

Boundary Survey for: Martin County



LOCATION MAP NOT TO SCALE

Legal Description:

Being a Tract of land lying in Section 19, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:
COMMENCE at the Northwest corner of said Section 19; thence, along the North line of said Section, South 89°49'19" East, a distance of 1751.31 feet to the intersection with the East line of the West 1751.29 feet of said Section 19; thence along said East line South 0°06'34" East, a distance of 100.00 feet to the South Right-of-Way line of State Road 714 as shown on the Florida Department of Transportation Right-of-Way Map Section 89090-2507, Sheet 10 of 43 and the **POINT OF BEGINNING**.

Thence, continuing along said East line, South 0°06'34" East, a distance of 662.75 feet; thence, departing said East line, North 89°49'19" West, a distance of 374.64 feet; thence, North 0°06'34" West, a distance of 662.75 feet to the foresaid South Right-of-Way line; Thence, along said South Right-of-Way line, South 89°49'19" East, a distance of 374.64 feet to the **POINT OF BEGINNING**.

Containing 5.70 Acres more or less.

Cross Access Easement

Being the East 50.00 feet of the above described Tract.

Containing 0.76 Acres more or less.

SURVEYOR'S NOTES

- Bearings shown hereon are referenced to the North line of Section 19, Township 38 South, Range 40 East, having a bearing of South 89°49'19" East and all others are relative thereto.
- All visible above ground improvements located are shown hereon.
- There has been no attempt to locate any underground utilities or improvements.
- This property is located in Flood Zone "X" in a non printed Flood Insurance Rate Map Community Panel No. 12085C0125G, dated 3/16/2015.
- Additions or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).
- Bearings and distances shown hereon are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983, adjustment of 2011. Horizontal accuracy is 0.062 feet. The accuracy of the data was independently verified and are further referenced to the TRIMBLE VRSNOW Real-Time Network as verified by repeated ties to PS43 (NGSPID A,8518) NGS Horizontal Control Point located in the vicinity of the project.
- Parcel information was obtained from the Martin County Property Appraiser's website: <https://geoweb.martin.fl.us/general/>
- Aerial photography shown hereon is for informational purposes and is dated 2025 and was obtained from the Martin County website: <https://data-mcgov.opendata.arcgis.com/apps/interactive-imagery-download-embed>
- Last date in the field: 1/19/2026

CERTIFIED TO:

Martin County, a political subdivision of the State of Florida
 Martin Commerce Park, LLC
 Jesus House of Hope, Inc.
 Gunster, Yoakley & Stewart, P.A.
 Old Republic National Title Insurance Company

