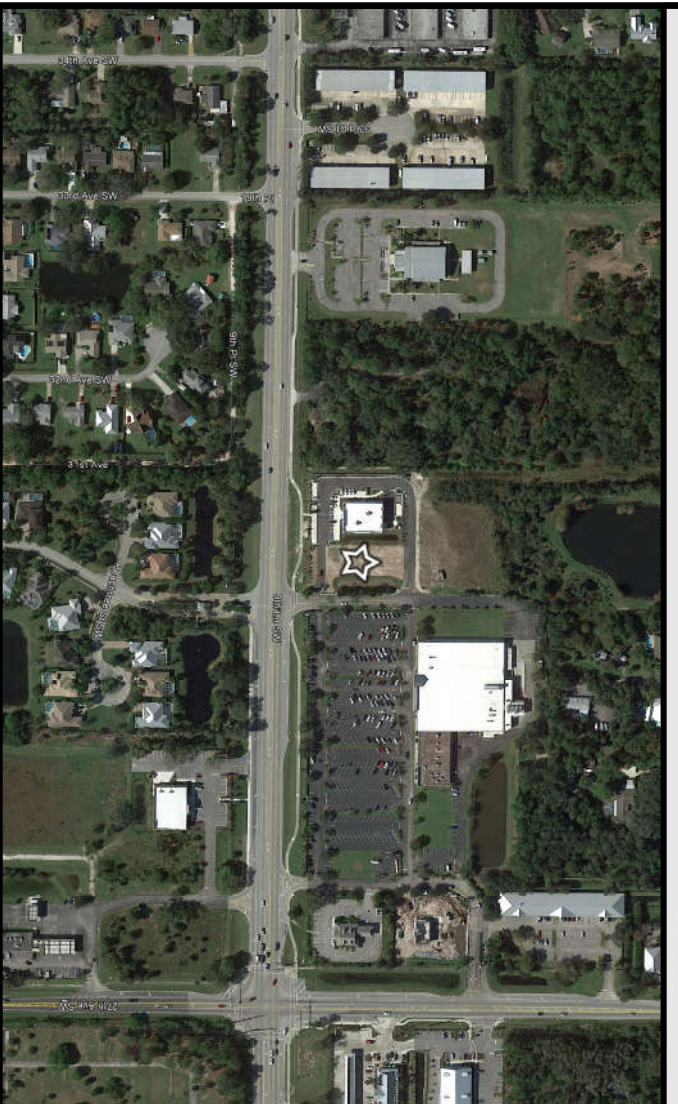


MAP OF BOUNDARY SURVEY PREPARED FOR VP PLAZA, LLC.

AERIAL IMAGE



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/16/2017	BOUNDARY SURVEY		

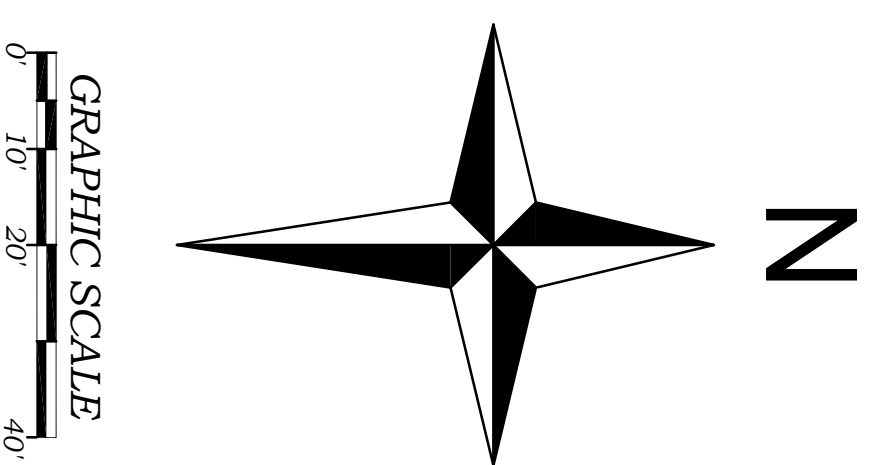
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 12061C038H WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 4, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MISC.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATIONS

CERTIFIED TO:  
VP PLAZA, LLC;  
ROSSWAY SWAN TIERNEY BARRY LACEY & OLIVER, P.L.  
WFG NATIONAL TITLE INSURANCE COMPANY;  
THOMAS B. CHILL, ATTORNEY AT LAW, P.C.

