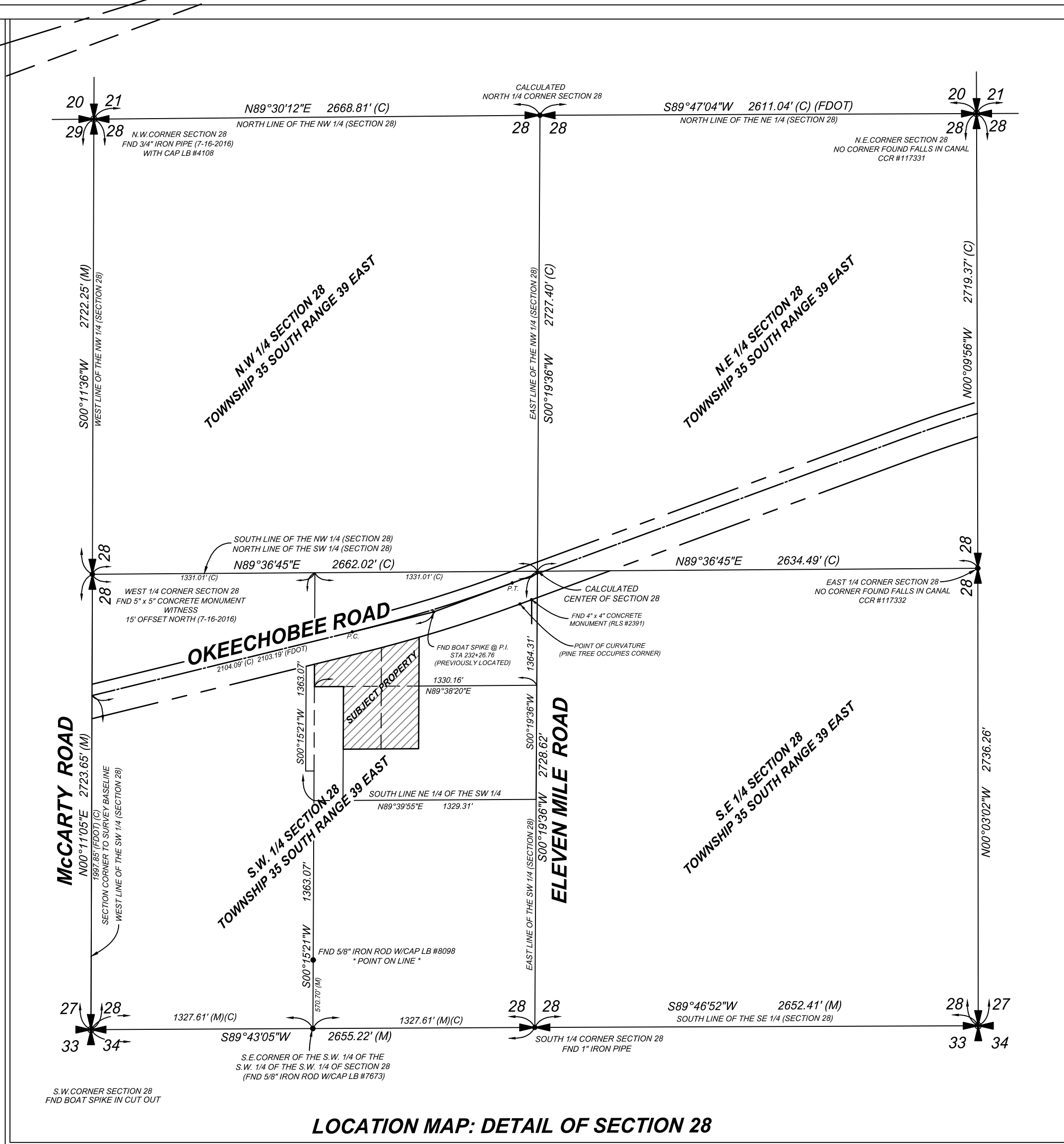
