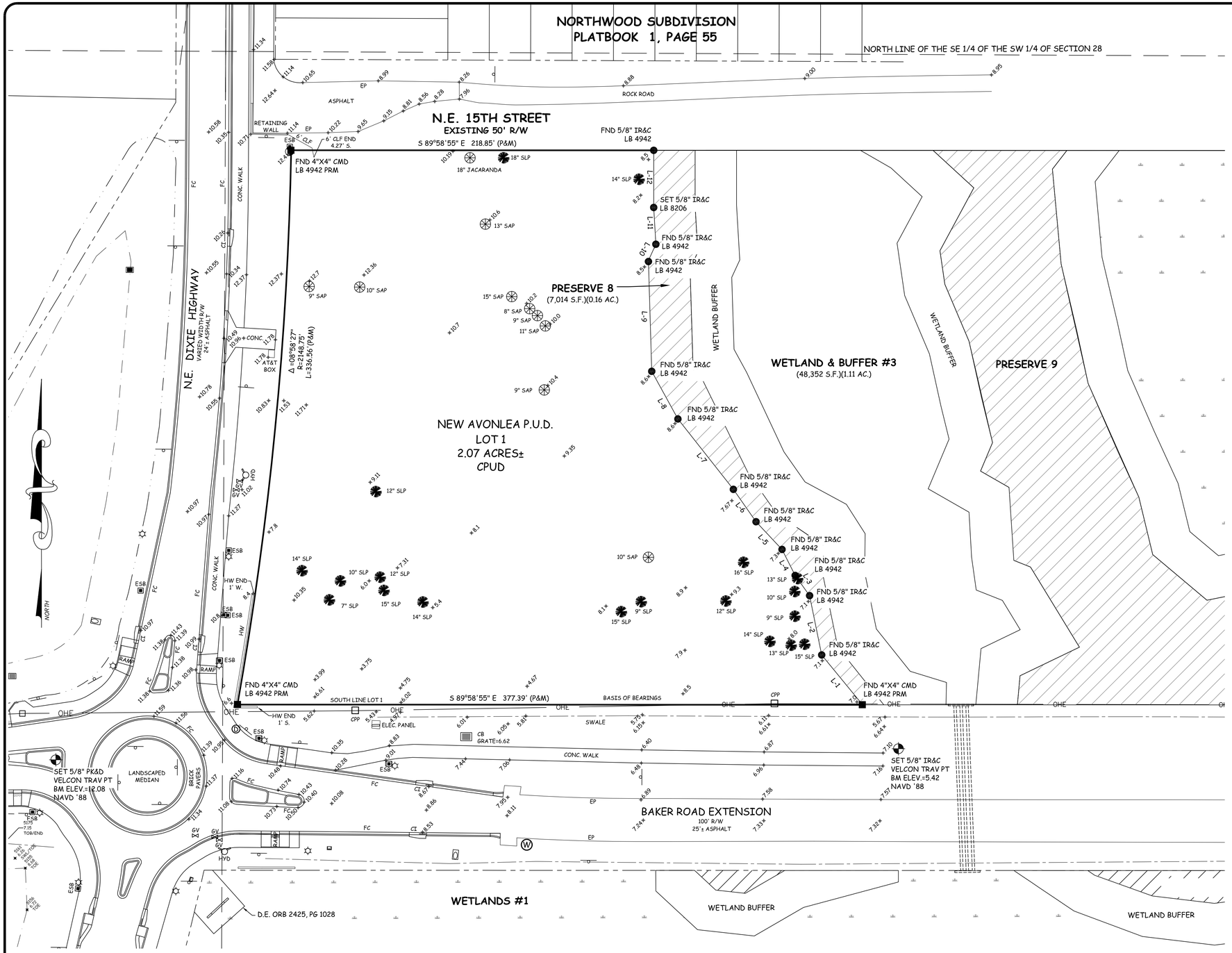


WESTCOR LAND TITLE INSURANCE COMPANY
AGENT FILE NO.: 18-277

SCHEDULE B EXCEPTIONS

EXCEPTION No.	O.R. BOOK	PAGE(S)	DESCRIPTION
6	PLAT BOOK 17	35	AFFECTS PLAT MATTERS SHOWN ON SURVEY
7	1975	1348	DECLARATON OF COVENANTS AND RESTRICTIONS AMENDED
	2376	768	RELEASE DOES NOT AFFECT
	2893	2898	AMENDED DECLARATON OF COVENANTS AND RESTRICTIONS AFFECTS
8	2809	2750	ORDINANCE AFFECTS, NOT PLOTTABLE
9	2425	1028	DRAINAGE EASEMENT PLOTTED ON SURVEY
10	2133	594	DEED OF CONSERVATION EASEMENT AFFECTS
14	3011	268	MORTGAGE AFFECTS

