

BOUNDARY & TOPOGRAPHIC SURVEY



LOCATION MAP

LEGAL DESCRIPTION:
Official Record Book 6695, Page(s) 1360

TWP-26 RG-37 SC-31 SB-00 BLK-260 LOT-SW 1/4 OF SW 1/4 OF NW 1/4 OF EXC ORB 2252 PG 1761 & 2943 PG 767

SURVEY PURPOSE:

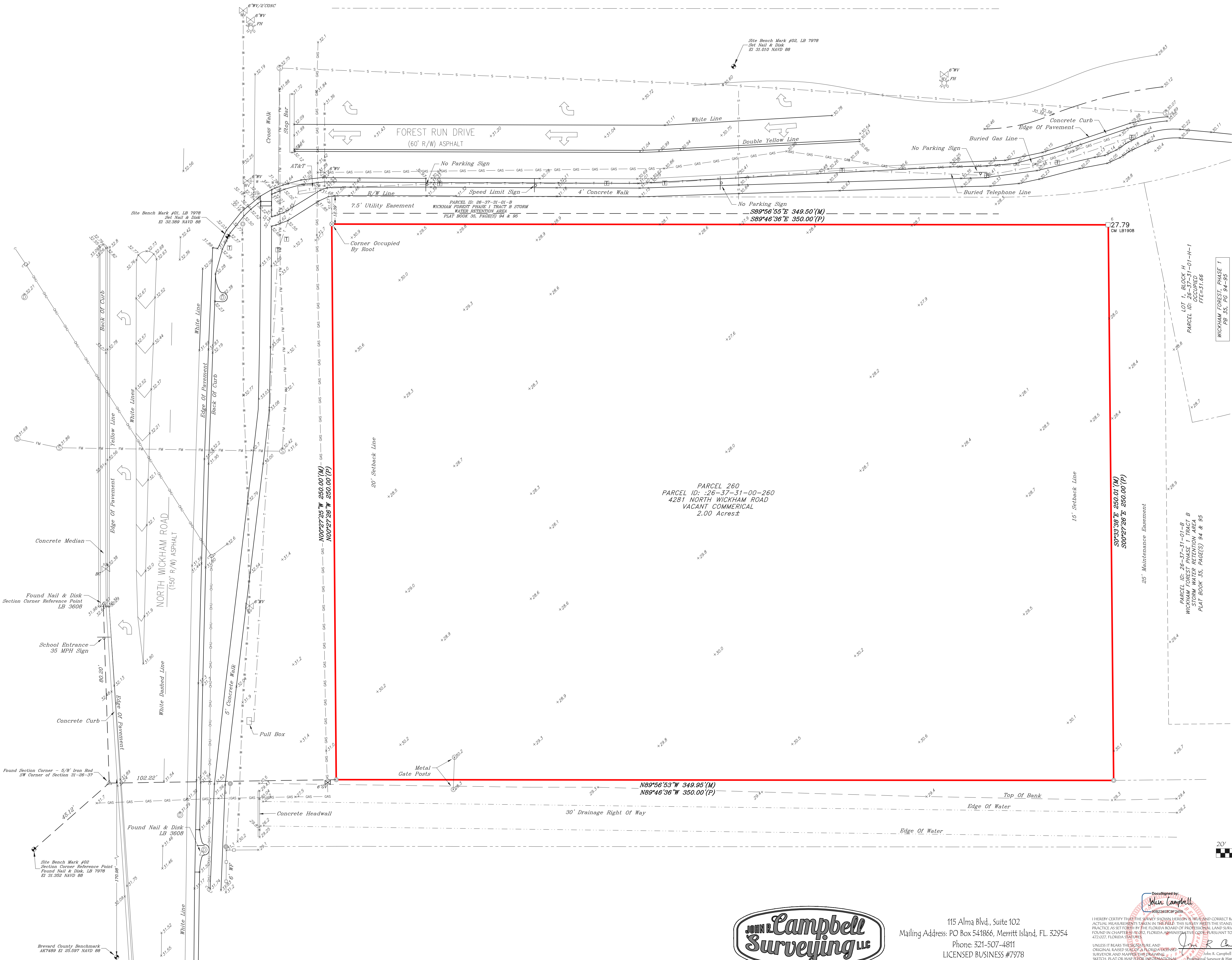
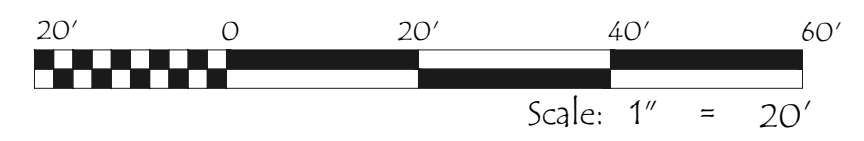
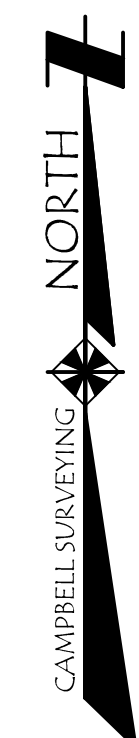
- The intended purpose of this Boundary & Topographic Survey is to show existing boundary and topographic conditions of the subject property, for a future business.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
- Measurements shown hereon are expressed in feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
- Bearings shown hereon are based on the R/W line of North Wickham Road, having a recorded bearing of N00°27'26"W along recovered monumentation.
- Elevations shown hereon are based on City of Melbourne Benchmark BREVARD GPS 1024, NGS AK7489, being a 5/8" aluminum deep rod in 5" Brevard County access cover, having an elevation of 51.965 North American Vertical Datum of 1988 (NAVD 88).
- This survey was performed without the benefit of updated title search information. There may be other easements and matters of records affecting the site as recorded in the public records of Brevard County.
- FEMA FLOOD DATA: (FOR INFORMATION ONLY) The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lie in FIRM Zone "X" areas outside the 0.2% annual chance floodplain Community Panel No. 12009C 0516G dated 3/17/2014.

