# Map of Boundary Survey

IN A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



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LICENSED BUSINESS #7978

₩ State of Florida

#### Legal Description as furnished

BEGIN AT A POINT ON THE WEST LINE OF THE RIGHT-OF-WAY LINE OF THE PERMANENT AND PERPETUAL EASEMENT FOR PUBLIC ROADS AND OTHER PURPOSES CONVEYED BY ROSAMOND C. WEBBER TO BREVARD COUNTY BY DEED BOOK DATED FEBRUARY 5, 1958, AND RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 324, OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA,WHICH POINT IS 200 FEET SOUTH BY PERPENDICULAR MEASUREMENT FROM THE OLD RIGHT OF —WAY LINE OF STATE ROAD No. 520, AND WHICH POINT IS LIKEWISE THE SOUTHEAST CORNER OF THE LAND LEASED BY ROSAMOND C. MACARTHUR TO MONSANTO CHEMICAL COMPANY BY LEASE DATED MARCH 30, 1960, AND RECORDED IN OFFICIAL RECORDS BOOK 322, PAGE 358, OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA; FROM THE SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN WESTERLY ON A LINE PARALLEL TO AND DISTANT 200 FEET SOUTHERLY BY PERPENDICULAR MEASUREMENT FROM THE OLD SOUTH LINE OF THE RIGHT-OF-WAY OF STATE ROAD No.520 (WHICH IS THE OLD SOUTH LINE OF THE LANDS LEASED TO MONSANTO CHEMICAL COMPANY), TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A SECOND COURSE, RETURN TO THE POINT-OF-BEGINNING AND RUN THE WEST LINE OF THE RIGHT-OF WAY OF THE COUNTY ROAD TO THE SOUTH LINE OF LOT 14 IN BLOCK B, AFORESAID WHICH IS THE NORTH LINE OF MAGNOLIA AVENUE, AS SHOWN ON THE MAP OF MERRITT WINTERS HOMES DEVELOPMENT SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE FOR A THIRD COURSE, RUN WEST ON THE SOUTH LINE OF LOT 14 AND THE NORTH LINE OF MAGNOLIA AVENUE, A DISTANCE OF40.80 FEET, MORE OR LESS,TO AND INTO THE WATERS EDGE OF THE INDIAN RIVER,THENCE RUN NORTHWESTERLY IN THE WATERS EDGE OF THE INDIAN RIVER TO THE EASTERLY TERMINUS OF THE FIRST COURSE

THE ABOVE DESCRIBED PROPERTY INCLUDES LOT 14 AND13, (EXCEPT THE NORTH 39.80 FEET OF LOT 13), BLOCKB, MERRITT WINTER HOME DEVELOPMENT, MAP No.1, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF A 60 FOOTRTGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 324, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND EXTENDING WESTERLY INTO THE WATERS OF THE INDIAN RIVER.

#### 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 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 elevations as shown are based on NGVD 1988 datum, from a Brevard County Benchmark designated IWBV115 having a published elevation of 8.72 feet NGVD 88'.
- 4. The bearings shown are based on the deed of record and may not be a true North Azimuth.
- 5. The horizontal accuracy of this Survey meets or exceeded an allowable minimum of one foot of error in 40,000 feet of traverse.
- 6.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.
- 7. All dimensions shown on this drawing are based of US feet measurement and or decimal parts there of.
- 8.All measurement are in agreement with record or deed calls unless otherwise stated or shown.
- 9. This Survey is not valid without the signature and raised seal of a Florida Licensed Surveyor.

#### TITLE COMMITMENT REVIEW COMMENTS:

The surveyor has examined the Title Commitment prepared by Old Republic National Title Insurance Company Commitment Number SLG-150402 having an effective date of April 16, 2015 @ 11:00 PM

The following exceptions listed in Schedule B II are addressed:

#### Items Comments

1-3 Are general exceptions to the policy. (Not Shown on Survey)

#### FEMA FLOOD

FOR INFORMATION ONLY: The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. FIRM Zone "X" and Zone "AE", per Community Panel No. 12009C0427H dated 01/29/2021.

#### EXPLANATION OF ABBREVIATIONS BLDG. Building

Center Line Conc. Concrete

D&U Drainage & Utility Department of Transportation Elevation E.P.

