

# Boundary & Topographic survey for: Silver Fox 606 LLC, a Florida limited liability company Sections 27 & 34, T39S, R38E, Martin County, Florida

SURVEYOR'S NOTES

1. Bearings shown hereon are referenced to Southerly Right-of-way of CSX Transportation, having a bearing of North 53°39'55" West and all others are relative thereto.
2. All visible above ground improvements located are shown hereon.
3. There has been no attempt to locate any underground utilities or improvements.
4. This property is located in Flood Zone "X" according to a Not Printed Flood Insurance Rate Map Community Panel No. 12085C0250G, dated 3/16/2015.
5. Additions and 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).
6. 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 0.06± 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 various NGS Horizontal Control Points located in the vicinity of the project.
9. Parcel information was obtained from the Martin County Property Appraiser's website: <https://geoweb.martin.fl.us/general/>
10. Aerial photography shown hereon is for informational purposes and is dated 2024 and was obtained from the Martin County website: <https://data-mcgo.opendata.arcgis.com/apps/interactive-imagery-download/explore>
11. Wetland delineations show hereon were provided by Advanced Restoration Ecology. The wetlands are preliminary and no state agencies have reviewed them.
12. 200' topographic grid shots shown on sheet 6, inclusive, are generated from a surface that was created from a point cloud generated from LIDAR. LIDAR data was acquired on 4/21/2025 by GCY, Inc. using a Wingtra One gen II and a Interial Labs Resepi XT-32 LiDAR Sensor. Data was independently verified by random spot shots throughout the project.
13. I have reviewed the American Land Title Association Commitment, commitment for Title Insurance Office File No. 25-004, with an effective date of May 14, 2025 @ 11:00 P.M., Revised 6/15/2025, issued by Old Republic National Title Insurance Company and with regards to the Schedule B, Section II exceptions that are matters of survey and have the following comments:

**EXCEPTION 6** - Easement and covenant reserved in Deeds recorded in O.R. Book 701, Page 745 and O.R. Book 701, Page 748, as affected by Release recorded in O.R. Book 892, Page 1889 and Partial Release recorded in O.R. Book 981, Page 2179, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 7** - Declaration of Roadway Easement recorded in O.R. Book 701, Page 1218, as affected by Amendment recorded in O.R. Book 981, Page 2166, and Easement Indenture recorded in O.R. Book 713, Page 559 as amended in O.R. Book 724, Page 2541(2521), all of the Public Records of Martin County, Florida, which contain easements, covenants and conditions. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 8** - Notice of Use of Real Estate recorded in O.R. Book 702, Page 1310, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2. Legal does not close.**

**EXCEPTION 9** - Declaration of Restrictions recorded in O.R. Book 771, Page 328, Public Records of Martin County, Florida. **Affects subject property, some of the legals are not plottable.**

**EXCEPTION 10** - Indiantown Egg Production Complete Interim Water System Agreement recorded in O.R. Book 801, Page 1148, as affected by Partial Release recorded in O.R. Book 981, Page 2171, Public Records of Martin County, Florida, which contain covenants and conditions. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 11** - Indiantown Egg Production Complex Covenant Running with the Land recorded in O.R. Book 818, Page 623, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 12** - Easement recorded in O.R. Book 981, Page 2157, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 13** - Easement Agreement recorded in O.R. Book 380, Page 268, re-recorded in O.R. Book 393, Page 1303, as affected by Amendment recorded in O.R. Book 981, Page 2199, Public Records of Martin County, Florida. The Deed to Owner recorded in O.R. Book 701 Page 745 stated that the Land contained in the Deed was subject to "a Florida Power and Light underground oil pipeline and a 110 foot Florida Power and Light utility easement but the locations of the pipeline and easement were not identified. The utility easement has been identified by that document recorded in O.R. Book TBD as being the easement described above in this exception. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 14** - Resolution Number 03-2.11 regarding master and final site plan approval recorded in O.R. Book 1758, Page 331, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 15** - Unity of Title recorded in O.R. Book 1758, Page 345, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 16** - Deed of Conservation Easement recorded in O.R. Book 1759, Page 2859, Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 17** - Pipeline Easement from Tampa Farm Service, Inc. to Florida Power & Light Company recorded in O.R. Book 2629, Page 187, as affected by Amendment recorded in O.R. Book 2774, Page 1498, and as assigned by Florida Power & Light Company to Florida Southeast Connection, LLC as recorded in O.R. Book 3064, page 432, all of the Public Records of Martin County, Florida. **Affects subject property, as plotted on sheet 2.**

