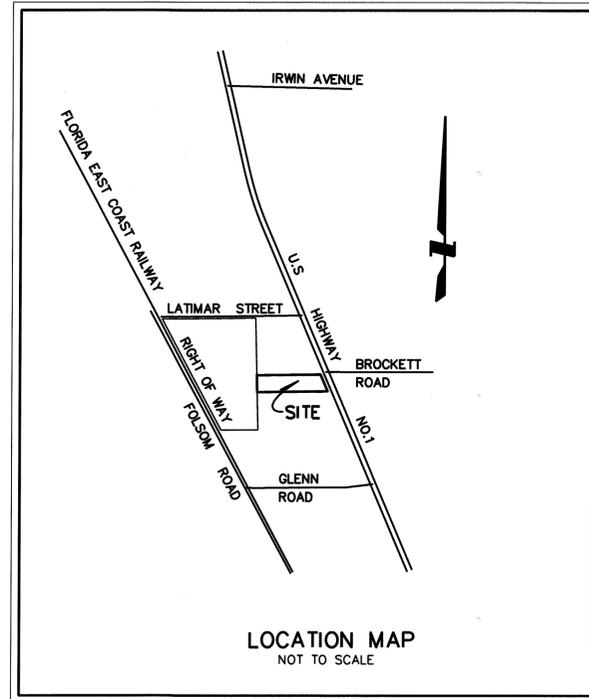


ANGLERS SUBDIVISION

A SUBDIVISION LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.



PLAT NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON AN ASSUMED BEARING OF S.01°17'47"E. ALONG THE EAST LINE OF THE NE.1/4 OF NW.1/4 OF SECTION 7, TWP.21 S., RGE.35 E
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 3) SIDE LOT LINES WHICH ARE NOT RADIAL TO CURVED TRACT LINES ARE DESIGNATED AS SUCH BY THE SYMBOL "N/R".
- 4) ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR THE DECLARED MAINTENANCE ENTITY.
- 5) AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- 8) BREVARD COUNTY BENCH MARK "B5A29" HAS BEEN IN SET IN THE VICINITY OF THIS PLAT. CONTACT THE BREVARD COUNTY SURVEYING DEPARTMENT FOR THE ELEVATION OF THIS BENCH MARK.
- 9) THERE IS HEREBY DEDICATED A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS AND TRACT A CONTIGUOUS WITH AND COINCIDENT TO ANGLERS LANE AND U.S. HIGHWAY NO.1.
- 10) THERE IS HEREBY DEDICATED A PRIVATE DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT B TO THE ANGLERS SUBDIVISION HOMEOWNERS ASSOCIATION.
- 11) THERE IS HEREBY DEDICATED A PRIVATE TREE PRESERVATION/CONSERVATION EASEMENT FOR CANOPY PRESERVATION OVER THE ENTIRETY OF TRACT A AND OVER THE EAST 10.00 FEET, THE WEST 10.00 FEET AND THE SOUTH 20.00 FEET OF EACH LOT IN FAVOR OF THE ANGLERS SUBDIVISION HOMEOWNERS ASSOCIATION.
- 12) THERE IS HEREBY DEDICATED A PUBLIC UTILITY EASEMENT OVER THE ENTIRETY OF TRACT C.
- 13) FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE O.R.B. _____, PG. _____
- 14) FOR EASEMENTS ACCOMODATING DRAINAGE FOR THIS SUBDIVISION PLEASE SEE O.R.B. _____, PAGE _____
- 15) THE PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS, EASEMENTS AND ENCUMBRANCES LISTED IN OPINION OF TITLE FOR ANGLERS SUBDIVISION PLAT APPROVAL BY KRISTY MOUNT, P.A. DATED MARCH 23, 2021.
 - A) AGREEMENT SETTLING DISPUTE AS TO BOUNDARY LINE RECORDED IN DEED BOOK 374, PAGE 471, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - B) EASEMENT RECORDED IN O.R. BOOK 7366, PAGE 1442, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - C) RESOLUTION NO. 2018-A003 RECORDED IN O.R. BOOK 8332, PAGE 2671, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - D) COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 7453, PAGE 1580, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS
- 16) ALL DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE MEADOW LAKES ESTATES, PHASE ONE HOMEOWNERS ASSOCIATION. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

