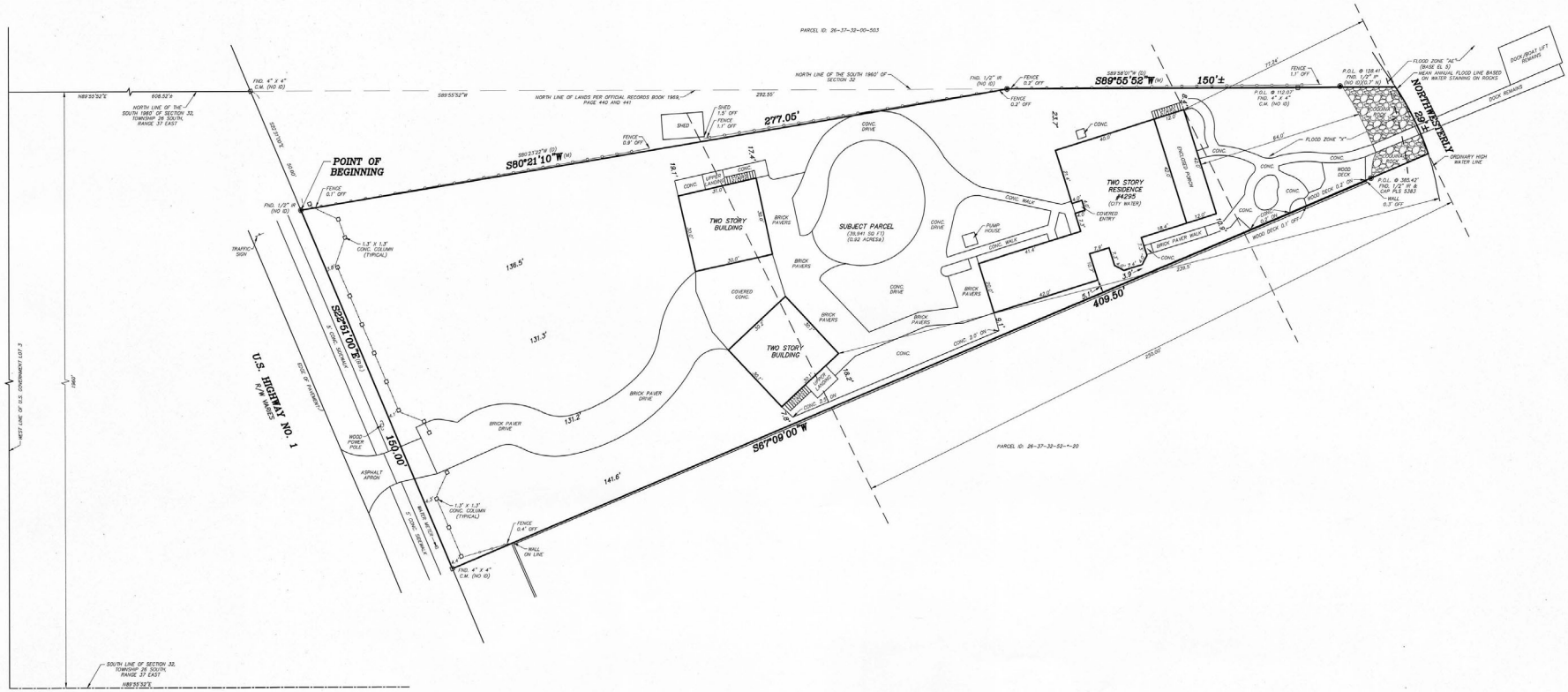

SURVEY PREPARED FOR:
PAUL S. PEARSON AND CHERYL A. PEARSON

DESCRIPTION: A PORTION OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1969, PAGES 440-441 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT ON THE EAST R/W OF U.S. HIGHWAY NO. 1, 1960 FEET, NORTH OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, AND 608.52 FEET, MORE OR LESS, EAST OF THE WEST BOUNDARY LINE OF U.S. GOVERNMENT LOT 3, PER SAID SECTION 32; THENCE GO S22°51'00"E ALONG SAID EAST R/W OF U.S. HIGHWAY NO. 1, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S22°51'00"E ALONG SAID EAST R/W LINE A DISTANCE OF 150 FEET; THENCE GO N67°09'00"E, PERPENDICULAR TO U.S. HIGHWAY NO. 1, A DISTANCE OF 408 FEET, MORE OR LESS TO THE WATERS OF THE INDIAN RIVER; THENCE GO NORTHWESTERLY IN WATERS OF THE INDIAN RIVER TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1960 FEET OF SAID SECTION 32; THENCE GO S89°58'01"W PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SECTION 32, A DISTANCE OF 150 FEET, MORE OR LESS TO AN IRON ROD WHICH IS 292.55 FEET FROM THE POINT OF COMMENCEMENT; THENCE GO S80°23'22"W A DISTANCE OF 277.05 FEET TO THE POINT OF BEGINNING. THIS PARCEL BEING A PART OF LOTS 18 AND 19 PER UNRECORDED PLAT OF INDIAN RIVER ESTATES, NORTH EAU GALLIE.

The seal appearing on this document was authorized by Andrew W. Powshok, P.L.S. No.5383, on 6-27-2025

This item has been electronically signed and sealed by Andrew W. Powshok, PLS No.5383 using a digital signature on 6-27-2025

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Andrew W Powshok
Digitally signed by Andrew W Powshok
Date: 2025.08.27 10:16:44 -04'00'