**EXCEPTION 18** - The Deed to Owner recorded in O.R. Book 701 Page 745 stated that the Land contained in the Deed was subject to "a Florida Power and Light underground oil pipeline and a 110 foot Florida Power and Light utility easement but the locations of the pipeline and easement were not identified. The underground oil pipeline location has now been identified by that document recorded in O.R. Book TBD. **Affects subject property, not plottable.**

12. Last date in the field: 3/19/2025

CERTIFICATION

CERTIFIED TO:  
Silver Fox 606 LLC, a FL limited liability company  
Old Republic National Title Insurance Company  
Robert A. Burson, P.A. and Robert A. Burson  
Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, its successors and/or assigns as their interest may appear

Pursuant to Chapter 5J-17.051 (e) Florida Administrative Code, paper copies of the survey map and or 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 5J-17.052 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 5J-17.051 and 5J-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.

Peter Andersen  
Professional Surveyor and Mapper  
Florida Certificate No. 5199

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Sections 22, 27 and 34, Township 39 South, Range 38 East, Martin County, Florida, being more particularly described as follows:

Commencing at the point of intersection of the East line of Section 1, Township 40 South, Range 38 East, with the Southerly right of way line (200.00 foot right of way) of CSX Transportation, Inc., formerly Seaboard System Railroad;

thence North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 16,615.08 feet to the POINT OF BEGINNING of this description;

thence continue North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 3,155.01 feet to the West line of said Section 22;

thence South 00 degrees 04 minutes 44 seconds West along the West line of said Section 22, a distance of 433.59 feet to the Southwest corner of said Section 22 (Northwest corner of Section 27);

thence South 00 degrees 46 minutes 08 seconds West along the West line of said Section 27, a distance of 5,353.36 feet to the Southwest corner of said Section 27 (Northwest corner of Section 34);

thence South 00 degrees 02 minutes 12 seconds West along the West line of said Section 34, a distance of 2,667.52 feet to the Southwest corner of the Northwest Quarter of said Section 34;

thence South 00 degrees 00 minutes 06 seconds East along the West line of said Section 34, a distance of 1,329.89 feet to the Northwest corner of the South Half of the Southwest Quarter of said Section 34;

thence North 89 degrees 26 minutes 46 seconds East along the North line of the South Half of the Southwest Quarter of said Section 34, a distance of 1,594.39 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 5,317.08 feet;

thence North 53 degrees 39 minutes 15 seconds West, a distance of 600.00 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 950.00 feet;

thence North 53 degrees 39 minutes 15 seconds West along a line 700.00 feet Southerly of and parallel with the said Southerly railroad right of way line a distance of 2,558.81 feet;

thence North 08 degrees 39 minutes 15 seconds West, a distance of 989.95 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of Section 27, Township 39 South, Range 38 East, Martin County, Florida, being more particularly described as follows:

Commencing at the point of intersection of the East line of Section 1, Township 40 South, Range 38 East, with the Southerly right of way line (200.00 foot right of way) of Grantor, formerly Seaboard System Railroad;

thence North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 13,506.27 feet to the POINT OF BEGINNING of this description;

thence continue North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 3,108.81 feet;

thence South 08 degrees 39 minutes 15 seconds East, a distance of 989.95 feet;

thence South 53 degrees 39 minutes 15 seconds East along a line 700.00 feet Southerly, and parallel with, said Southerly right of way line a distance of 2,558.81 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 370.00 feet;

thence North 05 degrees 22 minutes 55 seconds East, a distance of 291.55 feet;

thence North 36 degrees 20 minutes 45 seconds East a distance of 80.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: from the above lands that portion conveyed by Special Warranty Deed recorded in Official Records Book 981, Page 2152, Public Records of Martin County, Florida, being more particularly described as follows:

