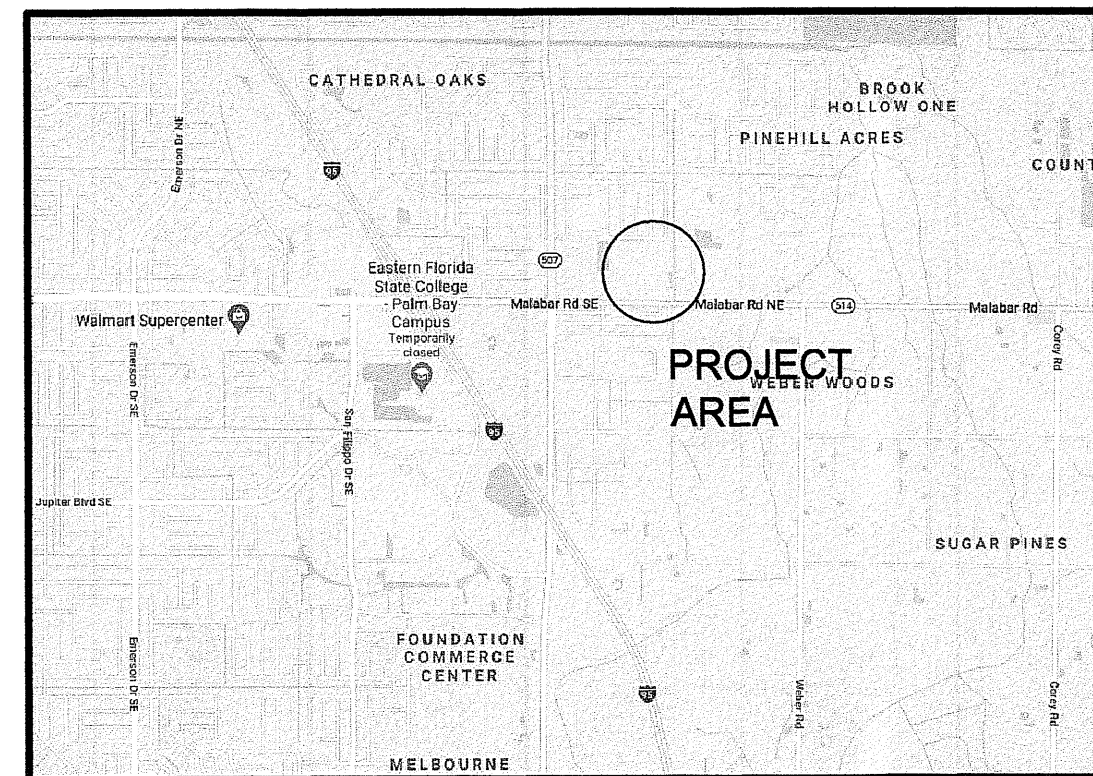


LEGAL DESCRIPTION:

LOT 11, IN BLOCK 1981, OF PORT MALABAR UNIT 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGES 29 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

VICINITY MAP (NOT TO SCALE)

