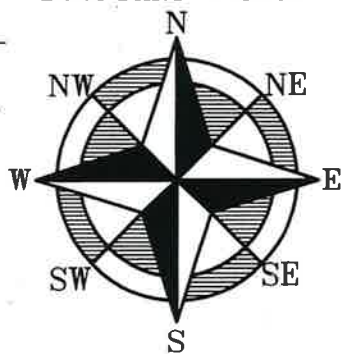


SKETCH OF SURVEY



UNIT 285

UNIT 286

UNIT 294

UNIT 295

LEGAL DESCRIPTION:

UNIT 296, OF WILLOW LAKES RV RESORT, PHASE IIB, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONOMINIUM THEREOF, RECORDED IN OFFICAL RECORDS BOOK 4092, PAGE 1475, AS AMENDED BY AMENDMENT RECORDED IN OFFICAL RECORDS BOOK 5624, PAGE 4039, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

TRACT "J"
LAKE

4=10°39'27"

S 89°14'46" W R=40.00
42.60' L=7.44

FD. 1/2" I.R.
"CEG"
(0.16°N, 0.07°W)

N 00°45'14" W
5.1'
5.1'
70.00'

1.8'
1.8'
1.8'
19.3'
19.2'
5.1'
8.00'
16.50'
35.83'
3.43'
5.2'
35.83'
70.69'

FIRE PIT

PAVERS

PROPOSED 1 STORY BUILDING

2754 BATES PLACE

R.V. GARAGE

METER

WATER
SEWER
POWER

UNIT 296

FLAG POLE

FD. N/D
"CEG"
(0.08°N, 0.10°E)

N 89°14'46" E 50.00'

FD. NAIL

BATES PLACE

24' R/W

24.00'

BATES PLACE

24' R/W

125.00'(P)

180.00'(P)
180.03'(M)

FD. N/D
AT P.C.

UNIT 268

UNIT 267

UNIT 266

UNIT 265

UNIT 264

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE OWNERS OF THIS PROPERTY TO OBTAIN PERMITS/INSPECTIONS.

LEGEND:


A/C = AIR CONDITIONER
A.K.A. = ALSO KNOWN AS
ALUM = ALUMINUM
AVE = AVENUE
BLK = BLOCK
BLVD = BOULEVARD
BM = BENCHMARK
(CALC) = CALCULATED
CB = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
CD = CHORD DISTANCE
C.L. = CHAIN LINK FENCE
CL = CENTER LINE
CM = CONCRETE MONUMENT
CONC. = CONCRETE
CT = COURT
(D) = DEED
DR = DRIVE
DB = DEED BOOK
D/W = DRIVEWAY

50x00 = PROPOSED ELEVATION
10x00 = ELEVATION SHOT

 = DRAINAGE FLOW
 ESMT = EASEMENT
 ELEV = ELEVATION

ESMT = EASEMENT
ELEV = ELEVATION
FF = FINISH FLOOR
FD = FOUND
FH = FIRE HYDRANT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
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P.O.C. = POINT OF COMMENCEMENT

 = WETLAND FLAGS

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

P.U.E. = PUBLIC UTILITY EASEMENT

P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

PC = POINT OF CURVATURE

PRC = POINT OF REVERSE CURVATURE

P.T. = POINT OF TANGENCY

P.I. = POINT OF INTERSECTION

PCP = PERMANENT CONTROL POINT

PLS = PROFESSIONAL LAND SURVEYOR

PG = PAGE

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R/W = RIGHT-OF-WAY

R.P. = RADIUS POINT

S.P. = SCREEN PORCH

ST = STREET

S/W = SIDEWALK

W.F. = WOOD FENCE



WM = WATER METER

WV = WATER VALVE

SURVEY SYMBOLS

~~SECRET SYMBOLS~~

± = MORE OR LESS
○ = POWER POLE
→ = GUY WIRE
L = ARC LENGTH
R = RADIUS
△ = DELTA

 = COVERED AREA
 = CONC.
--- = CENTER LINE
---X--- = FENCE
---|--- = EASEMENT

● = FOUND AS NOTED
▲ = FOUND NAIL & DISK
■ = FOUND CONCRETE MONUMENT
○ = SET 5/8" IRON ROD "COOPER LB 6544"
◐ = SET NAIL & DISK "COOPER LB 6544"
◑ = SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"

DRAWN BY: JAB

CHECKED BY: J.W.C.

SCALE: 1" = 20'

SECTION 20, TOWNSHIP 21 S., RANGE 35 E.

