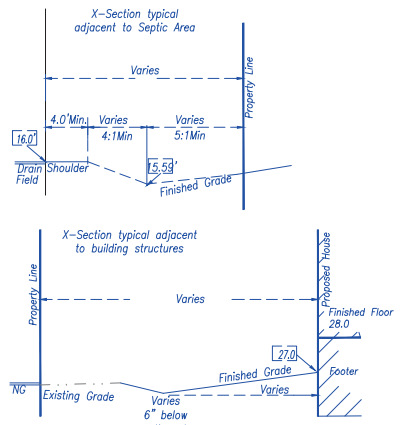


LEGAL DESCRIPTION
All of Tract 39, Section 34, Township 38 South, Range 40 East, PALM CITY FARMS according to the Plat thereof recorded in Plat book 6, Page 42, Public Records of Palm Beach (Now Martin) County FLORIDA. LESS AND EXCEPT
All that portion of Tract 39 lying North of a line that is 35.00 feet south of and parallel with the East-West quarter (1/4) section line of Section 34, Township 38 South, Range 40 East.



SURVEYOR'S REPORT
ACCURACY:
1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN RULE CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THIS SURVEY IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
4. ALL ELEVATIONS (IF) SHOWN ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON THE FOLLOWING COUNTY BENCH MARK:
5 THE BEARING BASIS OF S89°58'04"E IS ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SW 54TH AVENUE.
LIMITATIONS:
1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
2. LAST FIELD DATE OF SURVEY: 02/17/23
3. UNDERGROUND UTILITIES WERE NOT LOCATED
4. PARCEL LIMITS ESTABLISHED BY USE OF FOUND SURVEY CONTROL ALONG THE CENTER LINE AND/OR RIGHT OF WAY LINE OF SW 54TH AVENUE.
5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY. THE PERMETER FENCE PREVIOUSLY LOCATED NOT SHOWN PER CLIENT'S REQUEST.
8. OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURE (PC), POINT OF REVERSE CURVATURE (PRC) OR OTHER IDENTIFIABLE POINT.
9. THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
10. COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.
11. WETLAND LIMITS SHOWN HEREON WERE PROVIDED BY THE CLIENT AND/OR HIS/HER REPRESENTATIVES AND WERE SCALED AND/OR DIGITIZED FROM A WETLAND SKETCH PREPARED BY EW CONSULTANTS, INC., DATED 8/07/2006 UNDER PERMIT NO. 43-102681-P. THE ACCURACY OF SAID LINE IS LIMITED TO THE SUCH METHODS AND THE SKETCH ITSELF. THIS DOES NOT REPRESENT A PHYSICAL, IN FIELD LOCATED WETLAND SURVEY.

PREPARED FOR:
Gaynam & Alexis Rackstraw
Seacoast National Bank, its successors and/or assigns,
as their interest may appear
Christopher J. Twohey, P.A.
Old Republic National Title Insurance Company

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

Prepared For:
Gaynam & Alexis Rackstraw
Martin County
Florida

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Regina C. Karner, PSM#4363		Boundary Survey	
4.19.23	Wetland Limits Upland & Calc.	11.12.24	Drawn By: J. Karner
5.17.23	Revised Upland Limits	11.12.24	Checked By: J. Karner
7.18.23	Limited Area	11.12.24	Shaded By: J. Karner
8.07.23	Septic SP	11.12.24	Change Building and Ties, Colors
11.12.24	Change Building and Ties, Colors	11.12.24	Change Building and Ties, Colors