Edge of Pavement F.F,E Finished Floor FND. Found G.V Gate Valve

Identification

B.S.L. Building Setback Line

Revisions

Iron Rod I.R.C Iron Rod and Cap Measured Platted

Plat Book Page ROW Right of Way TOW Top of Water W.P.P. Wooden Power Pole

Found Iron Rod Found P.K. Nail Set P.K. Nail & Disc (I.D. 2351) Set 5/8" I.R.C. (I.D. 2351) Found Concrete Monument

× 6.47 Set Concrete Monument (2351) Elevation (Hard Shot) Elevation (Soft Shot)

Fire Hydrant Gate Valve

Wooden Power Pole

OH — Overhead Electric



115 Alma Blvd.,Suite 102 Mailing Address: P.O.Box 541866 Merritt Island, FL. 32954 Phone: (321) 514.6920 LICENSED BUSINESS #7978

BOUNDARY SURVEY

Scale: 1"=20"

PEERLESS VISION PROPERTIES, LLC REGIONS BANK OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHOCHET LAW GROUP 05/08/25 RECERTFIED JRC FASSETT, ANTHONY & TAYLOR, P.A.

Certified to:

04/29/2015 Project # 2015-160

Drawn By:

WFG

### PLAT OF BOUNDARY SURVEY PREPARED FOR AND CERTIFIED TO:

PEERLESS VISION PROPERTIES, LLC, REGIONS BANK, ITS SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, ALLIANCE TITLE INSURANCE AGENCY, INC.

OFFICIAL RECORDS BOOK 4180, PAGE 2190

A TRACT OF LAND BEING PART OF LOTS ONE (1) AND TWO (2) AND THIRTEEN (13) IN BLOCK B. MAP NO. 1 OF THE MERRITT WINTER HOME DEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2. PAGE 55. OF THE PUBLIC RECORDS OF BREVARD COUNTY. FLORIDA. AND SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, ON MERRITT ISLAND, IN BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

FROM THE POINT OF INTERSECTION OF THE WEST LINE OF LOT THREE (3) IN BLOCK B AFORESAID (WHICH IS THE EAST LINE OF A CLOSED AND ABANDONED ALLEY), RUN WEST A PERPENDICULAR DISTANCE OF ONE HUNDRED EIGHTY-FIVE (185) FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 520 WITH THE WEST LINE OF THE PERPETUAL EASEMENT FOR PUBLIC ROAD PURPOSES CONVEYED BY ROSAMOND C. WEBBER TO BREVARD COUNTY BY DEED RECORDED IN BOOK 81, PAGE 324, OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, AND WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN SOUTH AND PARALLEL TO AND ONE HUNDRED EIGHTY-FIVE (185) FEET DISTANT WEST FROM THE WEST LINE OF LOT THREE (3) AFORESAID AND ON THE WEST LINE OF THE PERPETUAL EASEMENT FOR THE PUBLIC ROAD AFORESAID A DISTANCE OF ONE HUNDRED SIXTY-SIX AND SIXTY-SEVEN HUNDREDTHS (166.67) FEET TO A POINT SIX AND THIRTEEN HUNDREDTHS (6.13) FEET SOUTH FROM THE SOUTH LINE OF LOT TWO (2) IN BLOCK B OF MAP NO. 1 OF THE MERRITT WINTER HOME DEVELOPMENT AFORESAID; THENCE, FOR A SECOND COURSE, RUN ON THE WEST LINE OF THE EASEMENT AFORESAID SOUTH ELEVEN (11) DEGREES, THIRTY-NINE (39) MINUTES, FORTY-FIVE (45) SECONDS EAST TO A POINT WHICH IS ON A LINE ESTABLISHED TWO HUNDRED (200) FEET SOUTH BY PERPENDICU AR MEASUREMENT FROM THE POINT OF BEGINNING; THENCE, FOR A THIRD COURSE, RUN ON A LINE PARALLEL TO AND TWO HUNDRED (200) FEET DISTANT SOUTH FROM THE SOUTH LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 520 TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE, RETURN TO THE POINT OF BEGINNING AND, FOR A FOURTH COURSE, RUN WESTERLY ON THE SOUTH LINE OF THE RIGHT OF WAY STATE ROAD NO. 520 A DISTANCE OF ONE HUNDRED SEVENTEEN AND FORTY-FOUR HUNDREDTHS (117.44) FEET TO THE LINE OF THE BLUFF SHOWN ON THE MAP AFORESAID, AND CONTINUE ON THE SAID SOUTH RIGHT OF WAY LINE TO AND INTO THE WATERS OF THE INDIAN RIVER; AND THENCE FOR A FIFTH COURSE, RUN SOUTHEASTERLY IN THE WATERS' EDGE OF THE INDIAN RIVER TO THE WESTERN TERMINUS OF THE THIRD COURSE AFORESAID.