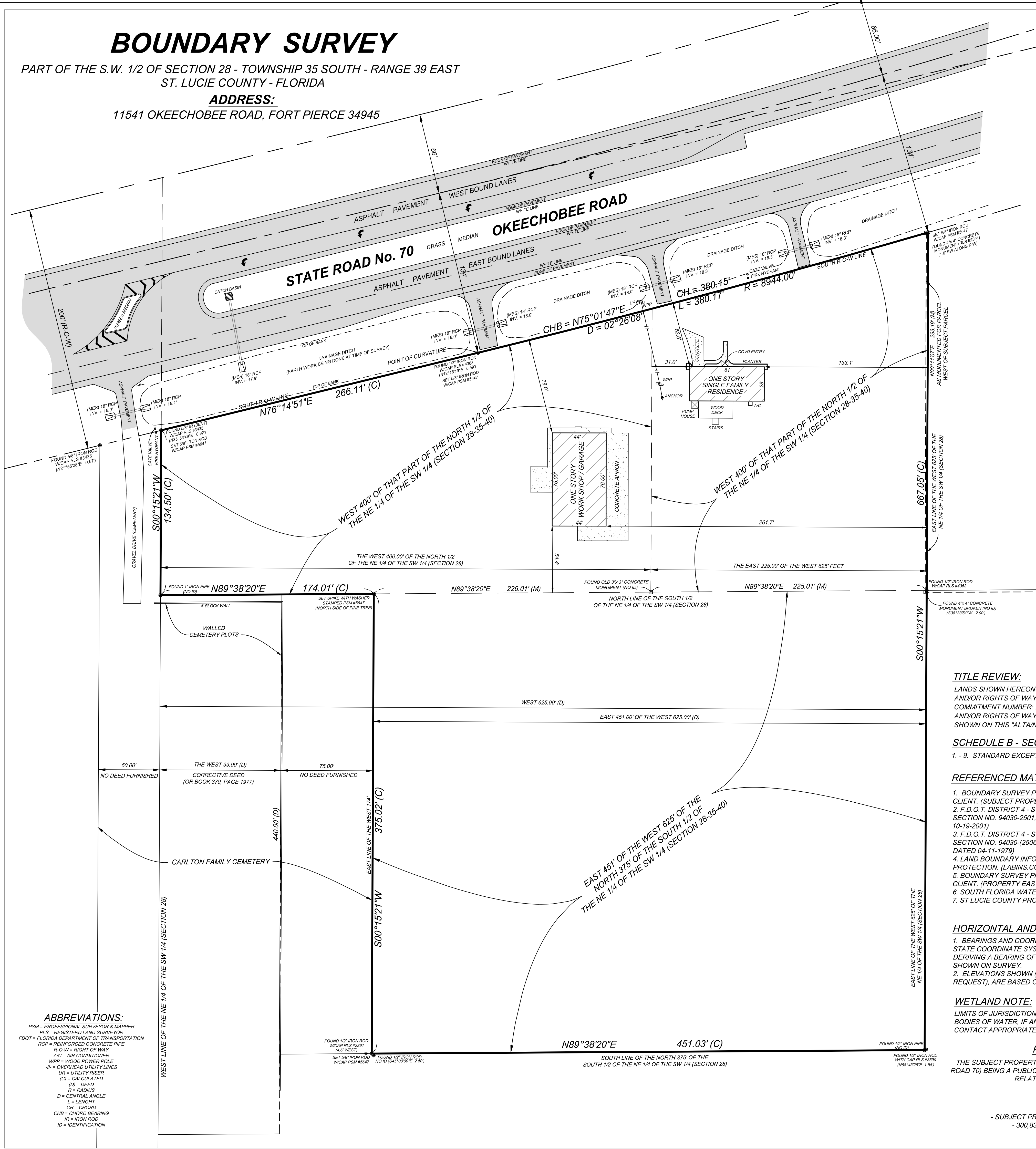


