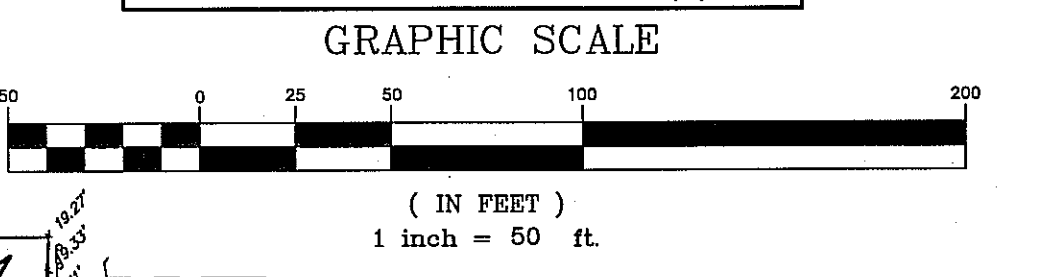


ALTA/NSPS LAND TITLE SURVEY

C-1 (CORRECTED CURVE INFO.)
 R=1960.08' D=03°31'36" L=120.65'
 CHB=N41°15'21"W CH=120.63'(C)(M)
 C-1 (ORIGINAL DEED INFO)
 R=1927.08' D=02°15'23" L=75.90'
 CHB=N41°53'27"W CH=75.89'(D)
 C-2 R=1978.58' D=03°46'50" L=130.56'
 CHB=N41°07'44"W CH=130.53'(C)



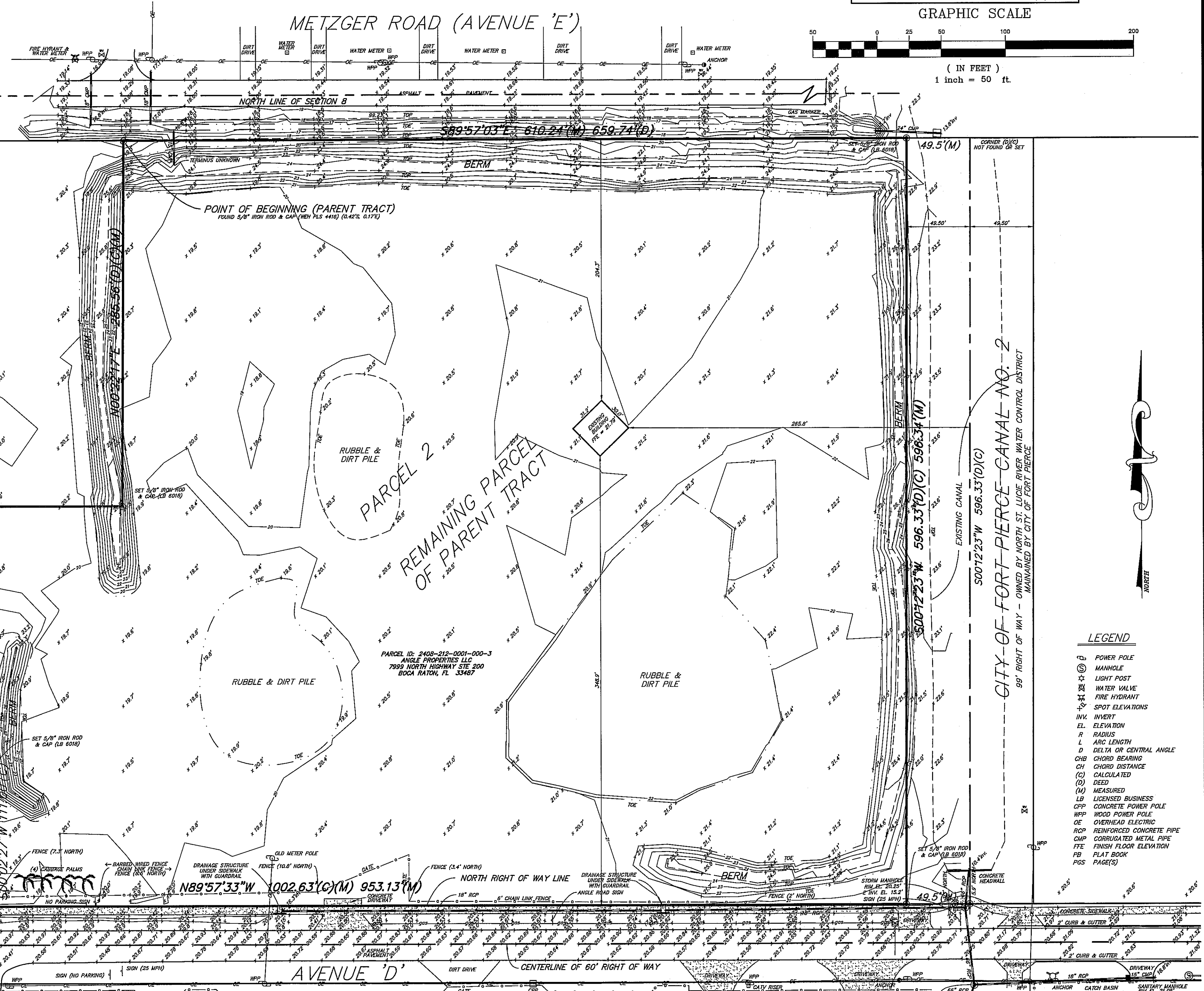
LEGAL DESCRIPTION:

PARENT TRACT PER ORB 3019, PG 944:
 A PORTION OF LAND LYING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE END OF SURVEY BASE LINE STATION 135 + 71.38 FOR STATE ROAD 607A (ANGLE ROAD) AT THE NORTH LINE OF SAID SECTION 8; THENCE ALONG THE NORTH OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF S.R. 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING.

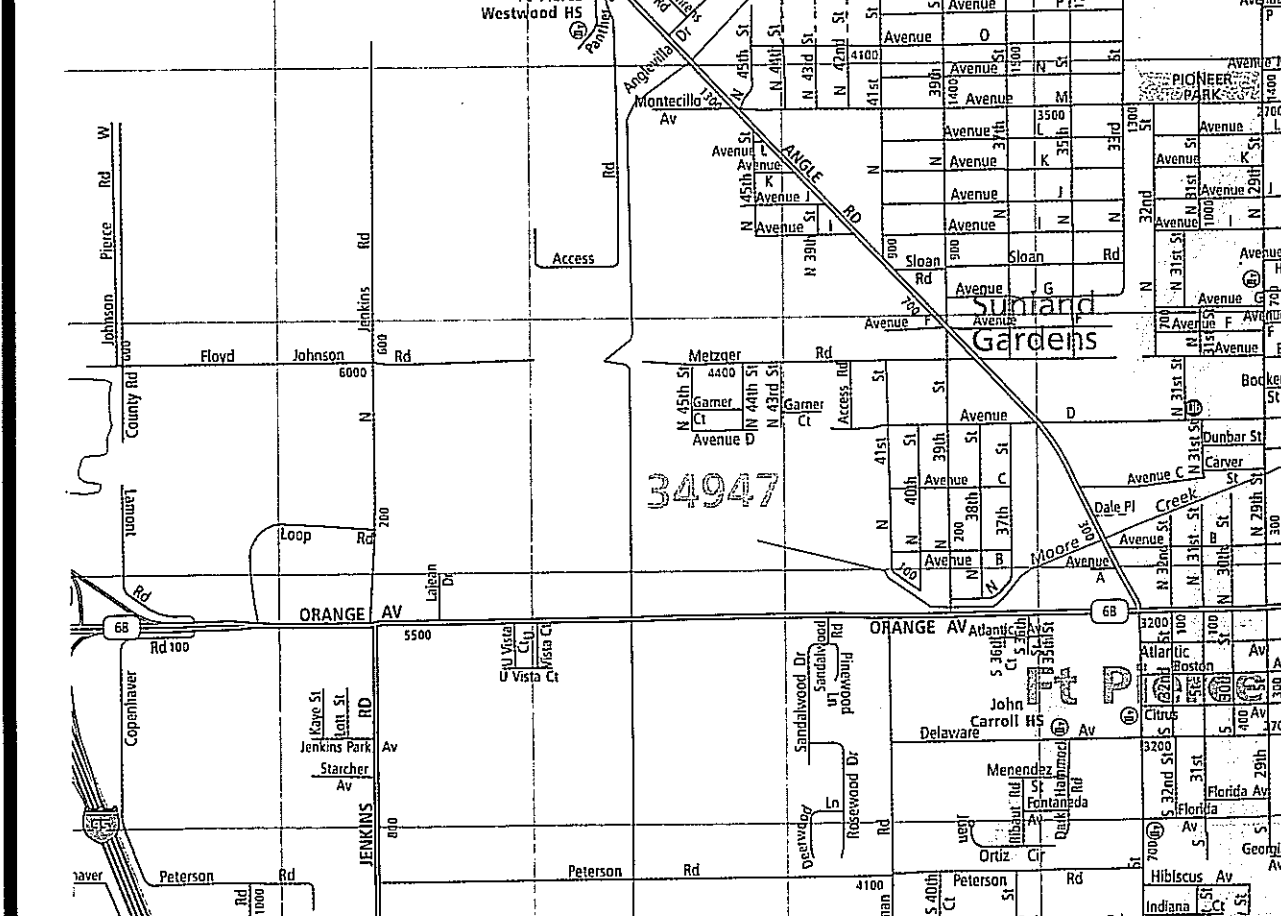
