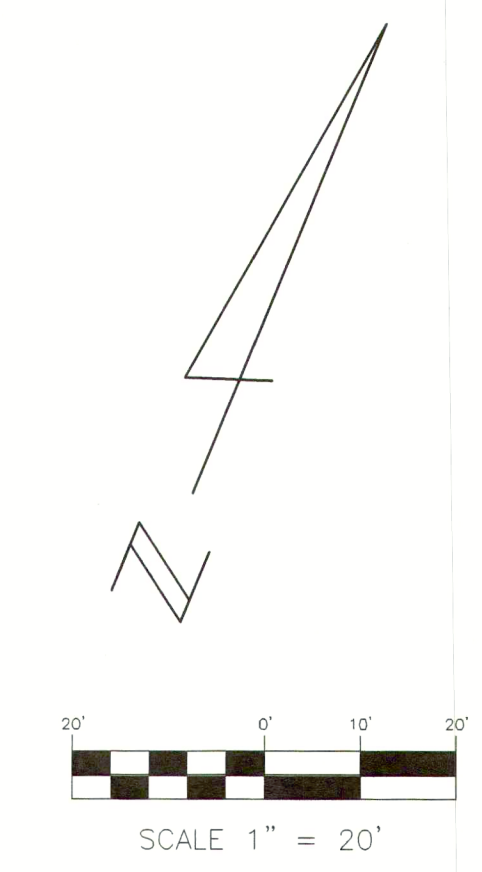
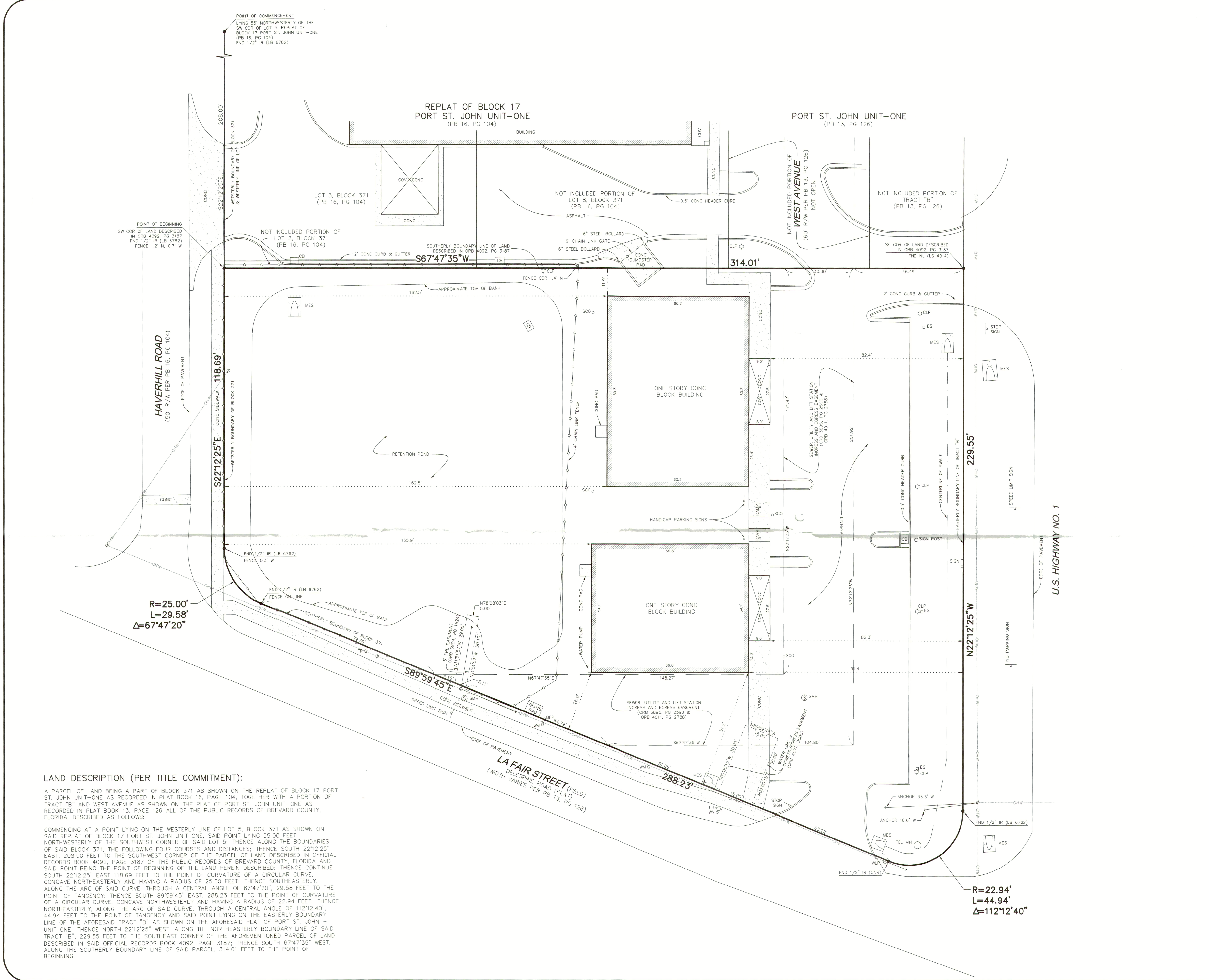




