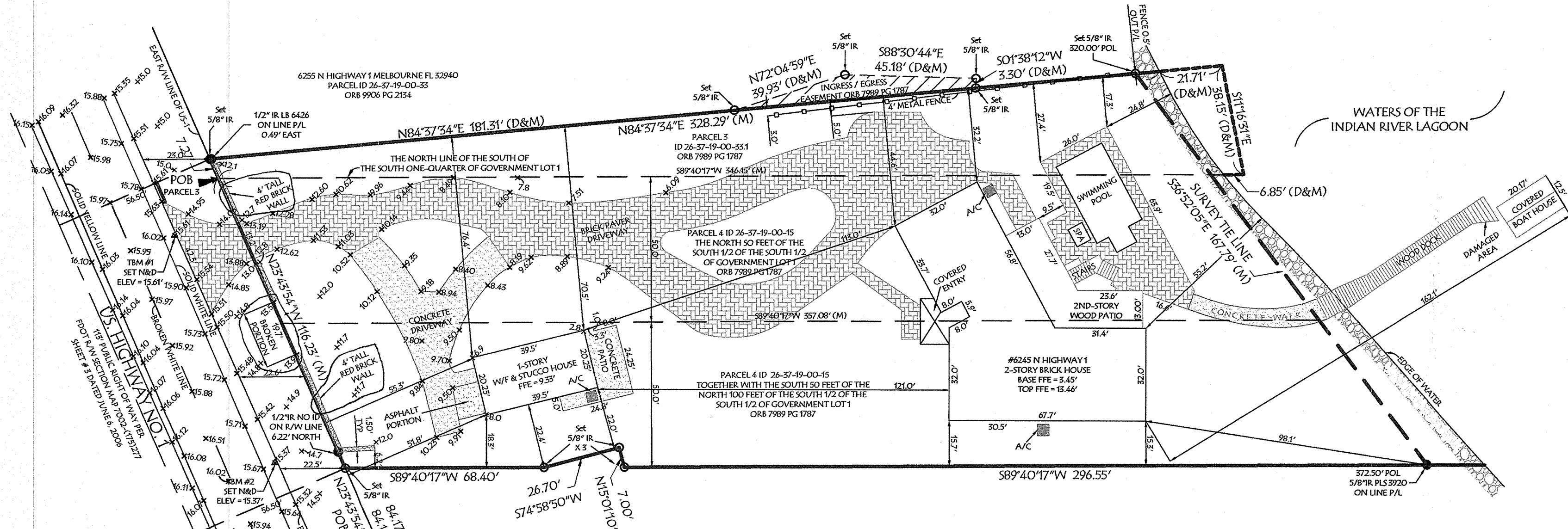


# BOUNDARY & TOPOGRAPHIC SURVEY



### Legend of Symbols

- Found Iron Rebar with Size, Identification if noted
- Set 5/8" Iron Rod with Cap marked PLS 2351 / LB 7978
- △ Set Nail & Disk Marked PLS 2351 / LB 7978

### Legend and Abbreviations

- (D) Measurement on Deed
- (M) Measurement in Field
- POC Point of Commencement
- POB Point of Beginning
- TBM Temporary Bench Mark
- IR Iron Rebar
- ID Identification
- C/L Centerline
- EP Edge of Pavement
- LB Licensed Business
- N&D Nail & Disk & Markings
- TYP Typical "Repeating"
- FDOT Florida Department of Transportation
- P/L Property Line
- R/W Right of Way
- W/F Wood Frame
- N&D Nail and Disk
- POL Point On Line
- A/C Air Conditioning Unit
- ORB Official Records Book
- PG Page
- FFE Finished Floor Elevation
- PLS Professional Land Surveyor

### LEGAL DESCRIPTION:

"As Furnished" in ORB 7989, PG 1787 of the Public Records of Brevard County Florida.

PARCEL 3  
A PORTION OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LYING EAST OF US HIGHWAY NO 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT A 1 INCH IRON PIPE AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 1 WITH THE SAID EAST RIGHT-OF-WAY OF US HIGHWAY NO 1 AND RUN NORTH 23 DEGREES 37'59" WEST ALONG SAID EAST RIGHT-OF-WAY OF US HIGHWAY NO 1 A DISTANCE OF 356.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE NORTH 23 DEGREES 37'59" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 7.27 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN NORTH 84 DEGREES 43'29" EAST A DISTANCE OF 350 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER, THENCE MEANDERING THE WATERS OF SAID INDIAN RIVER, RUN SOUTHEASTERLY A DISTANCE OF 38 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTH 50 FEET OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID GOVERNMENT LOT 1, THENCE LEAVING SAID WATERS OF THE INDIAN RIVER RUN SOUTH 89 DEGREES 46'12" WEST ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF GOVERNMENT LOT 1, A DISTANCE OF 353 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY OF US HIGHWAY NO 1 AND THE POINT OF BEGINNING