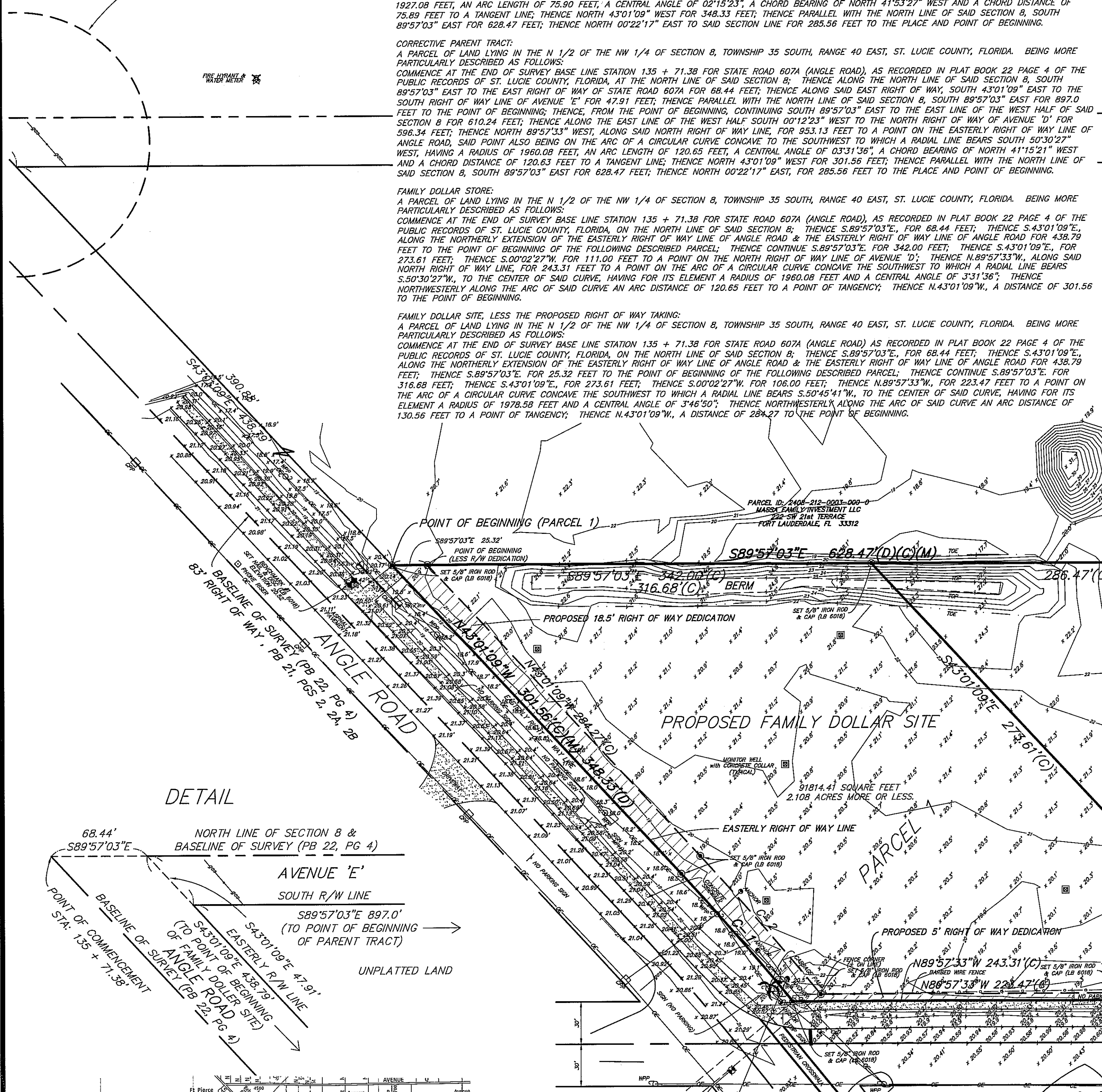
CORRECTIVE PARENT TRACT:
 A PARCEL OF LAND LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE END OF SURVEY BASE LINE STATION 135 + 71.38 FOR STATE ROAD 607A (ANGLE ROAD), AS RECORDED IN PLAT BOOK 22 PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AT THE NORTH LINE OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING.