A parcel of land lying in Sections 27 and 34, Township 39 South, Range 38 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Southeast corner of said Section 27;

thence bear North 00 degrees 01 minutes 15 seconds East along the East line of Section 27, a distance of 1077.86 feet;

thence South 36 degrees 20 minutes 45 seconds West, a distance of 1052.89 feet to the POINT OF BEGINNING of the herein described parcel of land;

thence continue South 36 degrees 20 minutes 45 seconds West, a distance of 712.87 feet;

thence North 53 degrees 39 minutes 15 seconds West, a distance of 715.00 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 2001.02 feet;

thence North 05 degrees 22 minutes 55 seconds East, a distance of 328.69 feet to a point in a line 80 feet Southwesterly of, as measured at right angles to, the Southwesterly right of way line of the C.S.X. Railroad;

thence South 53 degrees 39 minutes 15 seconds East along a line parallel to said right of way, a distance of 134.11 feet;

thence South 05 degrees 22 minutes 55 seconds West, a distance of 291.55 feet;

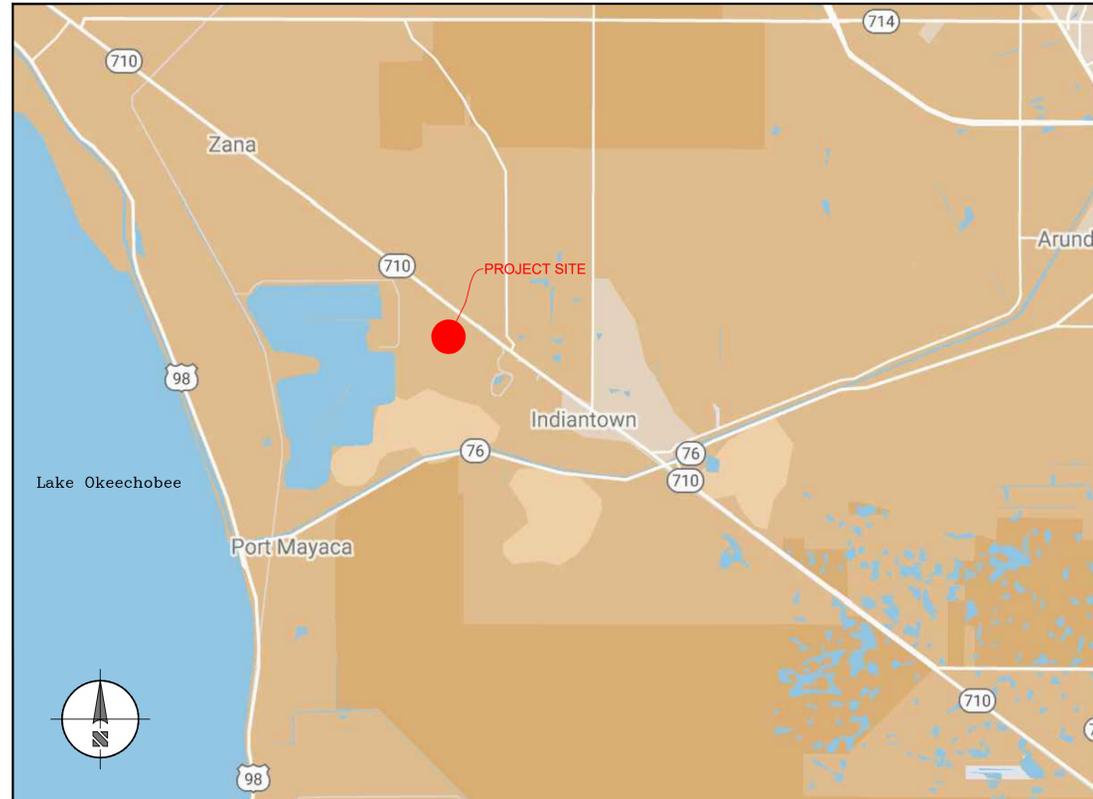
thence South 36 degrees 20 minutes 45 seconds West, a distance of 1320.00 feet;

thence South 53 degrees 39 minutes 15 seconds East, a distance of 600.00 feet to the POINT OF BEGINNING of the herein described parcel of land.