LEGEND/ABBREVIATIONS:	
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
FND	FOUND
IR	IRON ROD
LS	LICENSED LAND SURVEYOR
LB	LICENSED SURVEY BUSINESS
CNR	COULD NOT READ
WLP	WOOD LIGHT POLE
CLP	CONCRETE LIGHT POLE
CONC	CONCRETE
ES	ELECTRIC SERVICE
TR	TELEPHONE RISER
FW	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
BFP	BACKFLOW PREVENTER
SMH	SANITARY MANHOLE
SCO	SANITARY CLEAN OUT
CB	CATCH BASIN
COV	COVERED
COR	CORNER
OHW	OVERHEAD WIRE
TRANS	TRANSFORMER
MES	METERED END SECTION
FPL	FLORIDA POWER & LIGHT
TEL MH	TELEPHONE MANHOLE
R	RADIUS
Δ	DELTA
L	ARC LENGTH
⊙	WOOD POWER POLE
⊙	GUY ANCHOR

- NOTES:
- THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S22°12'25"E ALONG THE WESTERLY BOUNDARY OF BLOCK 371 AS SHOWN HEREON.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OWNERSHIPS, ADJOINERS OR OTHER INSTRUMENTS OF RECORD EXCEPT AS FURNISHED BY COMMITMENT NO. 100204967, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 21, 2002. ACCORDING TO SAID COMMITMENT, THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING MATTERS:
 - TAKES FOR THE YEAR OF CLOSING AND SUBSEQUENT YEARS. (NOT PLOTTABLE)
 - BREVARD COUNTY/WINDSOR-THOMAS GROUP, INC., BINDING DEVELOPMENT PLAN RECORDED APRIL 2, 1998 IN OFFICIAL RECORDS BOOK 3821, PAGE 200, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT PLOTTABLE)
 - ENCROACHMENT AFFIDAVIT AND ACKNOWLEDGMENT RECORDED NOVEMBER 18, 1999 IN OFFICIAL RECORDS BOOK 4092, PAGE 3168, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT PLOTTABLE)
 - REGENCY REALTY GROUP, INC., DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED NOVEMBER 18, 1999 IN OFFICIAL RECORDS BOOK 4092, PAGE 3173, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT PLOTTABLE)
 - CITY OF COCOA, FLORIDA, WATER LINE & INGRESS/EGRESS EASEMENTS RECORDED JANUARY 27, 1999 IN OFFICIAL RECORDS BOOK 3957, PAGE 2812 AND SEPTEMBER 29, 1999 IN OFFICIAL RECORDS BOOK 4071, PAGE 3005, TOGETHER WITH THAT BILL OF SALE RECORDED JANUARY 27, 1999 IN OFFICIAL RECORDS BOOK 3957, PAGE 2814, ALL AMONG THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (SHOWN HEREON)
 - FLORIDA POWER & LIGHT COMPANY EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3904, PAGE 1824, OFFICIAL RECORDS BOOK 3957, PAGE 2808 AND IN OFFICIAL RECORDS BOOK 3957, PAGE 2810, ALL AMONG THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (SHOWN HEREON)
 - BREVARD COUNTY SEWER, UTILITY, AND LIFT STATION INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3895, PAGE 2580 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 4011, PAGE 2788, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (SHOWN HEREON)
 - WATER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2562, PAGE 2389, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT PLOTTABLE)
 - MBNE, INC./BLOCKBUSTER, INC., MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 4452, PAGE 2768, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. (NOT PLOTTABLE)
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, MAP NO. 12009C0260E, EFFECTIVE DATE APRIL 3, 1989, THIS PARCEL LIES IN FLOOD ZONE "X".
 - UNDERGROUND IMPROVEMENTS (IF ANY) SUCH AS FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
 - THE LANDS DEPICTED HEREON CONTAIN 1.431 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:
WE CERTIFY THAT THIS DRAWING MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING SET FORTH IN RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

FOR THE EXCLUSIVE BENEFIT OF:
CCN INVESTMENTS, INC.
WINDERWEEDE, HAINES, WARD & WOODMAN, P.A.
CHICAGO TITLE INSURANCE COMPANY

FOR THE FIRM BY: *William J. Blackham*
WILLIAM J. BLACKHAM
PROFESSIONAL LAND SURVEYOR
DATE: 8/16/02
FLORIDA REGISTRATION NO. 4334

CADD FILE: \PROJDATA\PORTSTJOHN\BLKBSTR.DWG					CEMS Consultants, Inc. CIVIL ENGINEERING • MAPPING • SURVEYING 120 EAST MAPLE STREET WINTER GARDEN, FLORIDA 34787 (407)877-7979		PREPARED FOR: CCN INVESTMENTS, INC.	BOUNDARY SURVEY	BLOCKBUSTER COCOA, FLORIDA	SCALE: 1"=20'	JOB NO. 1057.003	1 OF 1
234/65-66	8/15/02	PMZ	BOUNDARY SURVEY	-								
FB/PG	DATE	DRAWN	REVISION	CKD								