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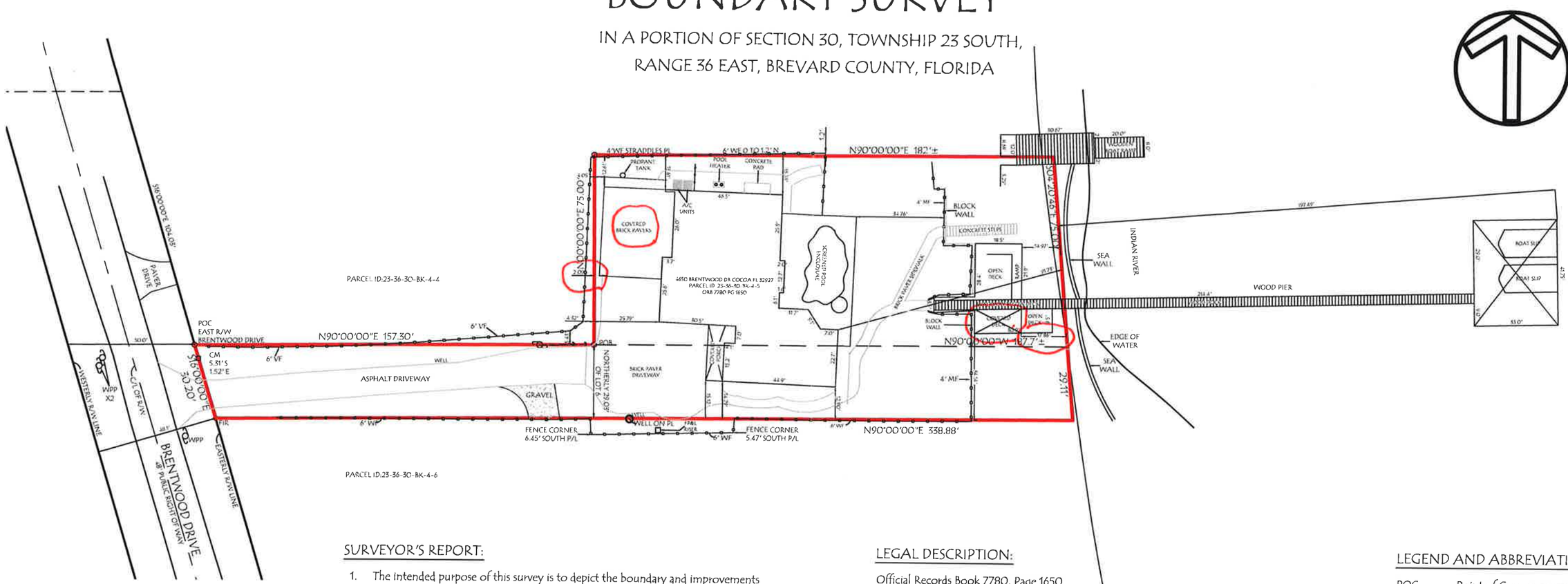
BOUNDARY SURVEY

IN A PORTION OF SECTION 30, TOWNSHIP 23 SOUTH,
RANGE 36 EAST, BREVARD COUNTY, FLORIDA



SURVEYOR'S REPORT:

1. The intended purpose of this survey is to depict the boundary and improvements information of the subject property.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary pertaining to the subject property. It is possible that there are documents of record, unrecorded deeds, easements or other instruments that could affect the boundaries of the subject property.
3. The bearings shown are based on the deed of record and may not be a true North Azimuth.
4. The horizontal accuracy of this Survey meets or exceeded an allowable minimum of one foot of error in 7,500 feet of traverse.
5. No underground utilities were located except as shown hereon. This surveyor makes no guarantee that the underground utilities shown heron comprise of all such utilities in the area, either in service or abandoned.
6. All dimensions shown on this drawing are based of US feet measurement and or decimal parts there of.
7. All measurement are in agreement with record or deed calls unless otherwise stated or shown.
8. This Survey is not valid without the signature and raised seal of a Florida Licensed Surveyor.
9. FEMA FLOOD: This certification is made by an independent contractor of the Federal Government. FIRM "X" Zone Community Panel: 12009C0310H dated 01/29/2021.

LEGAL DESCRIPTION:

Official Records Book 7780, Page 1650

Part of Lot 5, Block 4, PLAT OF BRENTWOOD HEIGHTS, as recorded in Plat Book 3, Page 47, of the Public Records of Brevard County, Florida, described as follows: Beginning at the point of intersection of the easterly right of way line of Brentwood Drive (50 feet wide) with the South line of Lot 5, Block 4, Plat of Brentwood Heights, as recorded in Plat Book 3, Page 47, of the Public Records of Brevard County, Florida, run East along the South line of Lot 5 a distance of 157.30 feet to the Point of Beginning, thence run north 75.00 feet, thence run East 182 feet, more or less, to the waters of Indian River, thence in a Southerly direction run along the waters of said Indian River 75 feet, more or less, thence run West 187. 7 feet, more or less, to the Point of Beginning, AND The North 29.03 feet of Lot 6, Block 4, Brentwood Heights, as recorded in Plat Book 3, Page 47, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 2317193

LEGEND AND ABBREVIATION

POC	Point of Commencement
FIR	Found Iron Rebar
PL	Property Line
MF	Metal Fence
VF	Vinyl Fence
WF	Wood Fence
WPP	Wood Power pole
C/L	Center Line
CM	Concrete Monument
R/W	Right of Way
FP&L	Florida Power And Light
POB	Point of Beginning

DocuSigned by:
John Campbell
90B22403C9F2459...

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 5J-17.052, 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.

John R. Campbell
Professional Surveyor & Mapper #2351
State of Florida

Scale: 1" = 40

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

STREET ADDRESS : 4650 BRENTWOOD DRIVE, COCOA, FL 32927

BOUNDARY SURVEY	FIELD: JRE	CHECKED BY: JRCampbell	SECTION: 30
PREPARED FOR AND CERTIFIED TO:	PROJECT NO. : 2024-009	DRAWN BY: CGG	TOWNSHIP: 23 SOUTH
DAVID & SHERLYN LORNE		DATE: 07/23/2016	RANGE: 36 EAST

REVISIONS	DATE	DESCRIPTION
1	06/20/24	RECERTIFIED
2	09/16/24	ADDED MEASUREMENTS
3	09/24/24	CLIENT MOVED SHED