LEGEND

- CHD = CHORD BEARING AND DISTANCE
- COR = CORNER
- CM = CONCRETE MONUMENT
- FD = FOUND
- FLA. = FLORIDA
- F.P.L. = FLORIDA POWER AND LIGHT COMPANY
- I.R. = IRON ROD
- G.P.S. = GLOBAL POSITIONING SYSTEM
- L = ARC LENGTH
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- P.R.M. = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS
- REG. = REGISTERED
- R/W = RIGHT-OF-WAY
- WITNESS PRM = SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014 WITNESS".
- ⊙ = TYPICAL CORNER IDENTIFIER ON MAP.
- 5347/2640 = OFFICIAL RECORDS BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014" UNLESS OTHERWISE SHOWN HEREON.
- ⊙ INDICATES SET PK.NAIL AND ALUMINUM DISC STAMPED "PCP PLS 4014"
- INDICATES SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762"
- Δ = DELTA OR INCLUDED ANGLE

TRACT DATA TABLE
PURPOSE, OWNERSHIP AND MAINTENANCE.

TRACT	PURPOSE, OWNERSHIP AND MAINTENANCE.
TRACT A 0.51 ACRES	TO BE USED FOR TREE PRESERVATION / CONSERVATION AND TO BE OWNED AND MAINTAINED BY THE ANGLERS SUBDIVISION HOMEOWNERS ASSOCIATION.
TRACT B 0.35 ACRES	TO BE USED AS A PRIVATE LANDSCAPE BUFFER AND FOR PRIVATE DRAINAGE AND TO BE OWNED AND MAINTAINED BY THE ANGLERS SUBDIVISION HOMEOWNERS ASSOCIATION.

PREPARED BY:
Honeycutt & Associates, Inc.
 ENGINEERS • SURVEYORS • PLANNERS
 3700 SOUTH WASHINGTON AVENUE • TITUSVILLE, FL 32780
 (407) 267-6233 Fax (407) 269-7847
 CERTIFICATE OF AUTHORIZATION NO. LB 6762

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2
SECTION 7 TWP. 21 S., RANGE 35 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS HEREIN DESCRIBED

ANGLERS SUBDIVISION

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND HEREBY DEDICATES ANGLERS LANE AS A PUBLIC RIGHT OF WAY AND THE PUBLIC UTILITY EASEMENTS, EASEMENTS FOR DRAINAGE EMERGENCY ACCESS AND REPAIR AND FOR EMERGENCY VEHICLES AND LAW ENFORCEMENT AND THE EASEMENT FOR TRAFFIC LIGHT POLE SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC AND HEREBY GRANT THE PRIVATE EASEMENTS SHOWN HEREON TO THE ANGLERS SUBDIVISION HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON 8.10.21

BY: Jimmie M. Malton
 JIM BROTHERS REALTY LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 24 RICE STREET
 ATTLEBORO, MA 02703

ATTEST:
 SIGNED AND SEALED IN THE PRESENCE OF:
Samuel T. Glenn
 SAMUEL T. GLENN

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA, COUNTY OF BREVARD
 The foregoing instrument was acknowledged by me by means of X Physical or online notarization, this 10th day of AUGUST 2021, by JIMMIE MALTON as Authorized Member, for JIM BROTHERS REALTY, LLC

Sally Friscea
 SALLY FRISCEA
 MY COMMISSION # 60325347
 EXPIRES: January 17, 2023

Personally known or Produced identification
 Type of identification produced None

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA.

ATTEST: _____
 RITA PRITCHETT, CHAIR
 CLERK OF THE BOARD

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON 3/22/21 HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID BOUNDARY SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND BREVARD COUNTY SUBDIVISION ORDINANCE SECTION 62-2841(C)(D).

COMPANY NAME: HONEYCUTT AND ASSOCIATES, INC.
 CORPORATION NO: LB 6762 SURVEYOR OF RECORD, P.S.M.
 ADDRESS: 3700 S. WASHINGTON AVE. D. WAYNE WRIGHT
TITUSVILLE, FLORIDA 32780 LICENSE NO. 4014
 STATE OF FLORIDA

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND BREVARD COUNTY SUBDIVISION ORDINANCE SECTION 62-2841(C)(D) AS AMENDED.