LEGAL DESCRIPTION:
SEE ABOVE

CERTIFIED TO:

K & R JOHNSON HOLDINGS LLC

SURVEYORS NOTES:

1. Unless otherwise noted, only platted easements are shown hereon.
2. No underground utilities or improvements, were located unless otherwise shown.
3. The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone X per Community Panel No. 125092C0115H, dated 1/29/21.
4. Unless otherwise noted, any elevations shown are based on assumed datum.
5. Bearing shown hereon are based on the WEST LINE OF SUBJECT PROPERTY as being N 00°45'14" W, according to the Plat of WILLOW LAKES PHASE IIB as recorded in official records book 5624, at page 4039 of the Public Records of Brevard County, Florida.
6. This survey is prepared and certified for the exclusive use of the client named hereon.
7. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
8. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
9. Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

John W. Cooper
LAND SURVEYING INC.
2326 S. HOPKINS AVENUE
Titusville, Florida 32780
LB 6544
(321) 268-5646
FAX (321) 268-5688

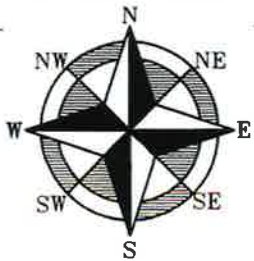
I hereby certify that this survey meets the Standards of Practice as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5J-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statutes.

John W. Cooper PSM 5093 11/10/23 Date Signed

PROJECT No.	DATE	REVISION
23-07-20	7/25/23	BOUNDARY/IMPROVEMENTS
23-07-20A	8/2/23	PLOT PLAN
23-07-20A1	12/8/23	ADD REAR OFFSET

SURVEY DATE: 7/25/23 PROJECT # 23-07-20A

PLOT PLAN & BOUNDARY SURVEY



UNIT 285

UNIT 286

UNIT 294

UNIT 295

UNIT 297

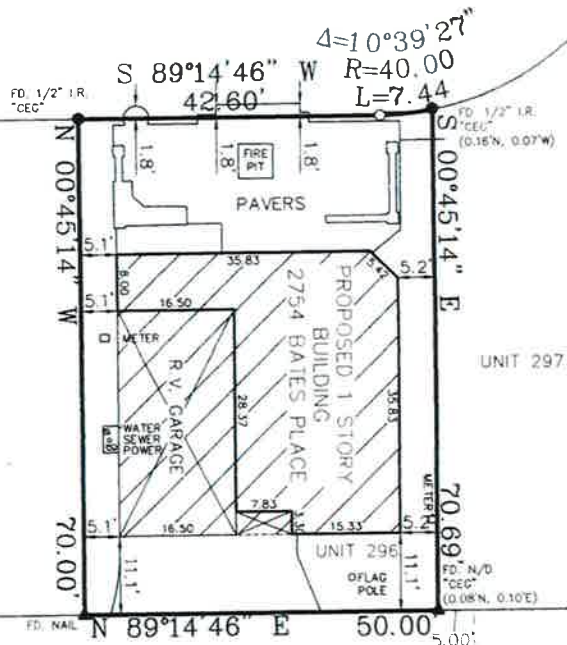
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SKETCH OF SURVEY

Site PLAN

CARL COLEY
Carl Coley 10/10/23

TRACT "J"
LAKE



125.00'(P)

BATES PLACE

24' R/W

180.00'(P)
180.03'(M)

UNIT 268

UNIT 267

UNIT 266

UNIT 265

UNIT 264

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SET 5/8" IRON ROD "COOPER LB 6544"
SET NAIL & DISK "COOPER LB 6544"
SET 4"x4" CONCRETE MONUMENT "COOPER LB 6544"

DRAWN BY: JAB

CHECKED BY: J.W.C.

SCALE: 1" = 20'

SECTION 20, TOWNSHIP 21 S., RANGE 35 E.

LEGAL DESCRIPTION: **RECEIVED**

SEE ABOVE

OCT 14 2023
BY: [Signature]

CERTIFIED TO:

K & R JOHNSON HOLDINGS LLC

SURVEYOR'S NOTES:

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FAX (321) 268-5688

I hereby certify that this survey meets the Standards of Practice as set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5J-15.051 Florida Administrative Code, Pursuant to section 472.027, Florida Statutes.

[Signature]
John W. Cooper PLS 5093 Date Signed 8/1/23

PROJECT No.	DATE	REVISION
23-07-20	7/25/23	BOUNDARY IMPROVEMENTS
23-07-20A	8/2/23	PLOT PLAN

SURVEY DATE: 7/25/23 PROJECT # 23-07-20A