FURTHER LESS AND EXCEPT the following:

All of INDIANTOWN EGG PRODUCTION COMPLEX, according to the Plat thereof as recorded in Plat Book 16, Page 84, Public Records of Martin County, Florida.

Containing 605.56 acres more or less.



LOCATION MAP  
NOT TO SCALE

Table Index	
Sheet 1	Cover Sheet
Sheet 2	Sectional & Title Exceptions
Sheet 3	Boundary
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Sheet 5	Details
Sheet 6	Topography

No.	Revisions	Date	By

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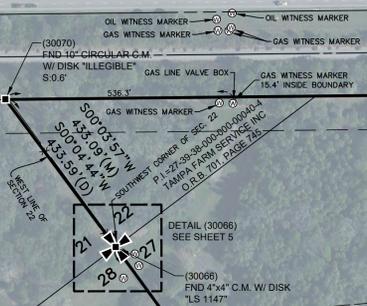
Silver Fox 606 LLC

a Florida limited liability company

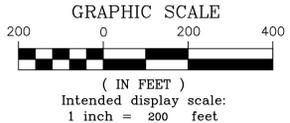
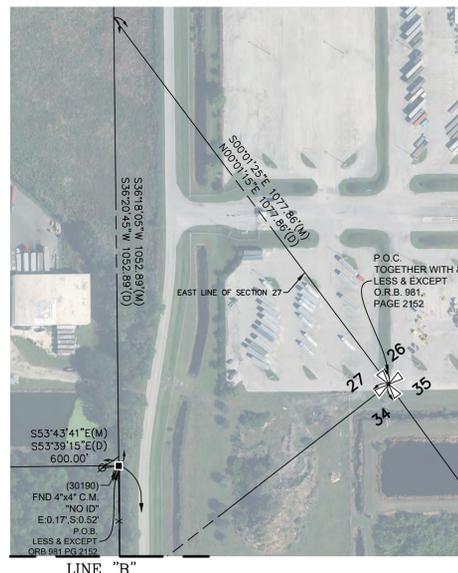
**MARTIN COUNTY** **FLORIDA**

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Drawn By: <b>M.F.M.</b>	Checked By: <b>P.A.</b>	Sheet <b>1</b> of <b>6</b>





- LEGEND**
- P.I. = PARCEL IDENTIFICATION
  - O.R.B. = OFFICIAL RECORDS BOOK
  - I.R. = IRON ROD
  - I.R.C. = IRON ROD AND CAP
  - I.P.C. = IRON PIPE AND CAP
  - C.M. = CONCRETE MONUMENT
  - P.K.W. = PARKER KALON NAIL & WASHER
  - (D) = MEASURED
  - (M) = DEED
  - P.O.C. = POINT OF COMMENCEMENT
  - = SET 3/4" IRON PIPE AND CAP  
 "GCY INC LB 4108"
  - ⊕ = CONCRETE UTILITY POLE
  - ⊕ = WOOD UTILITY POLE
  - ⊕ = UTILITY POLE ANCHOR
  - ⊕ = TELEPHONE RISER
  - ⊕ = OVERHEAD UTILITY LINE
  - ⊕ = BARBIRE FENCE
  - ⊕ = BURIED GAS LINE MARKER
  - ⊕ = BURIED FIBER OPTIC MARKER
  - = WETLAND LINE



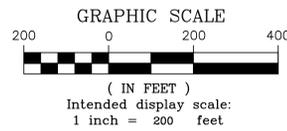
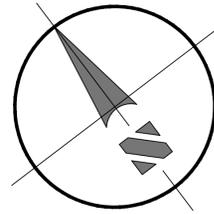
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LINE "C" SEE SHEET 3