LESS AND EXCEPT STATE ROAD NO. 520 AS IT NOW EXISTS.

## LEGEND

- (b) GAS VALVE
- TELEPHONE BOX TV CABLE BOX
- **CONCRETE ♥** WATER GATE
- ☐ FOUND 4" X4" CONCRETE MONUMENT
- SET 4" X4" CONCRETE MONUMENT
- O FOUND #4 REBAR OR AS DESCRIBED AND MARKED
- SET #4 REBAR/NAIL & DISC MARKED PLS 5117
- **◀** TRANSFORMER
- → DIRECTION OF FLOW P NAVIGATION AID
- SECTION INFORMATION
- X LIGHT POLE
- POWER POLE
- III HAND HOLE
- O STORM DRAIN MANHOLE CATCH BASIN
- SANI TARY SEWER MANHOLE
- O COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- & FIRE HYDRANT

GATE VALVE

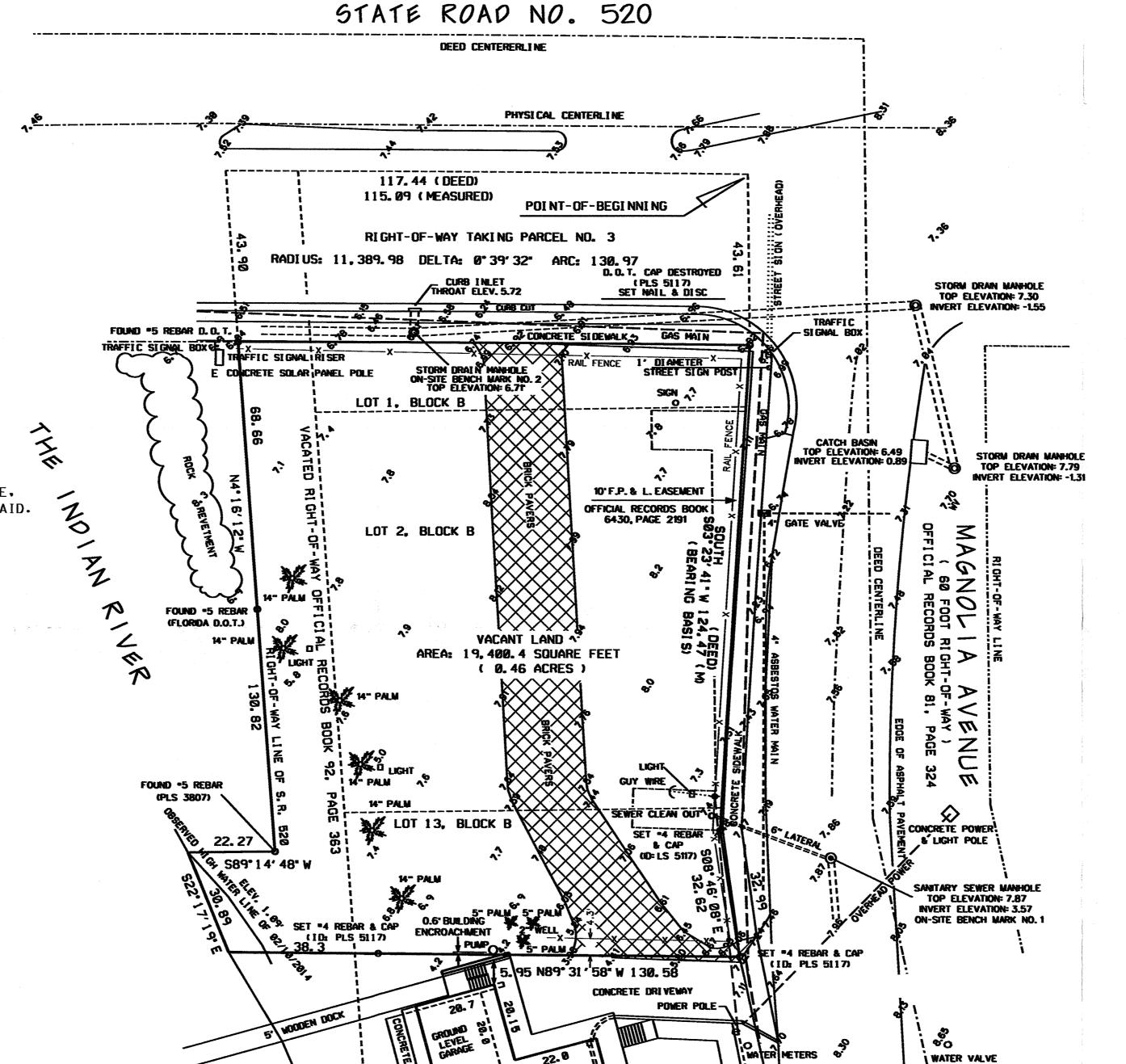
#### ABBREVIATIONS:

- NAIL & DISK
- IDENTIFICATION **CENTERLINE**
- PERMANENT CONTROL POINT PERMANENT REFERENCE MONUMENT
- P.U.& D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT PUBLIC UTILITIES EASEMENT
- FLORIDA POWER & LIGHT EASEMENT
- POLYVINYL CHLORIDE
- STATE ROAD DEPARTMENT
- UNDERGROUND O. R. BOOK OFFICIAL RECORDS BOOK

# SURVEYOR'S NOTES:

- 1. FLOOD ZONES "X" & "AE" PER FLOOD INSURANCE RATE MAP NO. 12009C0430G.
- COMMUNITY NO. 125097, MARCH 17, 2014.
- 2. FENCE OWNERSHIP UNKNOWN.
- 3. ENCROACHMENT IS AS NOTED.
- 4. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
- 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 6. SURVEY DOES NOT WARRANT TITLE.
- 7. UNDERGROUND FOUNDATIONS AND/OR UTILITIES NOT LOCATED AT TIME OF SURVEY. 8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT (S) SHOWN
- HEREON: COPIES ARE VALID ONLY WHEN SIGNED, DATED AND EMBOSSED WITH THE SURVEYOR'S SEAL.
- HAVING A BEARING OF S 03°23'41" W. 10. ELEVATIONS (IF ANY) SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

9. BEARINGS DEPICTED HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE





**GRAPHIC SCALE** (IN FEET) 1 INCH = 20 FEET

> KUGELMANN LAND SURVEYING, INC. 30 NORTH TROPICAL TRAIL SUITE B MERRITT ISLAND, FLORIDA 32953 (321) 459-0930 L.B. NO. 6575

SI GNATURES	DATE
DRAWN: (VEM & MD)	Ø9/21/18
CHECKED: (DJK)	Ø9/21/18
CHECKED:	09/21/18
SURVEYOR: (DJK)	09/21/18
SCALE: 1" = 20'	
REVISIONS	DATE

BOUNDARY & TOPOGRAPHIC SURVEY 56G. 35, 18P. 24 5., R66 36 6. MERRITT ISLAND Brevard Gounty, Florida

SURVEYOR'S CERTIFICATE

Jan J. Kryl

DAVID J. KUĞELMANN P.L.S. NO. 5117

FLORIDA STATUTES.

STATE OF FLORIDA

I HEREBY CERTIFY THAT THE SURVEY DEPICTED HEREON

SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL

IS TRUE AND MEETS THE MINIMUM TECHNICAL STANDARDS

SURVEYORS & MAPPERS IN CHAPTER 5J-17.051, FLORIDA

ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,

NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH EMBOSSED SEAL

FIELD DATE: 09/21/18 FIELD BOOK (SEE FILE) SEE FILE PROJECT NO. 00.069D DRAWING NO. 00.69D SHEET 1 OF 1