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT BEING A PORTION OF SAID GOVERNMENT LOT 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

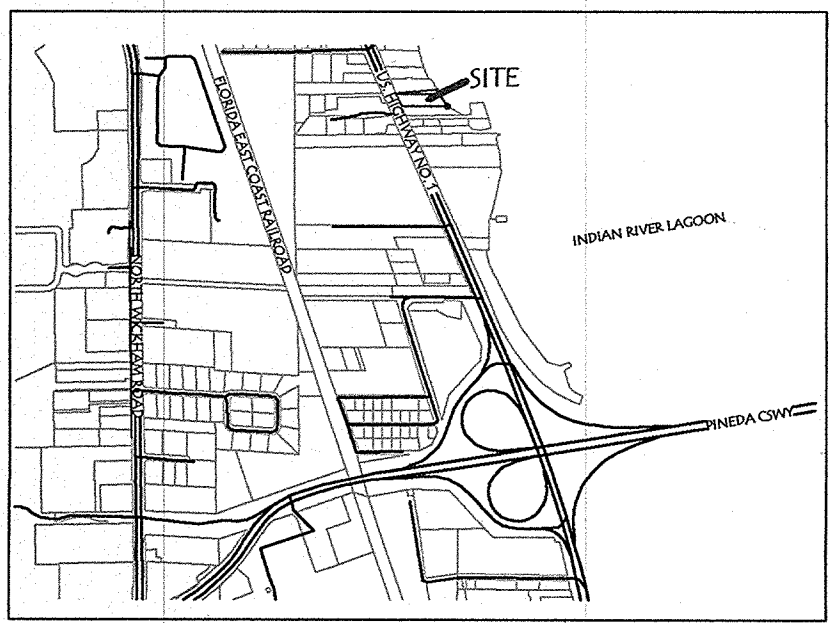
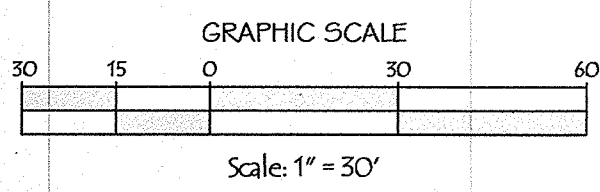
COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1 WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND RUN NORTH 23 DEGREES 37'59" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 1 A DISTANCE OF 363.85 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY RUN NORTH 84 DEGREES 43'29" EAST, A DISTANCE OF 181.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RUN NORTH 72 DEGREES 10'54" EAST A DISTANCE OF 39.93 FEET; THENCE RUN SOUTH 88 DEGREES 24'49" EAST A DISTANCE OF 45.18 FEET; THENCE RUN SOUTH 01 DEGREES 44'07" WEST, A DISTANCE OF 3.30 FEET, THENCE RUN SOUTH 84 DEGREES 43'29" WEST A DISTANCE OF 83.44 FEET TO THE POINT OF BEGINNING

PARCEL 4  
THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LYING EAST OF US HIGHWAY NO 1 TOGETHER WITH THE SOUTH 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LYING EAST OF US HIGHWAY NO 1

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LAND LYING WITHIN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3907, PAGE 1387, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

### SURVEY REPORT:

1. The intended purpose of this survey is for Boundary information only, as shown hereon.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban Survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. The Surveyor no longer certifies the Federal Emergency Management Agency Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lie in Flood Insurance Rate Map Zone "X-SHADED & AE" areas outside the 0.2% annual chance floodplain Community Panel No. 12009C0510 H dated 01/29/2021.
8. Bearings shown hereon are based on the East Right of Way line of US. Highway No. 1 (South Courtenay Parkway) having a bearing of N25°43'54"W between recovered monumentation as recovered using Global Positioning Systems.
9. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.



115 Alma Blvd., Suite 102  
Mailing Address: PO Box 541866, Merritt Island, FL. 32954  
Phone: 321-507-4811  
LICENSED BUSINESS #7978

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 57E-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DocuSigned by:  
John L. Campbell  
Professional Land Surveyor & Mapper #2351 State of Florida

Street Address : 6245 N HIGHWAY 1 MELBOURNE FL 32940

BOUNDARY & TOPOGRAPHIC SURVEY		FIELD: KS 01/02/24	CHECKED BY: JR. Campbell	SECTION: 19
CERTIFIED TO:		PROJECT NO.:	DRAWN BY: CCG	TOWNSHIP: 26 SOUTH
DANNY REDMAN & ESTHER CLAYTON		2023-354	DATE: 01/12/2024	RANGE: 37 EAST
REVISIONS	DATE	DESCRIPTION		