SCALE AND NORTH ARROW



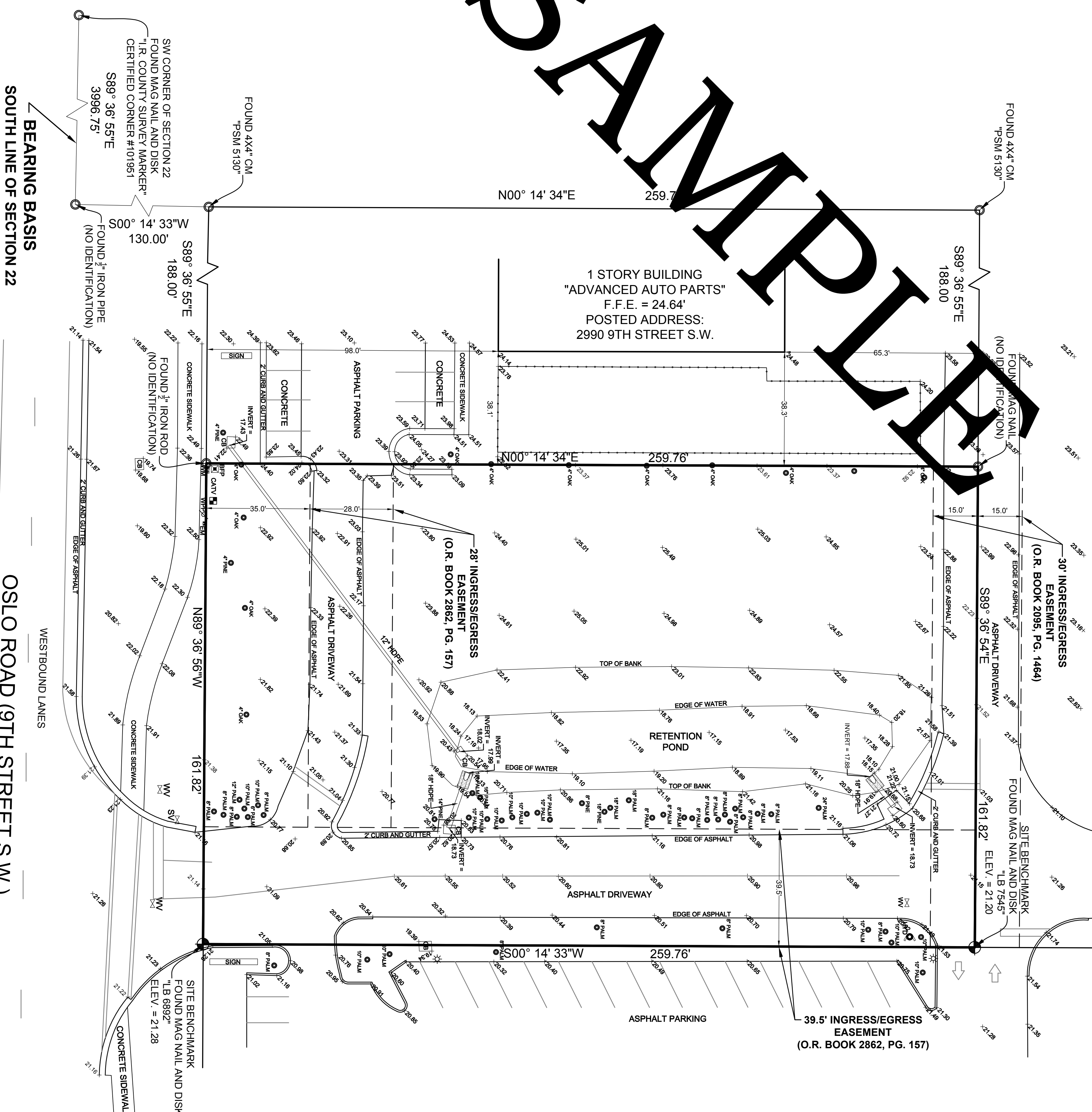
SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR HEREON. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 119, F.S. AND THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 54-17.051 AND 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 92.022, FLORIDA STATUTES.

