

Brevard County, Florida

Survey
22Z00020
Jacob Aaron et al.

SITE
 LATITUDE:
 28.455147°
 LONGITUDE:
 (-)80.807570°

I-95

PORT ST. JOHN PARKWAY

GRISOM PARKWAY

NORTH

NOTE: LATITUDE AND LONGITUDE SHOWN ARE BASED ON THE 1990
ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90).

SCHEDULE B, SECTION II EXCEPTIONS
TITLE COMMITMENT NO. 9332493 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION		AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 6	O.R.B. 1057383 O.R.B. 1063666 O.R.B. 35591367	YES YES YES	SHOW/ROAD, UTILITIES & DRAINAGE SHOW/JOINDER IN EASEMENT SHOW/PURPOSE OF UTILITY CONSTRUCTION AND MAINT. ONLY SHOW/PURPOSE OF UTILITY CONSTRUCTION AND MAINT. ONLY
No. 7	O.R.B. 301133724	YES	SHOW/NIGHT-OF-WAY DOES NOT AFFECT SUBJECT PROPERTY
No. 8	O.R.B. 40119604 O.R.B. 40632360	YES YES	SHOW/DRAINAGE EASEMENT SHOW AMENDED DRAINAGE EASEMENT
No. 9	O.R.B. 45913675	YES	BLANKET/NOT PLATTABLE REZONING FROM GU-1-11 TO TU-2
No. 10	O.R.B. 56451167	YES	BLANKET/NOT PLATTABLE REZONING FROM GU-1 TO GU-1
No. 11	O.R.B. 60412375	YES	SHOW/BLINDING DEVELOPMENT PLAN
No. 12	O.R.B. 78642715	YES	NOT PLATTABLE/BLANKET EXHIBIT "E"

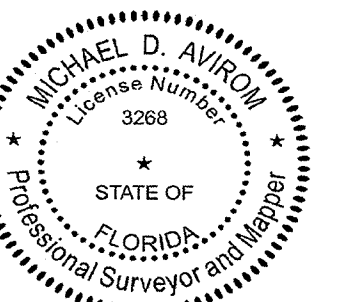
1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Fidelity National Title Insurance Company, Title Commitment No. 9332493 effective date 05/03/2021 at 8:00 A.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirmo & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
11. This is a Specific Purpose Survey. The Specific Purpose of this survey is to show the subject parcel, its adjoining parcels and their information forthwith.
12. No underground improvements were located.
13. Bearings and Coordinates shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, with the bearing basis being the east line of Section 27, Township 23 South, Range 35 East, between Florida Department of Environmental Protection Certified Corner Reports 069514 and 105723, having a calculated bearing of N00°34'52"W and a measured bearing of N00°34'49"E.
14. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
15. To the best of the undersigned Surveyor's knowledge and beliefs, all lots are contiguous and there are no gaps, hiatus, gores or overlaps.
16. This map is intended to be displayed at a scale of 1" = 60'.
17. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
18. Abbreviation Legend: B.C.R. = Brevard County Records; (C) = Calculated; C. = Centerline; C.C.R. = Certified Corner Report; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; F.P.L. = Florida Power & Light Company; INV. = Invert; L.B. = Licensed Surveyor; (MS) = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; O.R.S. = Official Records Book; OW = Overhead Wires; P.G. = Page; PID = Parcel Identification Number; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor and Mapper; R.P.B. = Road Plot Book; R.C.P. = Reinforced Concrete Pipe; R/W = Right-of-Way; W/ = With; W/CAP = With Surveyors Cap.

Certify to: Florida Power & Light Company, a Florida corporation; DPW Law Firm; and Fidelity National Title Insurance Company

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

Date: 3/4/2022



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STUART, FLORIDA 34994
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BOUNDARY SURVEY
F.P.L. SPACE COAST SERVICE CENTER
 PORTION OF SECTION 27,
 TOWNSHIP 23 SOUTH, RANGE 35 EAST
 COCOA
 BREVARD COUNTY
 FLORIDA

JOB #:	11956-2
SCALE:	N/A
DATE:	02/28/2022
BY:	J.A.S.
CHECKED:	D.A.H.
F.B.	S-85/S-88 PG. 71-77/5-15
SHEET:	1 OF 2



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SPECIFIC PURPOSE SURVEY
F.P.L. SPACE COAST SERVICE CENTER
PORTION OF SECTION 27,
TOWNSHIP 23 SOUTH, RANGE 35 EAST
COCOA
BREVARD COUNTY
FLORIDA

JOB #:	11956-2
SCALE:	1" = 60'
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SHEET:	2 OF 2