LEGEND

- = POSTED SIGN
- = LIGHT POLE
- = WOOD POWER POLE
- = WIRE PULL BOX
- = BACK-FLOW PREVENTOR
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = CLEAN-OUT
- = CURB INLET
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = YARD DRAIN
- = IRRIGATION VALVE
- = IRRIGATION CONTROL VALVE
- = SLASH PINE TREE
- = OAK TREE
- = SAND PINE TREE
- = BELLSOUTH TELEPHONE RISER
- = BELLSOUTH TELEPHONE MANHOLE
- = GREASE TRAP
- = TRAFFIC SIGNAL BOX
- = DOUBLE DETECTOR CHECK VALVE
- = FIRE DEPARTMENT CONECTOR
- = FIRE INDICATOR POST
- = ELECTRIC METER
- = GATE VALVE
- = CATCH BASIN
- = MITERED END SECTION
- = CONCRETE POWER POLE
- = ELECTRIC SERVICE BOX
- = AIR RELEASE VALVE
- = SANITARY VALVE
- = FOUND IRON ROD AND CAP LB 4942 UNLESS OTHERWISE NOTED
- = FOUND PERMANENT REFERENCE MONUMENT STAMPED LB 4942 UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

LOT 1, NEW AVONLEA P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS SHOWN ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST NONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF N 89°58'55" E, ALONG THE SOUTH LINE OF LOT 1, NEW AVONLEA P.U.D AS RECORDED IN PLAT BOOK 17, PAGE 35.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

ELEVATIONS ARE IN FEET AND BASED ON MARTIN COUNTY BENCHMARK NAME BAKER-CARD, HAVING A PUBLISHED ELEVATION OF 10.84'. NORTH AMERICAN VERTICAL DATUM OF 1988.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C0132G, DATED 3/16/15. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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

THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, F.A.C.) IS COMMERCIAL/HIGH RISK LINEAR. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

LOT CONTAINS 90,107 SQUARE FEET OR 2.07 ACRES±.

BOUNDARY AND TOPOGRAPHIC SURVEY FIELD DATE: 04-29-19.