SURVEYOR SIGNS HEREBY  
SURVEYOR AND MAPPER #\*\*\*\*  
STATE OF FLORIDA

DATE

FILE# C1701000-1



LEGAL DESCRIPTION

THE NORTH 260.00 FEET OF THE SOUTH 390.00 FEET OF THE WEST 10.68 ACRES OF TRACT 16, SECTION 22, TOWNSHIP 23 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAN OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY FOR OSLO ROAD AND LESS AND EXCEPT THE WEST 188.00 FEET THEREOF.

SURVEYORS NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
6. THERE WERE NO KNOWN CHANGES IN STREET RIGHT-OF-WAY LINES, COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION, UNLESS OTHERWISE NOTED.
7. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF THE SURVEY SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
8. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
9. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
11. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
12. BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTH SECTION 22, TOWNSHIP 23 SOUTH, RANGE 39 EAST.
13. PROPERTY ADDRESS - 2990 9TH STREET SW, VERO BEACH, FL 32968
14. THE SURVEYED PROPERTY CONTAINS A TOTAL AREA OF 0.97 ACRES; 42094.36 SQUARE FEET, MORE OR LESS.
15. ELEVATIONS ARE BASED UPON NGS BENCHMARK (D) 4004 "N 646" AND NORTH AMERICAN VERTICAL DATUM OF 1988.
16. LATEST FIELD SURVEY DATE - 01/13/2017

LEGEND OF SYMBOLS & ABBREVIATIONS

☉ POWER POLE	☉ TRAFFIC SIGNAL BOX	☉ SANITARY MANHOLE
⚡ LIGHT POLE	☉ SIGNAL LIGHT POLE	☉ CLEAN OUT
— GUY WIRE	☉ SIGNAL LIGHT	☉ GAS MANHOLE
⊕ ELECTRIC MANHOLE	☐ VAULT	⊕ GAS VALVE
⊖ ELECTRIC METER	⊖ SIGN (AS NOTED)	⊖ GAS METER
⊖ TRANSFORMER	⊖ MONITORING WELL	⊖ HANDICAPPED PARKING
⊖ AIR CONDITIONER UNIT	⊖ FLAG POLE	⊖ WATERED END SECTION
⊖ TELEPHONE MANHOLE	⊖ WATER VALVE	⊖ TREE
⊖ CABLE BOX	⊖ FIRE HYDRANT	⊖ BENCHMARK
⊖ STORM DRAIN MANHOLE	⊖ SMOKE FIRE HYDRANT	⊖ RECORD
⊖ STORM DRAIN INLET	⊖ WATER MANHOLE	⊖ MEASURED
⊖ STORM PIPE	⊖ BACKFLOW PREVENTER	⊖ CALCULATED
⊖ GREASE TRAP	⊖ WATER METER	⊖ VOL. VOLUME
⊖ TOPOGRAHIC ELEVATION	⊖ WELL HEAD	⊖ PG. PAGE
— OVERHEAD WIRES	⊖ POINT OF ACCESS	⊖ O.R. OFFICIAL RECORDS
— UNDERGROUND ELECTRICAL LINE	⊖ F.D.O.T.	⊖ P.B. PLAT BOOK
— GAS LINE	⊖ FLORIDA DEPARTMENT OF TRANSPORTATION	
— WATER LINE		
— STORM DRAIN LINE		
— SEWER LINE		

Know It Now, Inc.  
PROFESSIONAL SURVEYING AND MAPPING

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SHEET 1 OF 1