

# BOUNDARY SURVEY for: LINDE INC.

**LEGAL DESCRIPTION:**

A PORTION OF THE LANDS DESCRIBED IN PARCEL 1 OF OFFICIAL RECORDS BOOK 2976, PAGE 4447 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A PORTION OF GOVERNMENT LOT 4 IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT A 5/8" IRON ROD AND CAP "SAME INC FL B165 CA 1252" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT OF WAY) ALSO BEING THE NORTH LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT OF WAY LINE OF HAMMOCK ROAD (VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 89°53'15" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF JONES AVENUE, A DISTANCE OF 644.44 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF JONES AVENUE AND THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY (60.00 FOOT RIGHT OF WAY); THENCE SOUTH 04°07'45" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID FLORIDA EAST COAST RAILWAY, A DISTANCE OF 708.53 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, RUN SOUTH 79°16'49" WEST, ALONG A PORTION OF THE SOUTHERLY LINE OF THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8,366, PAGE 622, OF SAID PUBLIC RECORDS, A DISTANCE OF 552.19 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID DRAINAGE EASEMENT AND THE EAST RIGHT OF WAY LINE OF HAMMOCK ROAD (VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 10°40'52" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 824.96 FEET TO THE POINT OF BEGINNING.  
 CONTAINING: 10.46 ACRES.

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE 901, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT DERIVING A BEARING OF SOUTH 04°47'45" EAST ALONG THE WEST RIGHT OF WAY OF THE FLORIDA EAST COAST RAILROAD.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY ALLIANCE TITLE INSURANCE AGENCY, INC, FILE NUMBER 124090005, DATED SEPTEMBER 19, 2024.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON, (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS A PART OF THIS SURVEY.
- UNDERGROUND UTILITIES HAVE BEEN SHOWN AS LOCATED BY ABOVE GROUND VISIBLE EVIDENCE. OTHER FACILITIES MAY EXIST THAT HAVE NOT BEEN LOCATED BY THIS FIRM.
- SUBJECT PARCEL CONTAINS: 10.46 ACRES.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 10/26/2024 PER FAC 5J-17.062(2).
- BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE SHOWN.
- NOTE: THE LEGAL DESCRIPTIONS FOR THE SUBJECT PARCELS RECORDED IN OFFICIAL RECORDS BOOK 8370, PAGE 641 AND OR 9628, PAGE 835 DO NOT COINCIDE WITH THE PHYSICAL LOCATION OF THE SOUTH RIGHT OF WAY OF WILEY AVENUE AND US HIGHWAY 1 AS MAPPED AND SHOWN HEREON. IN ADDITION, THE DESCRIPTIONS OVERLAP INTO THE PLAT OF ORANGE PARK TO THE SOUTH. THE DESCRIPTION AND BOUNDARY LOCATION FOR THE OVERALL PARCEL CREATED BY THIS FIRM USES THE PHYSICAL POSITION OF SAID RIGHT OF WAYS AND ADJOINING PLAT FOR THIS SURVEY.
- ENCROACHMENTS:  
 A. OVERHEAD POWER LINES INSIDE THE WEST AND NORTHERN BOUNDARIES OF THE PREMISES.  
 B. A PORTION OF HAMMOCK ROAD AT THE NORTHWEST CORNER OF THE SITE.

**CERTIFIED TO:**

LINDE INC.  
 SURVEYOR'S CERTIFICATE:

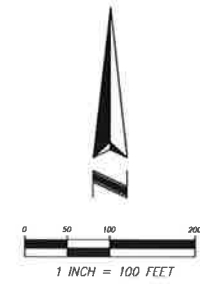
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE.