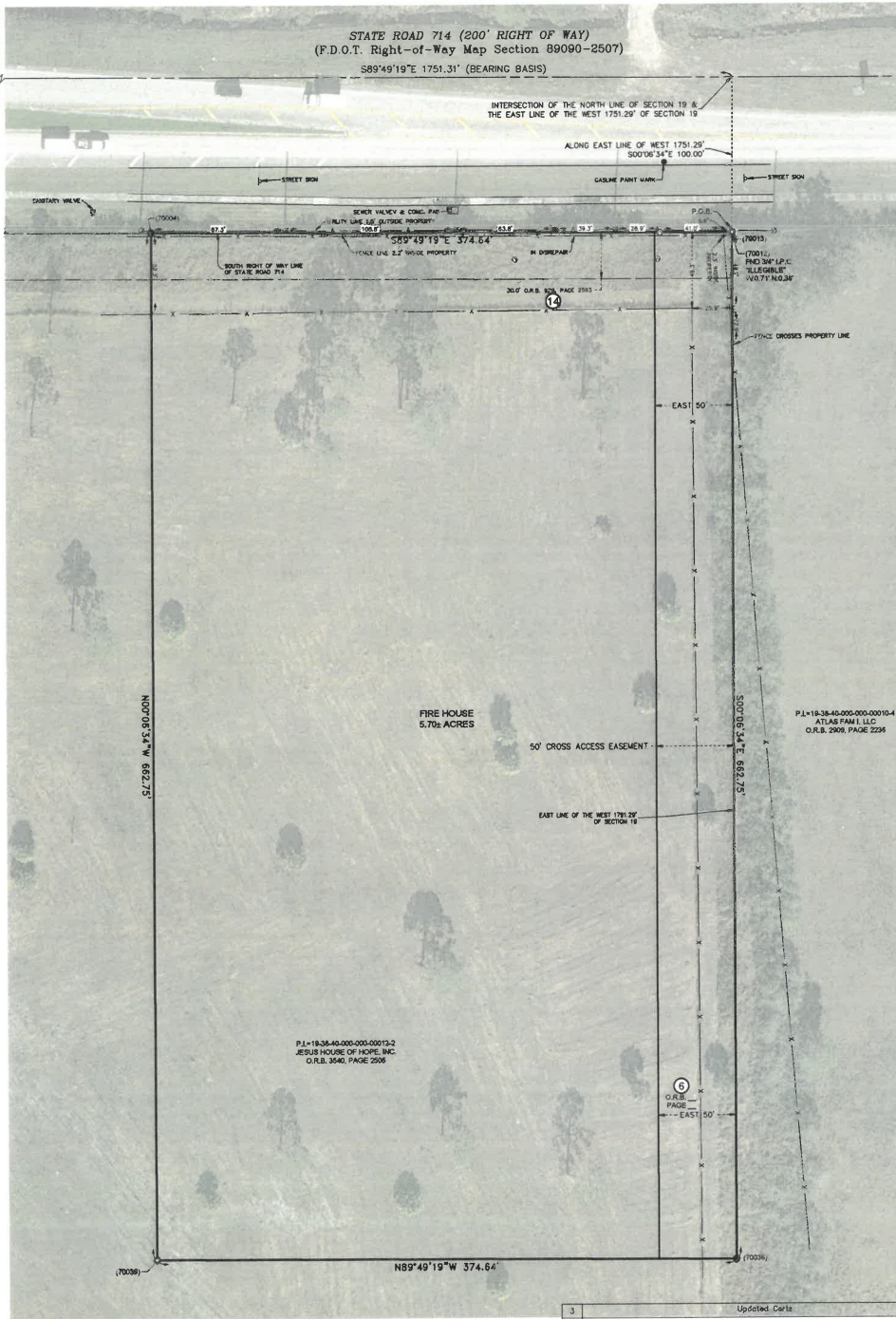
CERTIFICATION

Pursuant to Chapter 51-17.051 (e) Florida Administrative Code, paper copies of the survey map and of report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. Paper copies of an Electronically signed and sealed document pursuant to Chapter 51-17.062 Florida Administrative Code are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

I hereby certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

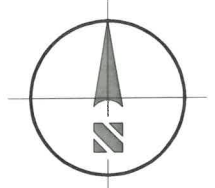
I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 51-17.051 and 51-17.052, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

Digitally signed by
 Peter Anderson
 Date: 2026.03.24
 08:20:57 -0400
 Peter Anderson
 Professional Surveyor and Mapper
 Florida Certificate No. 5199



LEGEND

- P.I. = PARCEL IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- I.P.C. = IRON PIPE AND CAP
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- CONC. = CONCRETE
- (70000) = SURVEY POINT NUMBER
- ⊙ = SET 3/4" IRON PIPE AND CAP
- ⊙ = "GCY INC LB 4108"
- ⊙ = WOOD UTILITY POLE
- A- = OVERHEAD UTILITY LINE
- X- = BARBIRE FENCE
- ⊕ = BURIED GAS LINE MARKER
- ⊙ = SIGN
- ⊙ = UTILITY RISER
- ⊙ = TITLE COMMITMENT EXCEPTION



GRAPHIC SCALE
 (IN FEET)
 Intended display scale:
 1 inch = 40 feet

Title Commitment

I have reviewed the American Land Title Association Insurance Company, commitment for Title File No. 1708487 A4, with an effective date of 2/11/2025 @ 11:00 P.M., issued by Gunster Yoakley & Stewart, P.A. and with regards to the Schedule B, Section II exceptions that are matters of survey and have the following comments:

EXCEPTION 6 - REVISED: Perpetual Access Easement for access, drainage, and utilities over, under, upon, across, and through the East fifty feet (50') of the Property as reserved in that certain Special Warranty Deed to be recorded in O. R. Book ____, Page ____ (Deed to be insured herein) *Affects subject property as shown in the drawing to the right, not recorded at the time of the title commitment.*

EXCEPTION 8 - Resolution No. 24-11-5 recorded in O.R. Book 3470, Page 1045, Public Records of Martin County, Florida. *Affects all of subject property.*

EXCEPTION 9 - Resolution No. 04-10-6 recorded in O.R. Book 1951, Page 1801, Public Records of Martin County, Florida. *Affects all of subject property.*

EXCEPTION 10 - REVISED: Oil, gas, mineral, or other reservations as set forth in deed recorded in Deed Book 48, Page 49 and Deed Book 47, Page 281, as affected by O.R. Book 737, Page 1074, Public Records of Martin County, Florida. No determination has been made as to the current record owner for the interest excepted herein. *Affects all of subject property.*

EXCEPTION 14 - Pipeline Easement recorded in O.R. Book 928, Page 2593, Public Records of Martin County, Florida. *Affects subject property, as shown in the drawing.*

Drawing Name: 21-1-016-07 Fire House

Page(s): 41

Field Book(s): 1885

NO.	COUNTY COMMENTS	DATE	BY
3	Updated Code	2/24/2026	M.F.M.
2	Updated the title commitment	2/20/2026	M.F.M.
1	Added the title commitment	1/29/2026	M.F.M.
4	COUNTY COMMENTS	3/18/2026	M.F.M.

GCY INCORPORATED
 PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
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 (772) 284-8083 • WWW.GCYINC.COM

BOUNDARY SURVEY FOR:
Martin County
 MARTIN COUNTY FLORIDA

Scale: 1"=40'
 Date: Jan. 2026
 Drawn By: M.F.M.
 Checked By: P.A.

File & Drawing No:
 26-1003-01
 Sheet 1 of 1