

## LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4517, PAGE 148-149)  
EXHIBIT A

A PART OF DEED BOOK 206, PG 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #3, RIGHT-OF-WAY 50 FEET, AS PRESENTLY LOCATED, WITH THE NORTH LINE OF FRACTIONAL SECTION 17, TOWNSHIP 26 SOUTH, RANGE 37 EAST, TALLAHASSEE MERIDIAN, BREVARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 41'18" WEST ALONG SAID NORTH LINE OF FRACTIONAL SECTION 17, A DISTANCE OF 427.28 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE SOUTH 18°34'00" EAST, PARALLEL WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #3, RIGHT-OF-WAY 50 FEET AS PRESENTLY LOCATED, A DISTANCE OF 240.33 FT. TO A 4"x4" CONCRETE MONUMENT MARKING THE INTERSECTION THEREOF WITH THE SOUTH LINE OF SAID DEED BOOK 206, PAGE 37; THENCE NORTH 79°18'52" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 505 FEET; MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE BANANA RIVER; PASSING OVER A WITNESS PIPE, 1-1/2" IN DIAMETER AT 504.83 FEET FROM THE LAST POINT OF DEFLECTION; THENCE NORTHWESTERLY ALONG THE SAID MEAN HIGH WATER LINE, A DISTANCE OF 153 FEET MORE OR LESS TO POINT OF BEGINNING; PASSING OVER A WITNESS PIPE 1-1/2" IN DIAMETER AT 67-69 FEET FROM THE POINT OF BEGINNING.

LESS & EXCEPT, HOWEVER, THE RIGHT-OF-WAY OF STATE ROAD #3, RIGHT-OF-WAY 50 FEET, AS PRESENTLY LOCATED, SUBJECT TO A 20 FOOT WIDE (AT RIGHT ANGLES TO THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT) INGRESS AND EGRESS EASEMENT ON THE SOUTH LINE, RUNNING FROM THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #3 TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY.

## SURVEYOR'S NOTES:

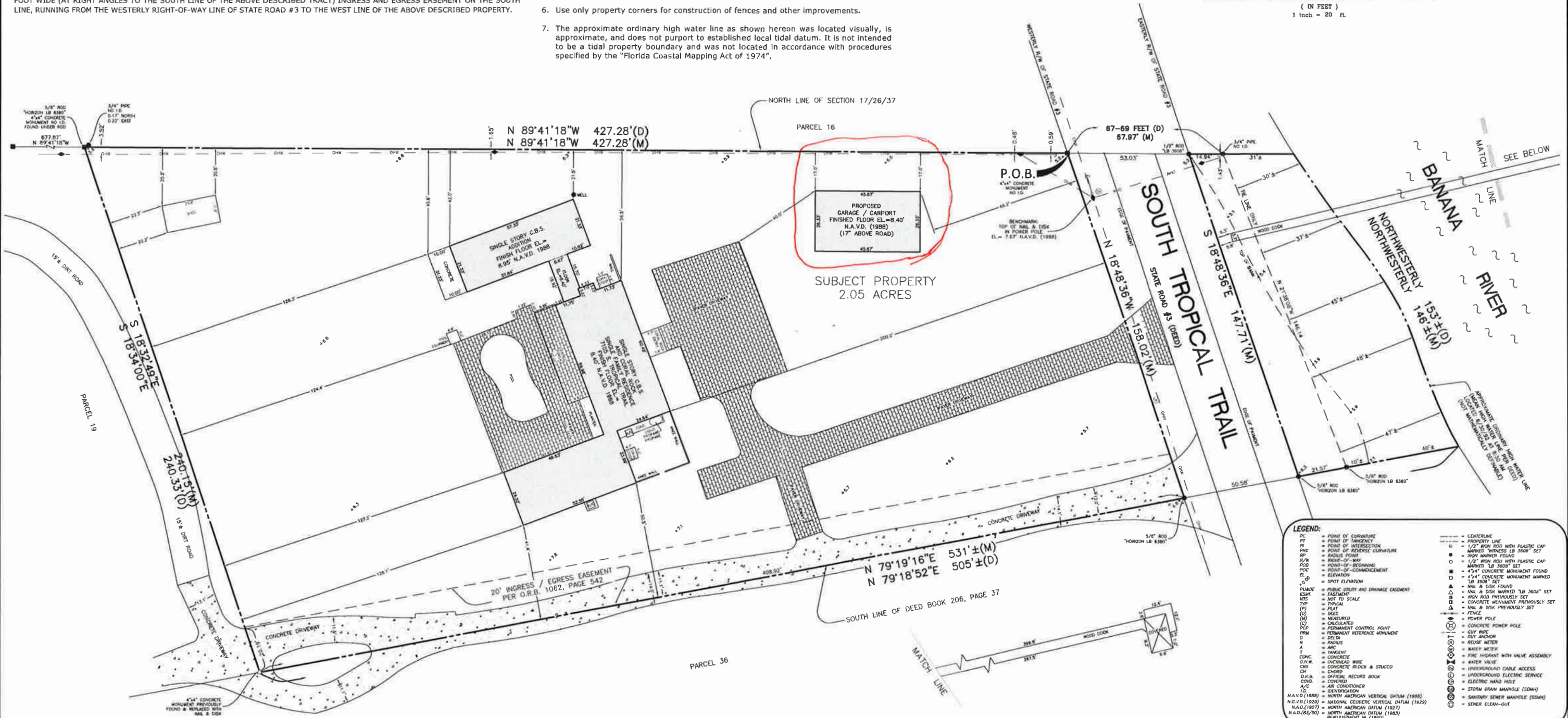
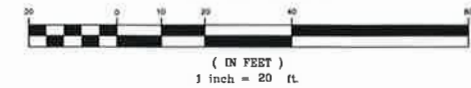
- Easements and Rights-of-Way shown hereon except as called for by the Plat only include those provided to the surveyor. The surveyor has made no search of the Public Records for such.
- Only open and notorious evidence of easements and Right-of-Way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
- Bearings hereon are referred to an assumed value of North 89°41'18" West for the North line of Section 17, Township 26 South, Range 37 East; said bearing is identical with the Plat of record.
- Type of survey: Boundary
- This property is located in Flood Zone "X", areas determined to be outside of the 0.2% annule chance flood plain, as shown on Flood Insurance Rate Map Community No.1125092, Panel 0510, Suffix H, effective date: January 29, 2021.
- Use only property corners for construction of fences and other improvements.
- The approximate ordinary high water line as shown hereon was located visually, is approximate, and does not purport to established local tidal datum. It is not intended to be a tidal property boundary and was not located in accordance with procedures specified by the "Florida Coastal Mapping Act of 1974".

