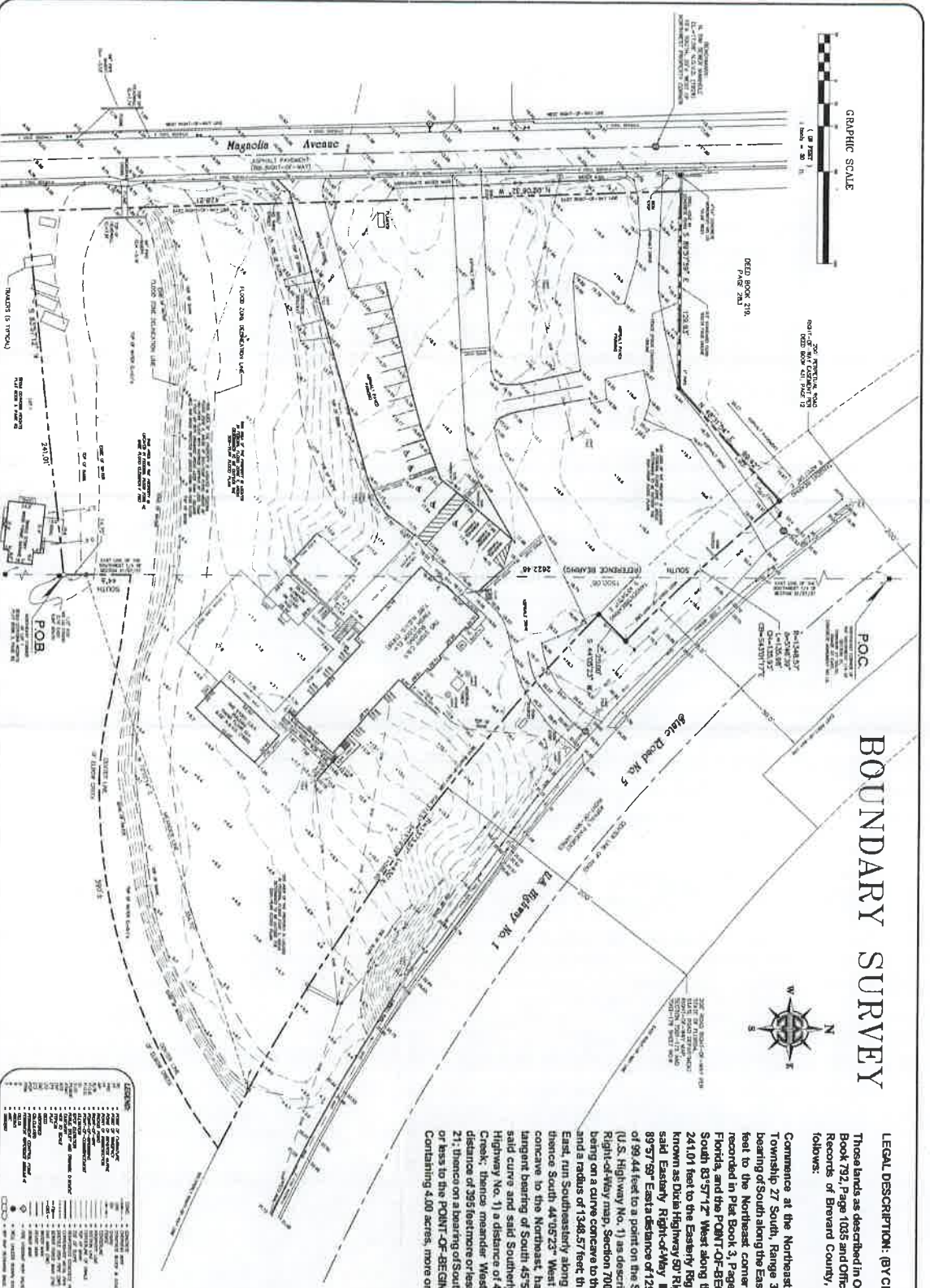


GRAPHIC SCALE



DEED BOOK 318
PAGE 283

BOUNDARY SURVEY



LEGAL DESCRIPTION: (BY CLIENT)
Those lands as described in Official Record Book 22, Page 305; Official Record Book 792, Page 1035 and Official Record Book 2233, Page 305, all of the Public Records of Brevard County, Florida, being more particularly described as follows:
Commence at the Northeast corner of the Southwest 1/4 of Section 21, Township 27 South, Range 37 East, Brevard County, Florida. Thence on a bearing of South along the East line of said Southwest 1/4 a distance of 1500.06 feet to the Northeast corner of Sequi-Corinth Heights, a subdivision as recorded in Plat Book 3, Page 62 of said Public Records of Brevard County, Florida, and the POINT-OF-BEGINNING of the herein described parcel; thence South 63°57'12" West along the North line of said subdivision a distance of 241.01 feet to the East line of Highway 50 (formerly known as Dixie Highway 50 Right-of-Way); thence North 02°06'32" West along said East line of Highway 50 Right-of-Way; thence North 48°31'54" East a distance of 89°57'59" East a distance of 128.93 feet; thence North 48°31'54" East a distance of 99.44 feet to a point on the Southern Right-of-Way line of State Road No. 5 (U.S. Highway No. 1) as described in State of Florida, State Road Department Right-of-Way map, Section 7001-175 and 7002-175 Sheet No. 9, said point also being on a curve concave to the Northeast, having a central angle of 68°46'39" and a radius of 1348.57 feet; thence from a tangent bearing of South 40°17'38" East, run Southeasterly along the arc of said curve a distance of 135.99 feet; thence South 44°05'23" West a distance of 25.00 feet to a point on a curve concave to the Northeast, having a radius of 1373.57 feet; thence from a tangent bearing of South 45°54'37" East, run Southeasterly along the arc of said curve