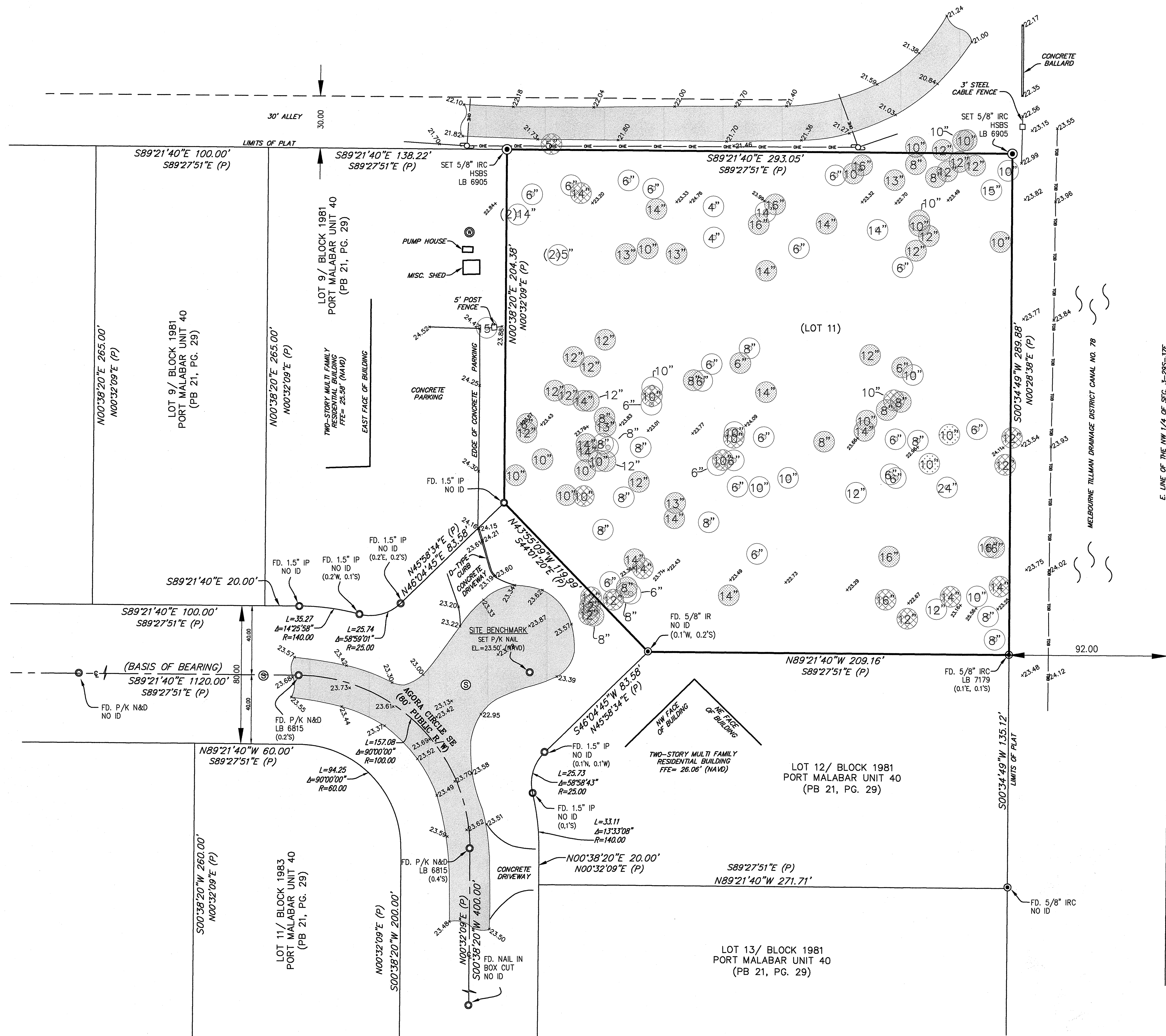


REPORT OF SURVEY:

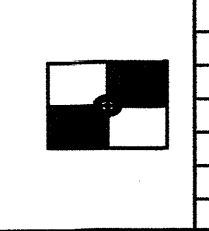
- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
- THIS SURVEY PERFORMED BY:
MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 6S-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 07/19/2020
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OF CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS S89°21'40"E ALONG THE CENTERLINE OF AGORA CIRCLE SE.
- 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.
- 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 #12009C0880 G, DATED MARCH 17, 2014.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "BREVARD GPS 5057 L0109", EL= 24.82.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE COORDINATE VALUES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/1980 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

Legend & Abbreviations:
(symbols not scaleable for size)

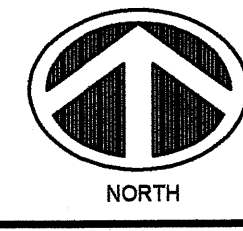
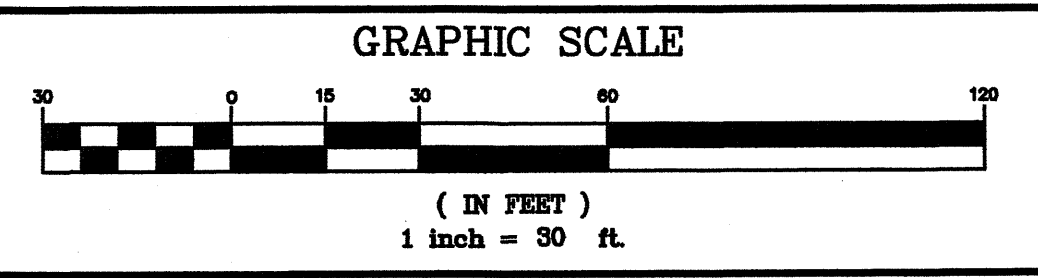
- | | |
|--------------------------------------|----------------------------|
| PLS - PROFESSIONAL LAND SURVEYOR | ☒ - CABLE TV BOX |
| PSM - PROFESSIONAL SURVEYOR & MAPPER | ○ - CENTERLINE |
| LB - LAND SURVEYING BUSINESS | ◻ - (CM) CONCRETE MONUMENT |
| C - CENTERLINE | ⊕ - CURB INLET |
| B.M. - BENCHMARK | ⊙ - DRAINAGE MANHOLE |
| POC - POINT OF COMMENCEMENT | ⊚ - ELECTRIC BOX |
| POB - POINT OF BEGINNING | ⊛ - GATE VALVE |
| PCP - PERMANENT CONTROL POINT | ⊜ - GUY WIRE |
| PRM - PERMANENT REFERENCE MONUMENT | ⊝ - HYDRANT |
| IP - IRON PIPE | ⊞ - IRON ROD & CAP |
| IRC - IRON ROD & CAP | ⊟ - LIGHT POST |
| CM - CONCRETE MONUMENT | ⊠ - MITERED END SECTION |
| FD - FOUND | ⊡ - POINT OF INTERSECTION |
| (P) - PLAT | ⊢ - SANITARY MANHOLE |
| (OA) - OVERALL | ⊣ - STREET SIGN |
| R/W - RIGHT OF WAY | ⊤ - SURFACE INLET |
| ⊙ - CABBAGE PALM W/ DIA. | ⊥ - TELEPHONE SERVICE |
| ⊙ - PINE W/ DIA. | ⊦ - TYPICAL ELEVATION |
| ⊙ - EXOTIC | ⊧ - WATER METER |
| | ⊨ - WELL |
| | ⊩ - WOOD UTILITY POLE |



MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM



PROJECT# 20-032
DATE: 07/16/20
F.B. 345 PG. 25
DRAWN BY: NJL
CHECKED BY: M.C.
SCALE: 1"=30'
SHEET 1 OF 1



PLAT OF SURVEY FOR
VIPA TRADITION, LLC
1998 AGORA CIRCLE SE
PALM BAY, FLORIDA 32909

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |

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

Matthew Crowley 7/29/20
MATTHEW CROWLEY, PROFESSIONAL SURVEYOR AND MAPPER #7214