



PROJECT BENCHMARK
 BREVARD COUNTY BENCHMARK 70 92 GPS 2
 3.5" BRASS FLDOT SURVEY MARKER DISK
 IN CONCRETE MONUMENT
 STAMPED 70 92 GPS 2
 EL. 11.05 (NAVD 88)
 EL. 12.47 (NGVD 29)

CURVE TABLE
 C1-D=00°42'57"
 R=5794.85'
 L=72.40'
 CB=S14°09'00"E (B.B.)
 CH=72.40'

The seal appearing on this document was authorized by Andrew W. Powshok, P.L.S. No. 5383, on 12-26-2024

This item has been electronically signed and sealed by Andrew W. Powshok, P.L.S. No. 5383 using a digital signature on 12-26-2024

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SURVEY PREPARED FOR:
 LIFESTYLE HOMES BUILDERS, INC.
 MATTHEW SOLAR AND GRETCHEN SOLAR
 STATE TITLE PARTNERS, LLP
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 FIRST FEDERAL BANK OF FLORIDA
 US BANK N.A.

DESCRIPTION: FROM THE NORTHWEST CORNER OF BLOCK 5 OF THE SUBDIVISION OF BAYCREST VILLA AS RECORDED IN PLAT BOOK O, PAGE 37 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN SOUTH 89°35' EAST, 1330.9 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE CONTINUE SOUTH 89°35' EAST, 149 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE SOUTH 15°2' EAST, 156.41 FEET TO POINT OF BEGINNING. FROM SAID POINT OF BEGINNING GO THENCE SOUTH 14°9' EAST 72.4 FEET; GO THENCE SOUTH 89°35' EAST 178.35 FEET TO AN IRON PIPE, THENCE CONTINUE SOUTH 89°35' EAST 5 FEET MORE OR LESS TO THE WEST BANK OF THE INDIAN RIVER; GO NORTHEASTERLY ALONG THE MEANDER SHORE LINE OF SAID RIVER 58 FEET MORE OR LESS, THENCE NORTH 89°6' WEST 5 FEET MORE OR LESS TO AN IRON PIPE; THENCE CONTINUE NORTH 86°6' WEST 197.79 FEET TO POINT OF BEGINNING.

AAL LAND SURVEYING SERVICES, INC.

<p>ACCORDING TO FLORIDA STATUTE 4001.14, DATED JANUARY 25, 2021, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES X & AE.</p> <p style="text-align: center;">BOUNDARY SURVEY</p> <p style="text-align: center;">SCALE: 1" = 20'</p> <p style="text-align: center;">JOB # 46333</p> <p>REVISION: REUSE FINAL 12-23-24 REVISION: ADDITIONAL ELEVATIONS 12-23-24 REVISION: FINAL 10-23-24 REVISION: FOUNDATION 01-23-24 REVISION: FOUNDATION 12-21-24 REVISION: SEAWALL FOUNDATION 11-10-24 REVISION: WALL FOOTING LOCATION 01-23-24</p> <p style="text-align: center;">FIELD SURVEY DATE: 02-17-22 SECTION 21 TOWNSHIP 30 S. RANGE 30 E</p> <p style="text-align: center;">L.B. #6623</p>	<p>NOTES:</p> <ol style="list-style-type: none"> THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED. IT SHOULD NOT BE RELED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR. 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. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED. <p style="text-align: right;">ANDREW W. POWSHOK P.L.S. No. 5383 1640 SE 05'00" WEST MELBOURNE, FL 32904 (321) 952-8771 E-MAIL: frontdesk@aalsurvey.com</p>	<p>LEGEND</p> <p>(P) - PLAT (M) - MEASURED (D) - DEED (FND) - FOUND (I.R.) - IRON ROD (I.P.) - IRON PIPE (C.M.) - CONCRETE MONUMENT (C) - CENTERLINE (R/W) - RIGHT OF WAY (P.U.) - PUBLIC UTILITY (D.E.) - DRAINAGE EASEMENT (L.B.) - LICENSE BUSINESS (P.L.S.) - PROFESSIONAL LAND SURVEYOR (FF) - FINISH FLOOR (EL) - ELEVATION (R) - RADIUS (D) - DELTA (L) - ARC LENGTH (B.B.) - BASE OF BEARING (CB) - CHORD BEARING (HD) - NAIL AND DISK (CONC) - CONCRETE (CH) - CHORD LENGTH (P.O.L.) - POINT ON LINE (PRM) - PERMANENT REFERENCE MARKER (B.S.L.) - BUILDING SETBACK LINE</p>
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