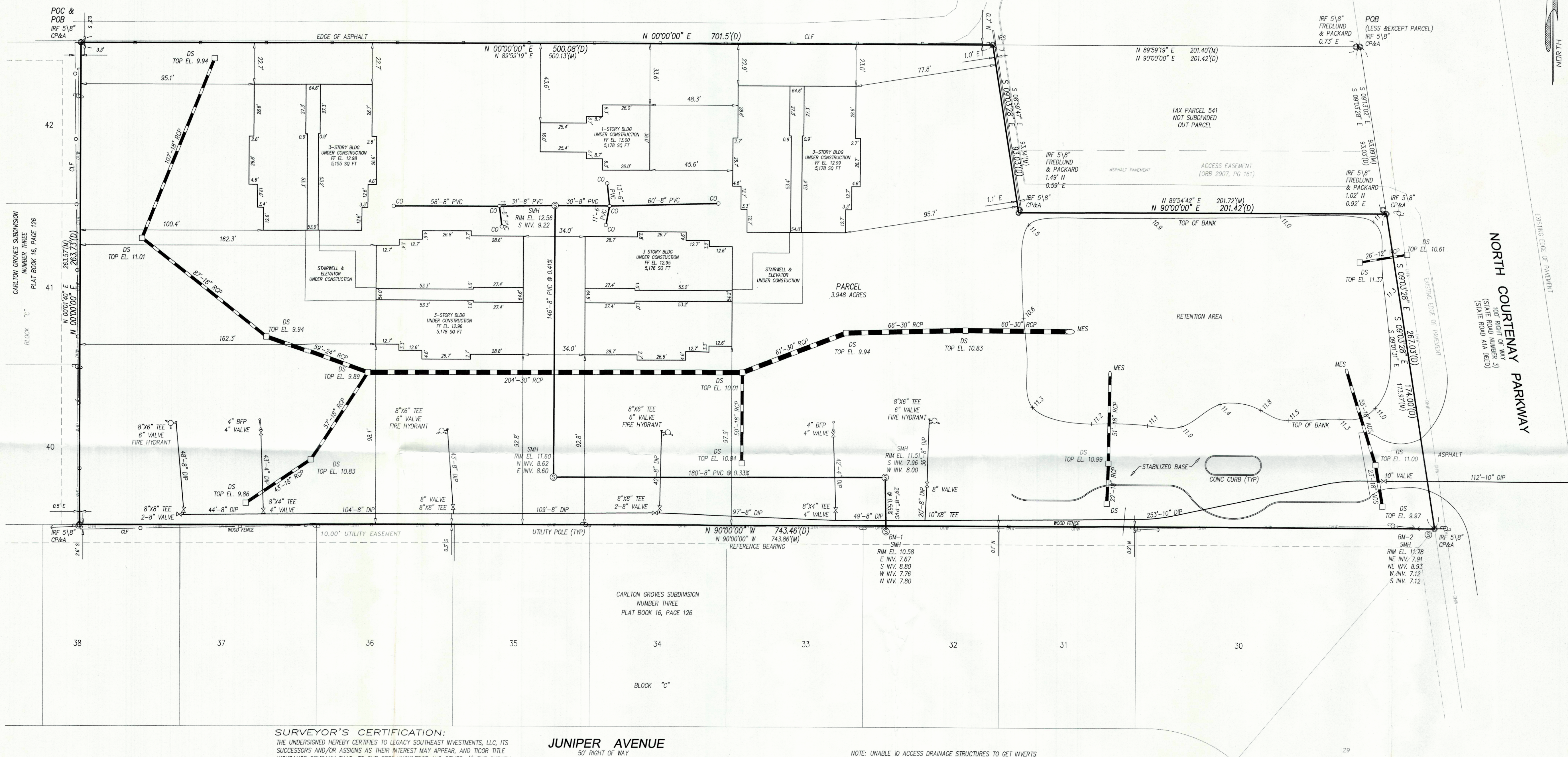


NOT SUBDIVIDED  
ISLAND VILLAGE CONDOMINIUM



**JUNIPER AVENUE**  
50' RIGHT OF WAY

NOTE: UNABLE TO ACCESS DRAINAGE STRUCTURES TO GET INVERT.

**CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Earl K. Gordon*  
 EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA NO. LS 5363

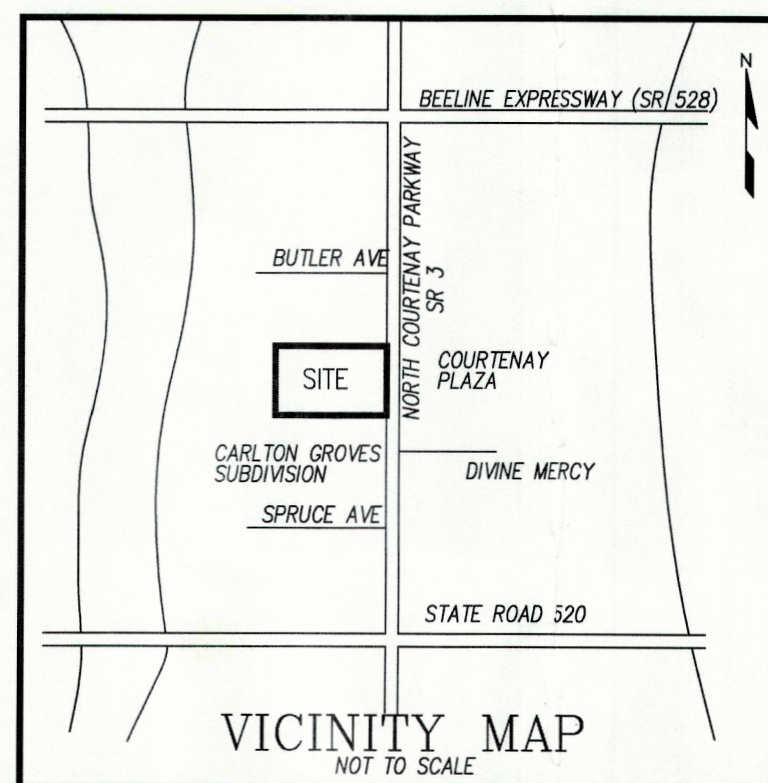
SURVEYOR'S CERTIFICATION:

[illegible]

DATE: 11 DEC 07

BY:

EARL K. GORDON  
TITLE: PROFESSIONAL LAND SURVEYOR AND MAPPER



NOTES:

1. CONTRACTOR IS TO BE RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

2. PRIOR TO THE RELEASE OF THE CERTIFICATE OF COMPLETION OF ANY PHASE OF THIS PROJECT THE BOUNDARY SURVEY AND AS-BUILT SURVEY WILL NEED TO BE REVIEWED AND APPROVED BY THE COUNTY SURVEY DEPARTMENT. ONCE APPROVED THESE SURVEYS SHALL BE RECORDED INTO THE CONDOMINIUM OF THE PUBLIC RECORDS OF BREVARD COUNTY.

LEGEND

OHW - OVERHEAD WIRE  
SMH - SANITARY SEWER MANHOLE  
DS - DRAINAGE STRUCTURE  
DIP - DUCTILE IRON PIPE  
RCP - REINFORCED CONCRETE PIPE

INFORMATION FROM APPROVED CONSTRUCTION  
PLANS FOR MERRITT ISLAND APARTMENTS, BY  
SOYKA ENGINEERING & ASSOCIATES, INC.