MICHAEL J. SWEENEY PROFESSIONAL SURVEYOR AND MAPPER
 NO.4870 IN AND FOR BREVARD COUNTY, FLORIDA.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

HEREBY ACCEPTS THIS PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND ACCEPTS ANGLERS LANE AS A PUBLIC RIGHT OF WAY AND THE PUBLIC UTILITY EASEMENTS, THE DRAINAGE EMERGENCY ACCESS AND REPAIR EASEMENTS AND THE EASEMENT FOR TRAFFIC LIGHT POLE DEDICATED FOR SAID USE ON THIS PLAT.

ATTEST: _____
 RITA PRITCHETT, CHAIR
 CLERK OF THE BOARD

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____

FILE NO. _____

 CLERK OF THE CIRCUIT COURT
 IN AND FOR BREVARD COUNTY, FLORIDA

ANGLERS SUBDIVISION

P.O.C.
 NE. COR OF NE.1/4 OF NW.1/4
 SECTION 7, TWP.21 S., RGE.35 E.
 FD 1/2" IR (NO ID.)
 (REPLACED WITH 1/2" IR "LB 6762")

A SUBDIVISION LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

A PARCEL OF LAND BEING PARCELS 1 AND 2 OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7070, PAGE 2264 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE S.01°17'47"E. ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 25.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF LATIMAR STREET; THENCE CONTINUE S.01°17'47"E. ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 675.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.89°21'54"E. ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 750.86 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.1; THENCE S.22°46'57"E. ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.1, A DISTANCE OF 215.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE S.89°21'54"W. ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 829.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N.01°17'47"W. ALONG THE AFORESAID EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AND THE WEST LINE OF SAID PARCELS 1 AND 2, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING CONTAINING 3.63 ACRES MORE OR LESS.

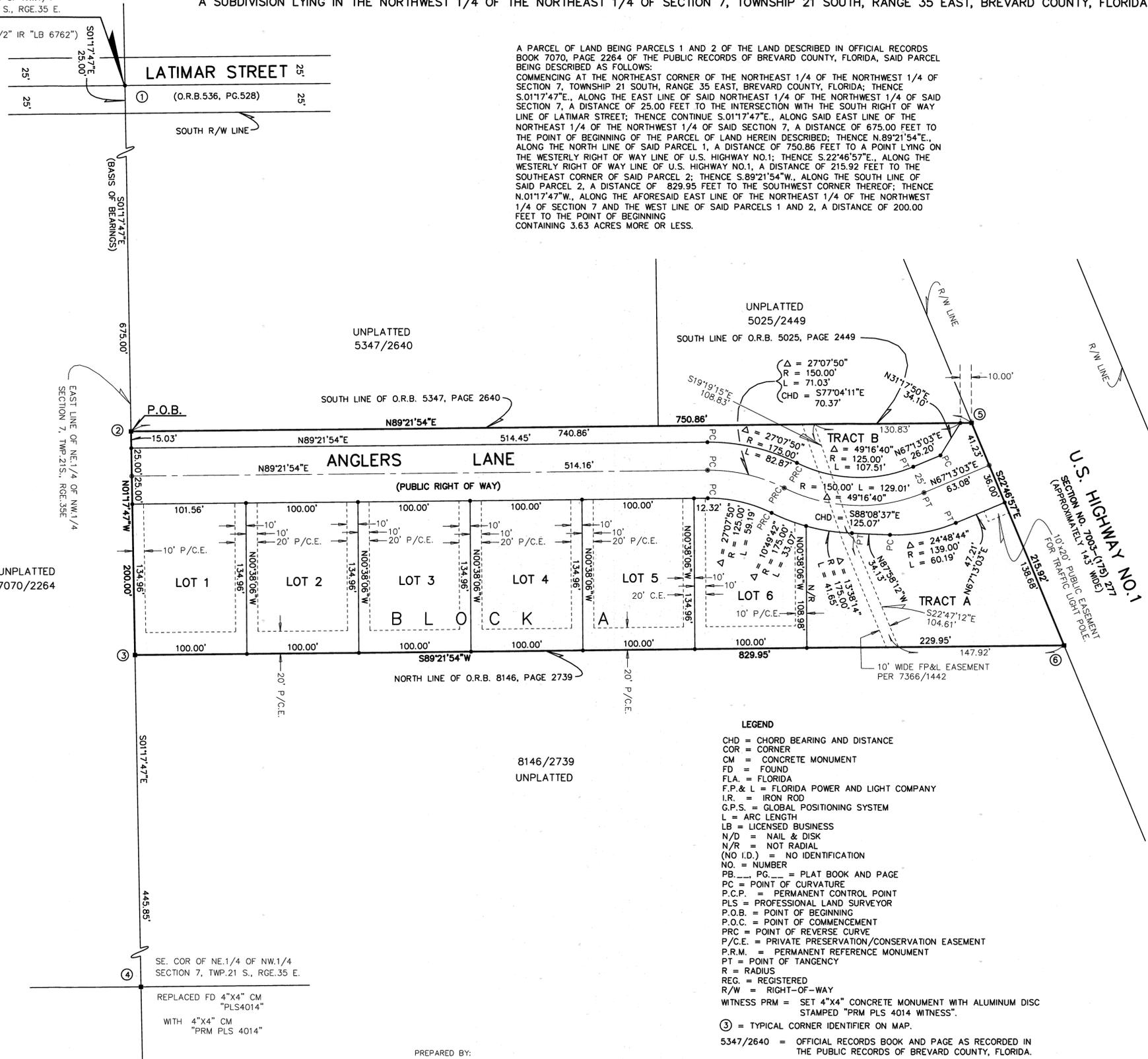
STATE PLANE COORDINATE REFERENCE DATA:

STATE PLANE COORDINATES SHOWN BELOW ESTABLISHED BY G.P.S. REAL TIME KINEMATIC EQUIPMENT AND PROCEDURE:
 G.P.S. CONTROL STATION MONUMENTATION USED IN STATE PLANE COORDINATE DETERMINATION IS AS LISTED BELOW:
 PRIMARY CONTROL STATION:
 DESIGNATION - BREVARD GPS 1064
 PID - AK7513
 ALUMINUM ALLOY ROD ACCESSED THROUGH 5.5" ACCESS COVER LOCATED ON SOUTH SIDE OF WILEY AVENUE.
 STATE PLANE COORDINATES: NAD 83(2011) NORTH: 1,577,739.34 EAST: 708,281.30
 LAT 28° 40' 25.89708" (N) LONG 080° 50' 14.91806" (W)
 COMBINED SCALE FACTOR = 0.99994810
 CONVERGENCE ANGLE = +0° 04' 40.7"
 SECONDARY CONTROL STATION:
 DESIGNATION - BREVARD GPS 1063
 PID - AK7512
 ALUMINUM ALLOY ROD ACCESSED THROUGH 5.5" ACCESS COVER LOCATED ON SOUTH SIDE OF WILEY AVENUE.
 STATE PLANE COORDINATES: NAD 83(1999) NORTH: 1,577,786.53 EAST: 710,992.60
 LAT 28° 40' 26.32681" (N) LONG 080° 49' 44.47810" (W)
 COMBINED SCALE FACTOR = 0.99994887
 CONVERGENCE ANGLE = +0° 04' 55.3"

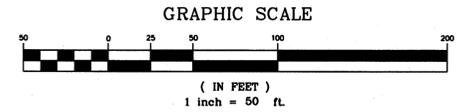
STATE PLANE COORDINATE TABLE

CORNER NUMBER	NORTHING	EASTING	COMBINED SCALE FACTOR
①	1583000.63	701872.13	0.99994658
②	1582300.86	701888.18	0.99994658
③	1582100.91	701892.78	0.99994658
④	1581655.22	701902.99	0.99994658
⑤	1582309.40	702638.95	0.99994666
⑥	1582110.38	702722.62	0.99994667

THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE SCALE FACTORS SHOWN CAN BE APPLIED TO CONVERT THE GROUND DISTANCES TO GRID DISTANCES. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.



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