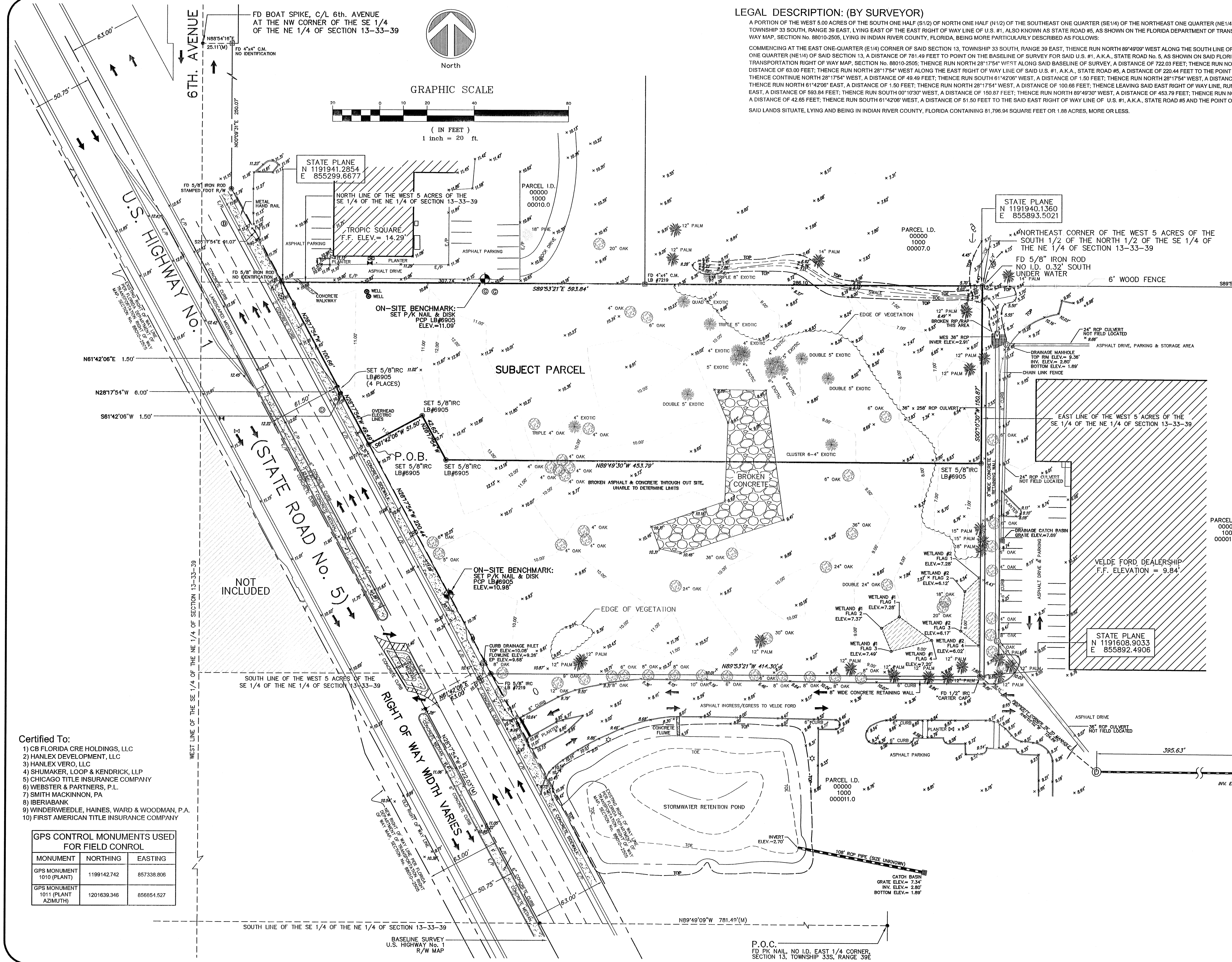

LEGAL DESCRIPTION: (BY SURVEYOR)