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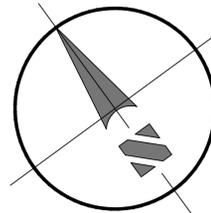
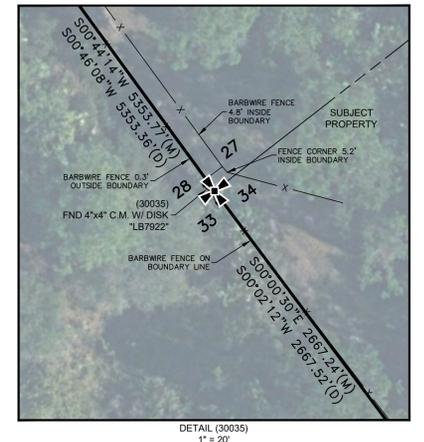
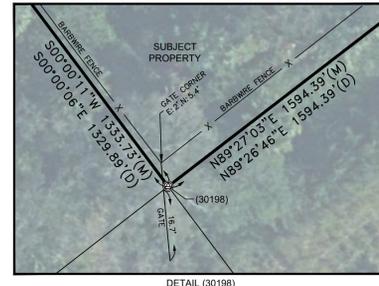
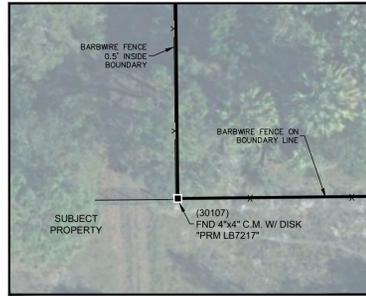
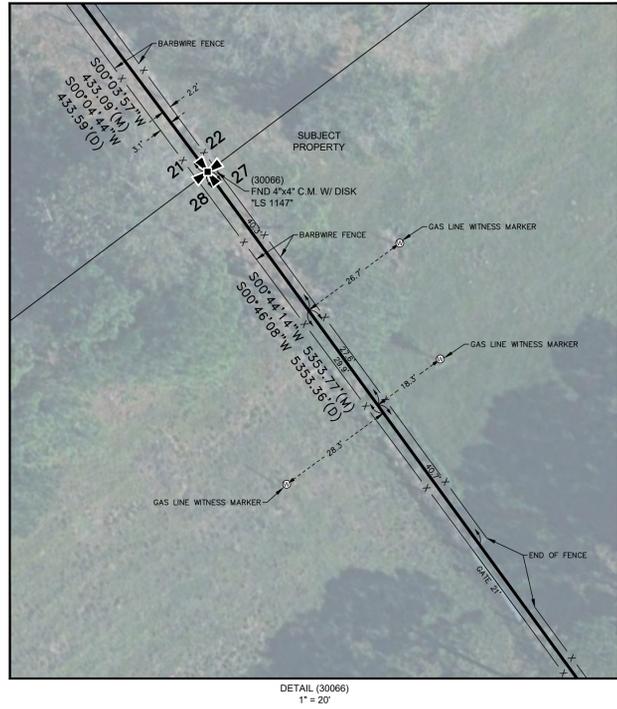
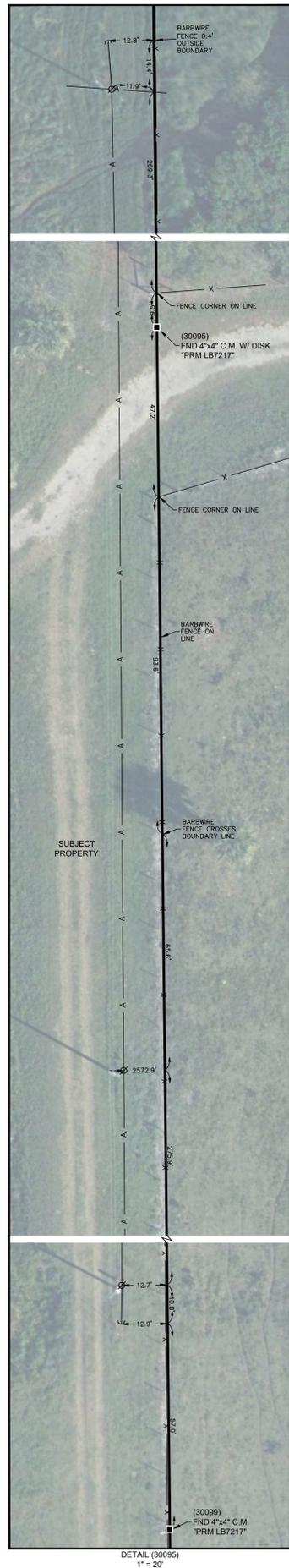