and said Southern Right-of-Way line of State Road No. 5 (U.S. Highway No. 1) a distance of 420 feet more or less to the centerline of Elbow Creek; thence measured Westerly along said centerline of Elbow Creek a distance of 385 feet more or less to the East line of the Southwest 1/4 of Section 21; thence on a bearing of South along said East line a distance of 44 feet, more or less to the POINT-OF-BEGINNING.
Containing 4.00 acres, more or less.

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- 1. FOUNDATIONS AND BOUNDS OF ALL SHOWN AREAS, EXCEPT AS NOTED, ARE SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 2. THE POSITION OF ALL SHOWN AREAS, EXCEPT AS NOTED, IS SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 3. BOUNDS ARE SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 4. THE POSITION OF ALL SHOWN AREAS, EXCEPT AS NOTED, IS SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 5. FLOOD ZONES SHOWN HEREIN WERE DERIVED FROM A FLOOD ZONE MAP OF BREVARD COUNTY, FLORIDA, DATED JANUARY 1, 1989, AND ARE SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 6. THE POSITION OF ALL SHOWN AREAS, EXCEPT AS NOTED, IS SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 7. THE POSITION OF ALL SHOWN AREAS, EXCEPT AS NOTED, IS SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 8. THE POSITION OF ALL SHOWN AREAS, EXCEPT AS NOTED, IS SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 9. THE POSITION OF ALL SHOWN AREAS, EXCEPT AS NOTED, IS SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.
- 10. THE POSITION OF ALL SHOWN AREAS, EXCEPT AS NOTED, IS SHOWN AS ACCURATELY DETERMINED BY MEANS OF SURVEYING METHODS AND RECORDS OF SURVEYS.

WILLIAM MOTT LAND SURVEYING INC.
3716 NORTH WICKHAM ROAD, SUITE 3
MELBOURNE, FLORIDA 32935-2338
PHONE (321)-751-4444 FAX (321)-751-4445

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TYPE OF SURVEY:

BOUNDARY CONSTRUCTION CONDOMINIUM

ALTIMETERS TOPOGRAPHIC SPECIAL PURPOSE

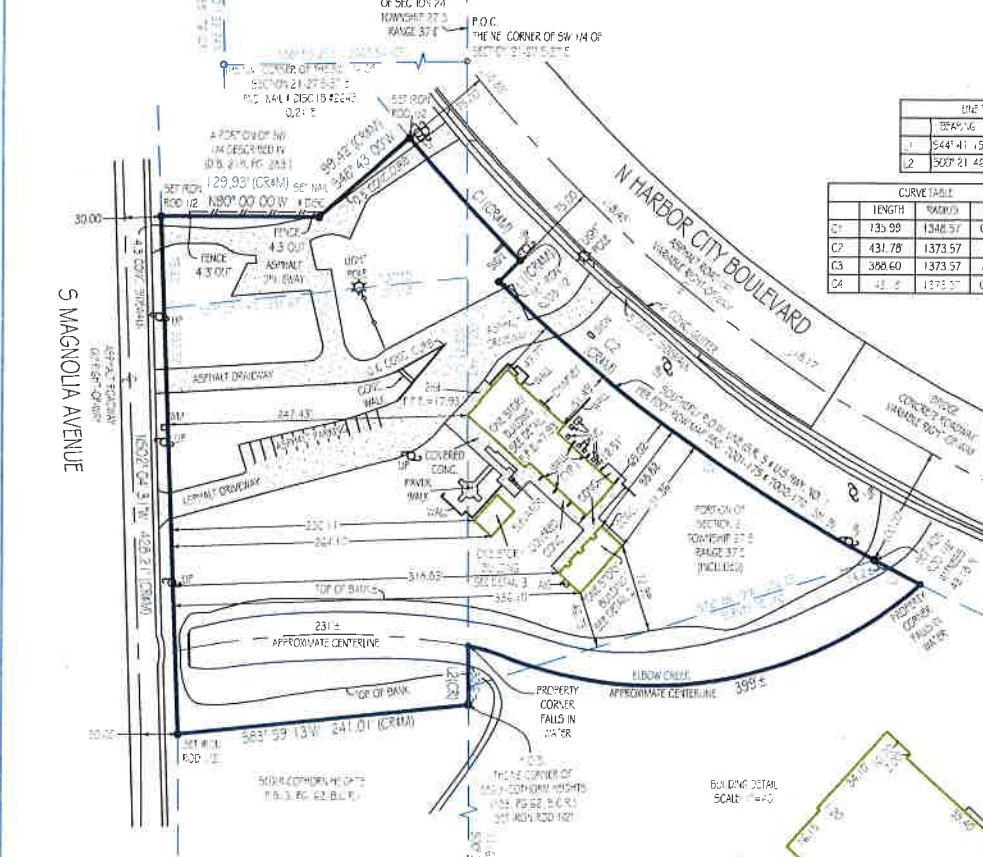
PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

purchase/refinance



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

BEARING REFERENCE:
EAST LINE OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 37 EAST RECORDED AS S 00°21'46" E AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



LINE TABLE

STATIONING	BEARING	DISTANCE
1	S44°41'15"W	25.00
2	S33°21'45"E	48.77

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	135.99	1346.57	05°46'39"	135.99 S42°36'31"E
C2	431.78	1373.57	18°00'38"	430.00 S54°30'17"E
C3	388.60	1373.57	16°12'35"	387.31 S53°36'19"E
C4	43.2	1373.57	01°45'23"	43.7 S52°36'31"E

PROPERTY ADDRESS:
884 NORTH HARBOR CITY BOULEVARD
MELBOURNE, FL 32935

INVOICE NUMBER: 138329-CE
DATE OF FIELD WORK: 03/31/2022

CLIENT FILE:

CERTIFIED TO:

FLOOD ZONE: X
FLOOD MAP: 12099C
PANEL: 1582
SUFFIX: M
PANEL DATE: 01/29/2021

BASE FLOOD ELEVATION OR DEPTH:
NA NAVD 1988
COMMUNITY NUMBER: 12025
BENCHMARK: GPS

FINISHED FLOOR ELEVATION: 7.9
NAVD 1988

LEGAL DESCRIPTION

Begin at a point on the east line of the southwest one-quarter of Section 21, Township 27 South, Range 37 East at a point 1.14837 feet south of the north line of said southwest one-quarter, run thence South 84° 20' West 265.06 feet to the east side of Magnolia Avenue, thence South 1° 40' 16" East along the East side of said Magnolia Avenue 332.58 feet, thence North 87° 20' East 256.74 feet to the East line of said southwest one-quarter at a point 1.122 feet North of the South line of said southwest one-quarter, thence North along the East line of said southwest one-quarter 352.47 feet to the point of beginning ALSO The "Church Tract" lying between the West line of US Highway No. 1, the West line of the southeast one-quarter of Section 21, Township 27 South, Range 37 East, and the Center line of Elbow Creek, all in Brevard county, Florida. From a point on the West line of the southeast one-quarter of Section 21, Township 27 South, Range 37 East, Brevard County, Florida, 1.14837 feet South of the North line of said southwest one-quarter, run South along the said west line of the southeast one-quarter of Section 21, 272.81 ft. to a point; continue thence South along the same line 30 feet more or less to the Center line of Elbow Creek, thence run East along the Center line of Elbow Creek to intersect the West Right-of-Way line of existing US Highway No. 1, thence run the West Right-of-Way line of said Highway Northwest 45° 11' 40" 40" West 451 feet more or less to intersect the West line of the southeast one-quarter of Section 21; thence run South along the said West line of the southeast one-quarter of Section 21, 65 feet more or less to the point of beginning.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HA" = HELD FOR ALIGNMENT - ALL OTHER DOCUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

-NO NOTABLE CONDITIONS FOUND

This survey has been issued by the following Landtec Surveying office:

700 West Hillboro Boulevard, Suite 4-100
Dunedin Beach, FL 34641
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

ABBREVIATION	LEGEND	SYMBOL	LEGEND	SYMBOL	LEGEND	SYMBOL	LEGEND	SYMBOL	LEGEND	SYMBOL	LEGEND
AOB	AS-BUILT	AOB	AS-BUILT	AOB	AS-BUILT	AOB	AS-BUILT	AOB	AS-BUILT	AOB	AS-BUILT
CA	CENTER ANGLE	CA	CENTER ANGLE	CA	CENTER ANGLE	CA	CENTER ANGLE	CA	CENTER ANGLE	CA	CENTER ANGLE
CP	CONTROLLING POINT	CP	CONTROLLING POINT	CP	CONTROLLING POINT	CP	CONTROLLING POINT	CP	CONTROLLING POINT	CP	CONTROLLING POINT
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GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, "AS-BUILT" PURPOSE OF SURVEY. THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT A GUARANTEE OF THE POSITION OR CONSTRUCTION OF THE BOUNDARY.
- PURPOSE OF SURVEYING AND AS-BUILT INFORMATION IS RESPONSIBLE FOR THE RESULTS OF THIS SURVEY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE REVELATION OF OR CHANGES MADE TO ANY FENCE LINES OR RECORDS. CLIENT IS RESPONSIBLE FOR VERIFYING THE POSITION OF ALL FENCES AND RECORDS. THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE REVELATION OF OR CHANGES MADE TO ANY FENCE LINES OR RECORDS.
- CONTRACT REPRESENTATIONS MAY HAVE BEEN MADE TO THE CLIENT AND ILLUSTRATE REPRESENTATIONS. DIMENSIONS SMALL HAVE BEEN OBTAINED FROM OVERLAP PHOTOGRAPHS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SHOWN ON THIS DRAWING.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN HEREON ARE BASED UPON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CORRESPONDING LICENSED SURVEYOR NUMBER.

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 55-1051 & 54-17.022 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 55-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Digitally signed by Andrew Snyder
DN: c=US, o=LANDTEC SURVEYING, INC., ou=QUAD 1, email=andrew@landtec.com, cn=Andrew Snyder
Date: 2022.04.12 16:28:28 -0400
Adobe Acrobat version: 2022.001.20065

SIGNATURE
DATE: 04/12/2022
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, as shown:

Benchmark: AK 6974
Instrument: STONEX S900A
Benchmark Elev.: 23.30
Benchmark Datum: NAVD 1988
Elevations on Drawing are in:
N.G.V.D. 29 N.A.V.D. 88

REVISIONS:

NO.	DESCRIPTION	DATE

WARNING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN Adobe, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!
LICENSED BUSINESS No. 8007

Job No.: 138329-CE Date of Field Work: 03/31/2022 Drawn by: A.C.V.