CERTIFIED TO: CHRISTOPHER W. KINDIG & MELISSA C. KINDIG

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (FSM)#6285

ABBREVIATIONS LEGEND

AC	ACRE	DC	"D" CURB	INT	INTERSECTION	P	PLAT
AL	ALUMINUM	D.E.	DRAINAGE EASEMENT	INV	INVERT	PB	PLAT BOOK
ANC	ANCHOR	DWS	DETECTABLE WARNING SURFACE	IP	IRON PIPE	PC	POINT OF CURVATURE
AT&T	AMERICAN TELEPHONE & TELEGRAPH	DMH	DRAINAGE MANHOLE	IR&C	IRON ROD & CAP	PCC	POINT OF COMPOUND CURVATURE
BFP	BUFFER EASEMENT	DUE	DRAINAGE & UTILITY EASEMENT	IR	IRON ROD	PCO	PRESSURE CLEAN OUT (SANITARY)
BM	BENCHMARK	EL	ELEVATION	IRC	IRON ROD	POT	PERMANENT CONTROL POINT
BOC	BACK OF CURB	ELEC.	ELECTRIC	IV	IRRIGATION VALVE	P.U.D.	PLANNED UNIT DEVELOPMENT
BOW	BACK OF WALK	EM	ELECTRIC METER	ICV	IRRIGATION CONTROL VALVE	PG	PAGE
BRG	BEARING	ENC	ENCROACHMENT	L	LENGTH	PI	POINT OF INTERSECTION
C&G	CURB AND GUTTER	EP	EDGE OF PAVEMENT	LB	LICENSED BUSINESS	PK&D	PARKER KALON NAIL AND DISK
C/O	CUT OUT	ESB	ELECTRIC SERVICE BOX	LFTS	LIFT STATION	PK/TT	PARKER KALON NAIL AND TIN TAB
C	CALCULATED	ESMT	EASEMENT	LP	LIGHT POLE	PLS	PROFESSIONAL LAND SURVEYOR
CATV	CABLE TELEVISION BOX	EXIST	EXISTING	LS	LICENSED SURVEYOR	POB	POINT OF BEGINNING
CB	CATCH BASIN	FF	FINISHED FLOOR	M	MEASURED	POC	POINT OF COMMENCEMENT
CBS	CONCRETE BLOCK STRUCTURE	FC	"F" CURB	MEAS	MEASURED	PP	POWER POLE
CHD	CHORD	FDC	FIRE DEPARTMENT CONNECTION	MES	MITERED END SECTION	PRC	POINT OF REVERSE CURVATURE
CL	CURB INLET	FFE	FINISHED FLOOR ELEVATION	MH	MAN HOLE	PRM	PERMANENT REFERENCE MONUMENT
CL	CENTERLINE	FH	FIRE HYDRANT	MN	MAGNETIC NAIL	PSM	PROFESSIONAL SURVEYOR & MAPPER
CLF	CHAIN LINK FENCE	FND	FOUND	N	NAIL	PT	POINT OF TANGENCY
CMD	CONCRETE MONUMENT & DISK	FOC	FACE OF CURB	N&D	NAIL AND DISK	R/C	ROD AND CAP
CMP	CORRUGATED METAL PIPE	FO/R	FIBER OPTIC RISER	NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT-OF-WAY
CO	CLEAN OUT	FPL	FLORIDA POWER & LIGHT	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R	RADIUS
COR	CORNER	GA	GREEN AREA	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	HC	HEADER CURB	NTS	NOT TO SCALE	RLS	REGISTERED LAND SURVEYOR
CPP	CONCRETE POWER POLE	HCP	HANDI-CAP	O/A	OVERALL	RP	RADIUS POINT
CPUD	COMMERCIAL PLANNED UNIT DEVELOPMENT	HW	HEADWALL	O/S	OFFSET	RRS	RAILROAD SPIKE
		HYD	HYDRANT	OHE	OVERHEAD ELECTRIC	S/W	SIDEWALK
Δ	DELTA ANGLE	ICV	IRRIGATION CONTROL VALVE	ORB	OFFICIAL RECORD BOOK	SAN	SANITARY SEWER MANHOLE
D/F	DRAIN FIELD	ID	IDENTIFICATION	PR	PRESERVE	SBT	SOUTHERN BELL TELEPHONE
D	DEED INFORMATION	ILL	ILLEGIBLE	P/L	PROPERTY LINE	SF	SQUARE FEET

SMH	SANITARY MANHOLE
SAP	SAND PINE
SLP	SLASH PINE
SV	SANITARY VALVE
SWL	SWALE
TMH	TELEPHONE MANHOLE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TRAV PT	TRAVERSE POINT
TR	TELEPHONE RISER
TRANS	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
TWP	TOWNSHIP
TYP	TYPICAL
U/C	UNDER CONSTRUCTION
U.E.	UTILITY EASEMENT
VC	VALLEY CURB
WL	WATER LINE
WM	WATER METER
WP	WELL POINT
WPP	WOOD POWER POLE
WV	WATER VALVE
×10.50	SPOT ELEVATION

PRESERVE 8 LINE TABLE

LINE	LENGTH	BEARING
L-1	38.92'	S 39°20'11" E
L-2	36.53'	S 11°31'26" E
L-3	15.00'	S 35°33'43" E
L-4	17.57'	S 26°48'23" E
L-5	22.95'	S 43°09'39" E
L-6	23.84'	S 35°00'50" E
L-7	54.10'	S 38°14'31" E
L-8	32.82'	S 28°46'22" E
L-9	66.91'	S 01°42'54" E
L-10	10.80'	S 24°35'21" W
L-11	22.22'	S 03°21'16" E
L-12	34.50'	S 00°01'05" W

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
950 NW PEACOCK BLVD., SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com
VELCON
ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 1, NEW AVONLEA P.U.D.
MARTIN COUNTY, FLORIDA

BY	DATE	REVISIONS
BK	07/12/19	ADD SCHEDULE B EXCEPTIONS

DRAWN BY: BK
APPROVED BY: R. KEMERSON
SCALE: 1" = 30'
DATE: 04/30/19
FIELD BOOK/PAGES: SURVEY MAP

JOB NUMBER: 19-1013

SHEET: 1 OF 1