FAMILY DOLLAR STORE:
 A PARCEL OF LAND LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE END OF SURVEY BASE LINE STATION 135 + 71.38 FOR STATE ROAD 607A (ANGLE ROAD), AS RECORDED IN PLAT BOOK 22 PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AT THE NORTH LINE OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING.

FAMILY DOLLAR SITE, LESS THE PROPOSED RIGHT OF WAY TAKING:
 A PARCEL OF LAND LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE END OF SURVEY BASE LINE STATION 135 + 71.38 FOR STATE ROAD 607A (ANGLE ROAD) AS RECORDED IN PLAT BOOK 22 PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AT THE NORTH LINE OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" WEST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING.



SEE DETAIL BELOW FOR POINT OF COMMENCEMENT



LEGEND

⊕	POWER POLE
⊙	MANHOLE
⊛	LIGHT POST
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	SPOT ELEVATIONS
⊕	INVERT
⊕	ELEVATION
R	RADIUS
L	ARC LENGTH
D	DELTA OR CENTRAL ANGLE
CHB	CHORD BEARING
CH	CHORD DISTANCE
(C)	CALCULATED
(D)	DEED
(M)	MEASURED
LB	LICENSED BUSINESS
CPP	CONCRETE POWER POLE
WPP	WOOD POWER POLE
OE	OVERHEAD ELECTRIC
RCR	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
FFE	FRESH FLOOR ELEVATION
FB	PLAT BOOK
PGS	PAGE(S)

SURVEYOR'S NOTES:

- 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 AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 2037-3333414, EFFECTIVE DATE: JANUARY 14, 2016 @ 8:00 AM. SCHEDULE B - SECTION II NO EXCEPTIONS PROVIDED.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.43°01'09" W. ALONG THE EASTERLY RIGHT OF WAY LINE OF ANGLE ROAD.
- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. ST. LUCIE COUNTY BENCHMARK: NAME: SLOAN (ELEVATION 18.779', NAVD 88)
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- SITE AREA (PARENT TRACT): 505634.08 SQUARE FEET OR 11.60 ACRES MORE OR LESS. PARCEL 1: 100723.94 SQUARE FEET OR 2.31 ACRES MORE OR LESS. PARCEL 2 (AFTER DEDICATION): 91814.41 SQUARE FEET OR 2.1 ACRES MORE OR LESS. PARCEL 2: 413819.67 SQUARE FEET OR 9.5 ACRES MORE OR LESS.
- THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO.12111C-0178-J, DATED: FEBRUARY 16, 2012.
- 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.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYOR'S CERTIFICATION:

TO: FAMILY DOLLAR STORES OF FLORIDA, INC.; SB FORT PIERCE ANGLE ROAD FDS, LLC; DEAN, MEAD, ESSERTON, BLOODWORTH, CAROUANO & BOZARTH, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY; AND GULFSTREAM FUNDING, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 11(c), 13 AND 16 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 26, 2016.

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.

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
 L.B. #6018

641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34957
 PHONE 772-334-0868

SHEET 1 OF 1

DRAWN BY:	DPK	
SCALE:	1" = 50'	
FIELD WORK COMPLETED:	2/26/2016	
FIELD BOOK:	SKETCH	
JOB NO.:	13411	
REVISIONS:		
DATE:	DESCRIPTION:	BY:
4/12/16	ATTORNEY COMMENTS	DPK
8/25/16	SLC COMMENTS	DPK
1/11/17	COR. BNDY & LEGAL	DPK

FAMILY DOLLAR STORES OF FLORIDA INC.
 ANGLE ROAD AND AVENUE 'D'
 FORT PIERCE, ST. LUCIE COUNTY, FLORIDA