MAXIMUM BUILDING HEIGHT 35 FEET

BUILDING SETBACKS	
FRONT (EAST)	25 FEET
REAR (WEST)	20 FEET
SIDE (NORTH)	10 FEET
SIDE (SOUTH)	40 FEET

**LEGEND**

A = ARC  
A/C = AIR CONDITIONER  
BFE = BASE FLOOD ELEVATION  
BRG = BEARING  
BM = BENCHMARK  
BLK = BLOCK  
BLDG = BUILDING  
(C) = CALCULATED  
CATV = CABLE TELEVISION  
CHD = CHORD  
CLS = CONCRETE BLOCK STRUCTURE  
C = CENTER LINE  
C/L = CHAIN LINK FENCE  
CONC = CONCRETE  
CMF = CONCRETE MONUMENT FOUND  
COMP = COMPANY  
COR = CORNER  
(D) = DEED  
DB = DEED BOOK  
DA = DELTA ANGLE  
DIST = DISTANCE  
E = EASEMENT  
ELEC = ELECTRIC  
ENC = ENCROACHMENT  
ELEV = ELEVATION  
FF = FINISHED FLOOR ELEVATION  
FNC = FENCE  
FND = FOUND  
FLPD = FLORIDA POWER & LIGHT COMPANY  
GOVT = GOVERNMENT  
ID = IDENTIFICATION  
IRP = IRON PIPE FOUND  
IRC = IRON ROD & CAP FOUND  
IRF = IRON ROD FOUND  
IRS = IRON ROD SET 5/8" GORDON & ASSOC.  
LB = LICENSED BUSINESS NUMBER  
(MS) = MEASURED  
NO = NUMBER  
NOD = NAIL DISK FOUND  
NDS = NAIL & DISK SET GORDON & ASSOC.  
NGVN = NATIONAL GEODETIC VERTICAL DATUM  
OVRHD = OVERHEAD  
OHWM = ORDINARY HIGH WATER MARK  
ORB = OFFICIAL RECORDS BOOK  
OS = OFFSET  
(P) = PLAT  
PB = PLAT BOOK  
PC = PERMANENT CONTROL POINT  
PC = POINT OF CURVATURE  
PCC = POINT OF COMPOUND CURVATURE  
PT = POINT OF TANGENCY  
PRC = POINT REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PLS = PROFESSIONAL LAND SURVEYOR  
PBG = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POL = POINT ON LINE  
PUE = PUBLIC UTILITY EASEMENT  
PUBD = PUBLIC DRAINAGE EASEMENT  
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT  
PVMT = PAVEMENT  
R = RADIUS  
RLS = REGISTERED LAND SURVEYOR  
REF = REFERENCE  
RGE = RANGE  
R/W = RIGHT OF WAY  
SEC = SECTION  
(SB) = SURVEY BOOK  
TWP = TOWNSHIP  
TYP = TYPICAL  
USC&GS = U.S. COAST & GEODETIC SURVEY  
WD = WOOD  
W/C - CORNER  
WITNESS CORNER IRS 5/8" LB 7012  
XCF = CUT MARK FOUND

NOTES

1. BEARINGS BASED ON SAID DEED (SEE SKETCH)
2. ELEVATIONS BASED ON 1929 NGVD
3. PROJECT BENCHMARKS AS SHOWN HEREON
4. FLOOD ZONE "X" MAP NO. 12008C0290 E COMMUNITY NO. 125292 19 NOV 97
5. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA STATUTE §1017-6.003
6. VERTICAL CLOSURE: NOT APPLICABLE
7. BEARINGS, DISTANCE OR ANGLE SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
8. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

ISLAND OAKS OF BREVARD, LLC  
COASTAL BANK, 1701 N. ATLANTIC AVE COCOA BEACH FL. 32931  
SUPERIOR TITLE, JOHN KABBORD  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2907, PAGE 159)

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 42, BLOCK "C", CARLTON GROVES, SUBDIVISION NO. 3, AS RECORDED IN PLAT BOOK 16, PAGE 126 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN EAST 701.5 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 161A; THENCE SOUTH 09°32'28" EAST ALONG SAID RIGHT-WAY 267.03 FEET TO THE NORTHEAST CORNER OF LOT 30, BLOCK "C", OF SAID SUBDIVISION; THENCE WEST 714.13 FEET TO THE SOUTHEAST CORNER OF LOT 30, BLOCK "C" OF SAID SUBDIVISION; THENCE NORTH 263.73 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 42; THENCE RUN EAST 701.5 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A, ALSO KNOWN AS NORTH COURTENAY PARKWAY SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID LESS OUT PARCEL, THENCE RUN S 09°03'28" E ALONG SAID WEST LINE FOR 93.03 FEET; THENCE RUN WEST FOR 201.42 FEET; THENCE RUN N 09°03'28" W FOR 93.03 FEET; THENCE RUN EAST FOR 201.42 FEET TO THE POINT OF BEGINNING.

ALTA/ASCM BOUNDARY	DATE: 29 NOV 07	JOB No. 05-240
ALTA/ASCM BOUNDARY	DATE: 28 APR 09	

**Gordon & Associates  
Surveyors & Mappers Inc.**

L.B. No.7012

A. EARL GORDON, JR, PSM No. LS 2866  
EARL K. GORDON, PSM No. 5363

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