PELICAN BAY APARTMENTS

LOT 21

BENCHMARK
TOP OF JUNCTION BOX
RIM EL.=22.04 NGVD 1929

S00°50'49"W 677.07'

DESCRIPTION
A PARCEL OF LAND BEING A PART OF LOT 22, SECTION 22, TOWNSHIP 28 SOUTH, RANGE 37 EAST, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1&4, PAGE 1, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, RUN N89°33'25"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22 A DISTANCE OF 987.87 FEET; THENCE N0°50'49"E A DISTANCE OF 132.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PALM BAY ROAD (STATE ROAD NO. 516) AND THE POINT OF BEGINNING OF THE NORTH DESCRIBED PARCEL; THENCE N89°33'25"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 50.53 FEET; THENCE N0°45'25"E A DISTANCE OF 357.00 FEET; THENCE N89°33'25"W A DISTANCE OF 268.00 FEET TO THE WEST LINE OF AFORESAID LOT 22; THENCE N0°46'25"E ALONG SAID WEST LINE OF LOT 22 A DISTANCE OF 835.31 FEET TO THE NORTH LINE OF AFORESAID LOT 22; THENCE S89°49'45"E ALONG THE NORTH LINE OF SAID LOT 22 A DISTANCE OF 660.08 FEET; THENCE S0°50'49"W ALONG THE EAST LINE OF AFORESAID LOT 22 A DISTANCE OF 677.07 FEET; THENCE N89°33'25"W A DISTANCE OF 330.09 FEET TO THE WEST LINE OF LANDS AS DESCRIBED IN DEED BOOK 412, PAGE 112 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S0°50'49"W ALONG SAID WEST LINE OF LANDS AS DESCRIBED IN DEED BOOK 412, PAGE 112 A DISTANCE OF 518.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 11.3458 ACRES, MORE OR LESS.

N89°33'25"W 330.00'

PART OF LOT 22
DEED BOOK 412, PAGE 112

POINT OF BEGINNING

S00°50'49"W 518.00'

PART OF LOT 22

LOT 27 S89°49'45"E 660.08'

N00°46'25"E 357.00'

N89°33'25"W 60.53'

PALM BAY ROAD (S.R. 516)

PART OF LOT 22

N89°33'25"W 268.00'

AS-BUILT SURVEY PREPARED FOR:
STELLARDEVELOPMENT, INC.

N00°46'25"E 835.31'

LOT 23

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.I.R.M. (FIRMETTE NO. 0470 DATED 10/01/92) THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X"

AS-BUILT SURVEY

SCALE: 1" = 40'

JOB # 22043

REVISION
REVISION
REVISION

FIELD SURVEY DATE: 2/2/2012
SECTION 22, TOWNSHIP 28S, RANGE 37E

L.B. #4623

NOTES:
1. THE SURVEY AND DRAWING HAVE BEEN PREPARED IN COMPLIANCE WITH APPLICABLE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS STRICTLY PROHIBITED.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS OTHER RECORDED OR NOT.
6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.

LEGEND
CL = CLAY
CO = CONCRETE
D = DISK
F = FOUND
I = IRON PIPE
IR = IRON ROD
L = DENOTES NON-MONIT
M = MONITORED
R/W = RIGHT OF WAY
P = PUBLIC
U = UTILITY
A = ARCHIVED
C = CALCULATED
M = MEASURED
P = PLAT
R = RECORD
S = SURVEYED
D = DELTA
L = LENGTH
CBS = CONCRETE BLOCK STRUCTURE
CLF = CHAIN LINK FENCE
WF = WOOD FENCE
SIGN = SIGN
SIGNS = SIGNS
MBX = MAILBOX
PWL = POWER LINE
PWM = PERMANENT REFERENCE MARKER

ANDREW W. POWSHOK
P.L.S. No. 5383

3870 WINTON ROAD
WEST MELBOURNE, FL. 32904
(321) 768-8110

SHEET 2 OF 3