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.I.R.M. #12009C 0517 H, DATED JANUARY 28, 2021, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES 5 & AE (NAVD 88)

BOUNDARY SURVEY

SCALE: 1" = 20'
NORTH

REVISION:
REVISION:
REVISION:
REVISION:
REVISION: COUNTY COMMENTS 08-21-23
REVISION: COUNTY COMMENTS 08-25-23

FIELD DATE: 06-16-23

SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST

PROJECT #51138

GENERAL NOTES:
1. THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. "NO WELLS" AND "NO SEPTICS" ARE DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTICS, HOWEVER HAVE BEEN FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.

1930 HARRISON ROAD, WEST MELBOURNE, FL 32904 L.B.#6623
PHONE: (321)952-9771 FAX: (321)952-9771 E-MAIL: frontdesk@aalsurvey.com

DANIEL D. GARNER
P.L.S. No. 6189

LEGEND

(B.B.)	– BASIS OF BEARING
(M)	– MEASURED
(P)	– PLAT
(D)	– DEED
●	– FOUND IRON ROD
○	– IRON PIPE
NAIL	– NAIL AND DISC
NAIL & TAB	– NAIL AND TIN TAB
C.M.	– CONCRETE MONUMENT
R/W	– RIGHT OF WAY REFERENCE MARKER
EOW	– EDGE OF WATER
TBM	– TEMPORARY BENCHMARK
Δ=	– DELTA
R=	– RADIUS EL. XXXX – EXISTING GRADES
L=	– ARC LENGTH
FND.	– FOUND
C.L.	– CHORD LENGTH
P.O.B.	– POINT OF BEGINNING
P.C.B.	– POINT OF CURVATURE
P.T.	– POINT OF TANGENCY
P.I.	– POINT OF INTERSECTION
P.R.C.	– POINT OF REVERSE CURVE
R/W	– RIGHT OF WAY
S.B.L.	– SETBACK BUILDING LINE
O/HW	– OVERHEAD WIRES
E.P.	– EDGE OF PAVEMENT
P.U.	– PUBLIC UTILITY EASEMENT
D.E.	– DRAINAGE EASEMENT
EL.	– ELEVATION
F.F.	– FINISHED FLOOR
CONC.	– CONCRETE
R.C.P.	– REINFORCED CONCRETE PIPE
C.M.P.	– CORRUGATED METAL PIPE
℄	– CENTERLINE
LB	– LICENSED BUSINESS
P.L.S.	– PROFESSIONAL LAND SURVEYOR