME OF THIS SURVEY.
18. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
19. THERE ARE NO EXISTING PARKING SPACES ON SITE.

SURVEYOR'S CERTIFICATION:

CERTIFIED TO:
NARR CONSTRUCTION SERVICES - CERTUS SENIOR LIVING, LLC
FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY

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 INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a)(b)(1), 8, 9, 11, 13, 16, 17, 18, AND 21 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.

RICHARD E. BARNES, JR.

MARCH 6, 2018
DATE OF LAST FIELDWORK

FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman CONSULTING

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COVER SHEET
STUART ASSISTED LIVING FACILITY
KANNER HIGHWAY
STUART
FLORIDA
MARTIN COUNTY

PROJECT NO.
3031-01-001

REVISIONS	
3/8/18	BORE HOLES
3/12/18	FPL EASEMENT
8/8/18	EASEMENTS
DATE	DESCRIPTION

17-155 F.B.	RT DRAWN	RB CHKD

SCALE: N/A
JOB No. 3031-01-001
DATE: 11/16/2017
FILE: 3031-D-BP-001

SHEET 1 OF 2