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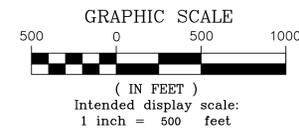
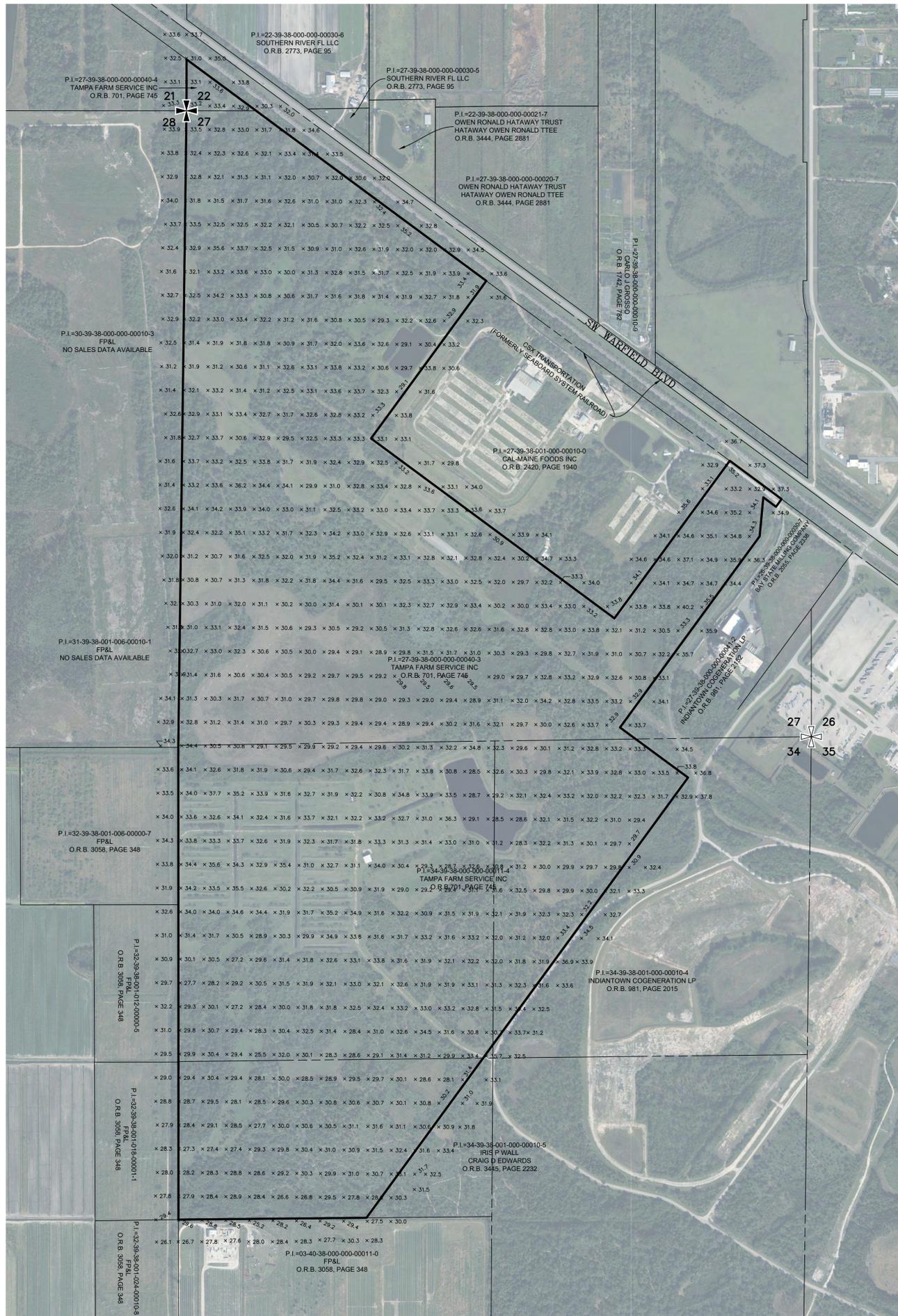
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Topography

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M.F.M.	P.A.	6 of 6	

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