BOUNDARY SURVEY

PART OF THE S.W. 1/2 OF SECTION 28 - TOWNSHIP 35 SOUTH - RANGE 39 EAST
ST. LUCIE COUNTY - FLORIDA

ADDRESS:
11541 OKEECHOBEE ROAD, FORT PIERCE 34945



LOCATION MAP: DETAIL OF SECTION 28

LEGAL DESCRIPTION:

THE EAST 225 FEET OF THE WEST 625 FEET OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD 70), EXCEPTING HOWEVER, SUCH OF SAID LAND, IF ANY, USED AS RIGHT-OF-WAYS FOR PUBLIC ROADS AND DRAINAGE CANALS. AND THE WEST 400 FEET OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD 70), AS PER PLAT THEREOF IN PLAT BOOK 3, AT PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING HOWEVER, SUCH SAID LAND, IF ANY, NOW IN USE AS RIGHTS OF WAYS FOR PUBLIC ROADS AND DRAINAGE CANALS. AND THE EAST 451 FEET OF THE WEST 625 FEET OF THE NORTH 375 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THE BEARING BASE OF THIS SURVEY IS ALONG THE WEST R-O-W LINE OF U.S. HIGHWAY NO. 1 (SEE SURVEYOR'S HORIZONTAL NOTE BELOW).
5. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
6. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CRAIG WATSON AND ASSOCIATES, INC. IT IS A VIOLATION OF CHAPTER 5J-17, 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.
7. THE EXPECTED USED OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RURAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
8. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.
9. LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0164J (ST. LUCIE COUNTY UNINCORPORATED 120285), DATED FEBRUARY 16, 2012.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CW
CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

TITLE REVIEW:

LANDS SHOWN HEREON MATCH AND WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2652770FL-A, COMMITMENT DATE: 05/27/2025 AT 8:00 AM. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "ALTA/NSPS LAND TITLE SURVEY"

SCHEDULE B - SECTION II

1. - 9. STANDARD EXCEPTIONS - NOT ADDRESSED AND NOT A SURVEY MATTER.

REFERENCED MATERIAL

1. BOUNDARY SURVEY PREPARED BY ALLEN E BECK, DATED 12-21-1994 AS FURNISHED BY CLIENT. (SUBJECT PROPERTY)
2. F.D.O.T. DISTRICT 4 - STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP - SECTION NO. 94030-2301, STATE ROAD 70, ST LUCIE COUNTY, FL. (SHEET 39 OF 46, DATED 10-19-2001)
3. F.D.O.T. DISTRICT 4 - STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP - SECTION NO. 94030-(2506) 2529, STATE ROAD 70, ST LUCIE COUNTY, FL. (SHEET 3 OF 9, DATED 04-11-1979)
4. LAND BOUNDARY INFORMATION SYSTEM BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. (LABINS.COM)
5. BOUNDARY SURVEY PREPARED BY TRADEWINDS, DATED 12-22-1998 AS FURNISHED BY CLIENT. (PROPERTY EAST OF SUBJECT PROPERTY)
6. SOUTH FLORIDA WATER MANAGEMENT DISTRICT WEB SITE.
7. ST LUCIE COUNTY PROPERTY APPRAISER AND THE CLERK OF THE COURTS WEB SITE.

HORIZONTAL AND VERTICAL CONTROL NOTE:

1. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 8390 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF N00°11'05"E ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 28 - AS SHOWN ON SURVEY.
2. ELEVATIONS SHOWN (LIMITED TO MITERED END SECTIONS WITHIN R-O-W PER CLIENTS REQUEST), ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

WETLAND NOTE:

LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

PROPERTY ACCESS NOTE:

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO OKEECHOBEE ROAD (STATE ROAD 70) BEING A PUBLIC RIGHT OF WAYS WITH NO GAPS, GORS OR OVERLAPS IN RELATIONSHIP TO THE SUBJECT PROPERTY.

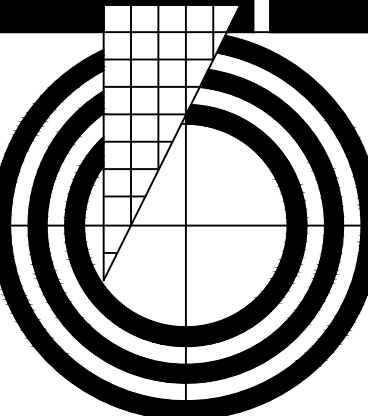
ACREAGE:

- SUBJECT PROPERTY AS PER MONUMENTED OCCUPATION -
- 300,838.66 SQUARE FEET AND/OR 6.91 ACRES -

DATE	REVISIONS

PREPARED FOR:
MADELEINE L. GAGNON,
TRUSTEE OF THE MADELEINE L. GAGNON
REVOCABLE TRUST DATED 6/12/1990
SITE ADDRESS:
11541 OKEECHOBEE ROAD
FORT PIERCE 34945

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING MAPPING



130 S INDIAN RIVER DRIVE
SUITE 202
FT. PIERCE, FLORIDA 34950
PHONE 772-334-0868
CELL 772-260-0249

DATE: 6-20-2025
SCALE: 1" = 40'
DWG. BY: C.D.W.
CHECKED BY: C.D.W.
JOB NUMBER: 25023

SHEET NUMBER

1 OF 1