# Boundary Survey



22V00031  
Kosick

GRAPHIC SCALE



LEGEND:	
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
BP	IRON MARKER FOUND
R/W	RADIUS POINT
POB	POINT-OF-BEGINNING
POC	POINT-OF-COMMENCEMENT
EL	ELEVATION
D	SPOT ELEVATION
PLUDED	PUBLIC UTILITY AND DRAINAGE EXISTENT
ESMT	EASEMENT
NTS	NOT TO SCALE
TYP	TYPICAL
FLAT	FLAT
(D)	DEED
(C)	MEASURED
CEP	CALCULATED
PRM	PERMANENT CONTROL POINT
P	PERMANENT REFERENCE MONUMENT
D	DELTA
R	RADIUS
A	TANGENT
CONC.	CONCRETE
O.H.W.	OVERHEAD WIRE
CBS	CONCRETE BLOCK & STUCCO
CH	CHANGING
O.R.B.	OFFICIAL RECORD BOOK
COV.	COVERED
A/C	AIR CONDITIONER
IG	IDENTIFICATION
N.A.V.D.(1988)	NORTH AMERICAN VERTICAL DATUM (1988)
N.A.V.D.(1929)	NATIONAL GEODETIC VERTICAL DATUM (1929)
N.A.D.(1927)	NORTH AMERICAN DATUM (1927)
N.A.D.(83/90)	NORTH AMERICAN DATUM (1983)
	READJUSTMENT IN (1990)
---	CENTERLINE
---	PROPERTY LINE
---	1/2" IRON ROD WITH PLASTIC CAP MARKED WITHNESS LB 3608" SET
---	IRON MARKER FOUND
---	1/2" IRON ROD WITH PLASTIC CAP MARKED "LB 3608" SET
---	4"x4" CONCRETE MONUMENT FOUND
---	4"x4" CONCRETE MONUMENT MARKED "LB 3608" SET
---	NAIL & DISK FOUND
---	NAIL & DISK MARKED "LB 3608" SET
---	IRON ROD PREVIOUSLY SET
---	CONCRETE MONUMENT PREVIOUSLY SET
---	NAIL & DISK PREVIOUSLY SET
---	FENCE
---	POWER POLE
---	CONCRETE POWER POLE
---	GLY WIRE
---	GLY ANCHOR
---	REUSE METER
---	POWER METER
---	FIRE HYDRANT WITH VALVE ASSEMBLY
---	WATER VALVE
---	UNDERGROUND CABLE ACCESS
---	UNDERGROUND ELECTRIC SERVICE
---	ELECTRIC HAND HOLE
---	STORM DRAIN MANHOLE (SDMH)
---	SEWAGE SINKER MANHOLE (SSMH)
---	SEWER CLEAN-OUT

**WILLIAM MOTT LAND SURVEYING INC.**

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LICENSED BUSINESS "3608"

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## CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Jonathan M Mott  
Date: 2022.08.01 09:31:07 -0400  
FIELD SURVEY DATE: 08/03/17

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. WHEN PRINTED THIS DOCUMENT IS NOT CONSIDERED A SIGNED AND SEALED ORIGINAL. THIS SURVEY IS ONLY VALID WHEN THE SIGNATURE CAN BE VERIFIED ON THE ELECTRONIC DOCUMENTS ONLY.

Donald K. Kosick & Maria K. Kosick

## REVISIONS:

A.	FOUNDATION LOCATION ADDED
B.	PROPOSED GARAGE / CARPORT ADDITION ADDED
C.	
D.	
E.	
F.	
G.	
H.	

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER

## DATE:

10/02/18  
08/01/22

SCALE: 1 INCH = 20 FEET  
PROPERTY I.D. NUMBER: 9412  
WORK ORDER NUMBER: 910679  
CLIENT NAME: NAC SEASIDE, INC.  
DRAWING NAME: 17-323.DWG  
DRAWN BY: TYLYN BLANCHARD  
COMPUTED BY: JONATHAN M. MOTT  
CHECKED BY: JONATHAN M. MOTT  
SECTION 17, TOWNSHIP 26 SOUTH, RANGE 37 EAST

PROJECT NUMBER: 217-0323  
SHEET: 1 OF 1

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