EXPLANATION OF ABBREVIATIONS

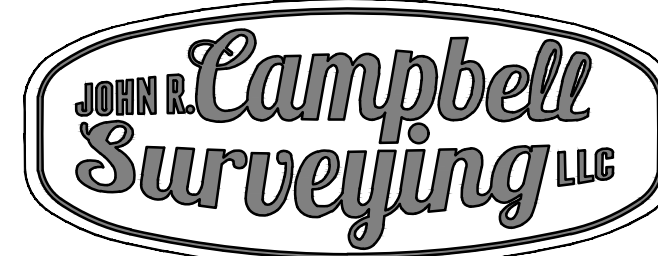
- BSL Building Set-Back Line
- DB Deed Book
- EL Elevation
- FEMA Flood Emergency Management Agency
- FFE Finished Floor Elevation
- FIRM Flood Insurance Rate Map
- HYD Fire Hydrant
- ID Identification
- LB Licensed Business
- (M) Measured Distance
- NAVD North American Vertical Datum 1988
- OHU Overhead Utility Line
- ORB Official Record Book
- (P) Platted Distance
- PB Plat Book
- PG Page or Pages
- PUDE Public Utility and Drainage Easement
- R/W Right-of-Way
- WF Wood Fence

LEGEND OF SYMBOLS

- Set 5/8" Iron Rod & Cap, LB 7978
- ⊙ Found 1/2" Iron Rod & Cap, LB 3869
- ⊙ Found 5/8" Iron Rod & Cap, LB 6815
- ⊗ Computed Point, Occupied By Root
- Found
- Found
- Found
- Found 4"x4" Concrete Monument "PBS&J" LB 1908
- ⊕ Bench Mark
- △ Found Survey Control Point, As Noted
- Break Line
- Guy Wire
- Utility Pole
- Fire Hydrant
- Water Valve
- Sanitary Valve
- Sanitary Foremain
- Sanitary Line
- Water Line
- Gas Line
- Telephone Line
- Spot Elevation (Existing)
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊕ Telephone Riser



PARCEL 260
PARCEL ID: :26-37-31-00-260
4281 NORTH WICKHAM ROAD
VACANT COMMERCIAL
2.00 Acres±



115 Alma Blvd., Suite 102
Mailing Address: PO Box 541866, Merritt Island, FL 32954
Phone: 321-507-4811
LICENSED BUSINESS #7978

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTERS 46-882, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007, FLORIDA STATUTE.

UNLESS IT BEARS THIS SIGNATURE AND ORIGINAL BASED SCALE OR A PLAT THEREON, SURVEYOR AND MAPPER'S SIGNATURE, SKETCH, PLAT OR MAP IS VOID OF INFORMATIONAL PURPOSES ONLY AND IS NOT VALID FOR ANY PURPOSES.

John R. Campbell
Professional Surveyor & Mapper #2951
State of Florida

Street Address : 4281 NORTH WICKHAM ROAD, MELBOURNE, FL 32935

BOUNDARY & TOPOGRAPHIC SURVEY	FIELD: KM	CHECKED BY: J.R. Campbell	SECTION 81
	2023-137	DRAWN BY: Dan Skidmore	TOWNSHIP 26 SOUTH
PREPARED FOR AND CERTIFIED TO:	NO.	DATE	REVISION
EASTERN LAND TRUST, LLC			