A PORTION OF THE WEST 5.00 ACRES OF THE SOUTH ONE HALF (S1/2) OF NORTH ONE HALF (N1/2) OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LYING EAST OF THE EAST RIGHT OF WAY LINE OF U.S. #1, ALSO KNOWN AS STATE ROAD #5, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION No. 88010-2505, LYING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER (E1/4) CORNER OF SAID SECTION 13, TOWNSHIP 33 SOUTH, RANGE 39 EAST, THENCE RUN NORTH 89°49'09" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 13, A DISTANCE OF 781.49 FEET TO POINT ON THE BASELINE OF SURVEY FOR SAID U.S. #1, A.K.A., STATE ROAD No. 5, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION No. 88010-2505; THENCE RUN NORTH 28°17'54" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 722.03 FEET; THENCE RUN NORTH 61°42'06" EAST, A DISTANCE OF 63.00 FEET; THENCE RUN NORTH 28°17'54" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. #1, A.K.A., STATE ROAD #5, A DISTANCE OF 220.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 28°17'54" WEST, A DISTANCE OF 49.49 FEET; THENCE RUN SOUTH 61°42'06" WEST, A DISTANCE OF 1.50 FEET; THENCE RUN NORTH 28°17'54" WEST, A DISTANCE OF 6.00 FEET; THENCE RUN NORTH 61°42'06" EAST, A DISTANCE OF 1.50 FEET; THENCE RUN NORTH 28°17'54" WEST, A DISTANCE OF 100.66 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN SOUTH 89°53'21" EAST, A DISTANCE OF 593.84 FEET; THENCE RUN SOUTH 00°10'30" WEST, A DISTANCE OF 150.87 FEET; THENCE RUN NORTH 89°49'30" WEST, A DISTANCE OF 453.79 FEET; THENCE RUN NORTH 28°17'54" WEST, A DISTANCE OF 42.65 FEET; THENCE RUN SOUTH 61°42'06' WEST, A DISTANCE OF 51.50 FEET TO THE SAID EAST RIGHT OF WAY LINE OF U.S. #1, A.K.A., STATE ROAD #5 AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA CONTAINING 81,796.94 SQUARE FEET OR 1.88 ACRES, MORE OR LESS.

REPORT OF SURVEY:

- TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC
- THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS LB#6905
  1717 INDIAN RIVER BLVD. SUITE 201
  VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:

  CHARLES H. BLANCHARD P.S.M. #5755
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL/ HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CCDE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 7/28/15
- THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S28°17'54"E, ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP #12061C0359 H, DATED DECEMBER 12TH, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE PRIMARY BENCHMARK USED IS U.S.C. & G. PERMANENT CONTROL MONUMENT L-200 1960 (S.R.D.): ELEVATION 13.672' NAVD, LOCATED ON THE NORTH END OF THE WEST BRIDGE ABUTMENT OF THE NORTH-BOUND BRIDGE ON U.S. HIGHWAY NO. 1 OVER THE SOUTH RELIEF CANAL. 1000' SOUTH OF 4TH STREET. ON-SITE BENCHMARKS ARE AS SHOWN.

LEGEND & ABBREVIATIONS: (SYMBOLS NOT SCALEABLE FOR SIZE)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
R – RADIUS
L – LENGTH
E/P – EDGE OF PAVEMENT
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
– (PCP) PERMANENT CONTROL POIN
– (PRM) PERMANENT REFERENCE MONUMENT
– (IP) IRON PIPE
– (IRC) IRON ROD & CAP
– (CM) CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
F.F. – FINISH FLOOR
CONC. – CONCRETE
EL/ ELEV – ELEVATION
OA – OVERALL
EQUIP – EQUIPMENT
ORB – OFFICIAL RECORD BOOK
PB – PLAT BOOK
PGS – PAGES
PG – PAGE
– WATER METER
– RECLAIMED WATER METER
– SANITARY SERVICE

– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
– MAIL BOX
– CONCRETE POWER POLE
– WOOD POWER POLE
(P) – PLAT
POT – POINT OF TERMINUS
I.D. – IDENTIFICATION
U&D – UTILITY AND DRAINAGE
(C) – CALCULATED
W1-1 – TYPICAL WETLANDS FLAG
NAVD – NORTH AMERICAN VERTICAL DATUM

Certified To:
1) CB FLORIDA CRE HOLDINGS, LLC
2) HANLEX DEVELOPMENT, LLC
3) HANLEX VERO, LLC
4) SHUMAKER, LOOP & KENDRICK, LLP
5) CHICAGO TITLE INSURANCE COMPANY
6) WEBSTER & PARTNERS, P.L.
7) SMITH MACKINNON, PA
8) IBERIABANK
9) WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.
10) FIRST AMERICAN TITLE INSURANCE COMPANY

GPS CONTROL MONUMENTS USED FOR FIELD CONROL		
MONUMENT	NORTHING	EASTING
GPS MONUMENT 1010 (PLANT)	1199142.742	857338.806
GPS MONUMENT 1011 (PLANT AZIMUTH)	1201639.346	856854.527

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

TYPE: BOUNDARY AND TOPOGRAPHIC	REVISIONS				REVISIONS CONTINUED			
PROJECT# 15-041-NP	4.				8.			
DATE: 7/6/15 F.B. PG	3.				7.			
DRAWN BY: S.P.T.	2.	12/30/15	REVISE CERTIFICATIONS	CHB	6.			
CHECKED BY: C.H.B.	1.	12/15/15	ADD CERTIFICATIONS	CHB	5.			
SCALE: 1:40 SHEET: 1 OF 1	NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

PLAT OF SURVEY FOR:

HANLEX VERO, LLC

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

12-30-15
CHARLES H. BLANCHARD P.S.M. #5755

T:\Working Files\2015 JOBS\15-041_HANLEX\HANLEX CIVIL LLC\15-041_REV1_US1_NORTH HALF_REV.dwg, SHEET 1 OF X, 12/30/2015 5:20:29 PM