**William D Donley**  
 Digitally signed by  
 William D Donley  
 Date: 2024.10.31  
 15:55:39 -04'00'



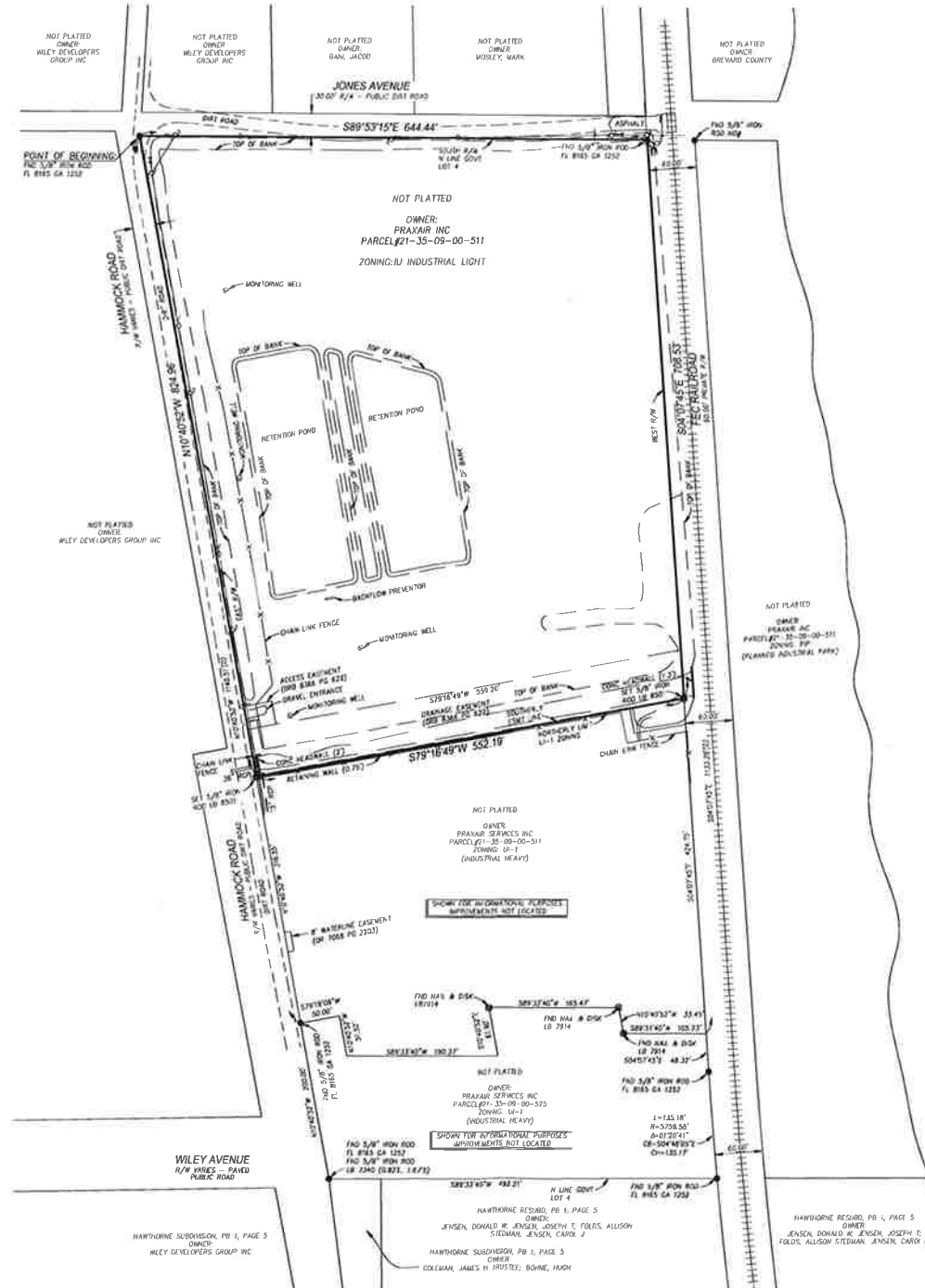
WILLIAM D. DONLEY  
 FLORIDA LICENSED SURVEYOR & MAPPER NO. L55381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**LEGEND AND ABBREVIATIONS:**

ALTA	AMERICAN LAND TITLE ASSOCIATION
BOT	BOTTOM
(C)	CALCULATED
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CH	CHORD LENGTH
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
(D)	DESCRIPTION
DI	DUCTILE IRON PIPE
EL	ELEVATION
ESMT	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FND	FOUND
GR	GROUND
ID	IDENTIFICATION
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
IRV	IRRIGATION CONTROL VALVE
L	ARC LENGTH
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
MB	MAP BOOK
MAVD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY PROFESSIONAL SURVEYORS
NO.	NUMBER
(NR)	NOT RADIAL
OR	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PC	POINT OF CURVATURE
PC(C)	POINT OF COMPOUND CURVATURE
PC(S)	PAGE(S)
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PNT	POINT OF NON-TANGENT
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
(R)	RADIAL
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT OF WAY
SEC	SECTION
SF	SQUARE FEET
TWP	TOWNSHIP
Δ	DELTA (CENTRAL ANGLE)
±	MORE OR LESS
■	FOUND 4"x4" CM PRM LB 8501
□	FOUND 4"x4" CM AS NOTED
○	FOUND NAIL & DISK AS NOTED
⊙	FOUND NAIL & DISK (LB 8501)
●	FOUND 5/8" IRON ROD & CAP LS4101
⦿	FOUND 1/2" IRON ROD LB 7545
⊖	SET NAIL & DISK (LB 8501)
⦿	SET 5/8" IRON ROD & CAP (LB 8501)
⊖	CONTROL/BENCHMARK AS DESCRIBED
⊖	CURB INLET CRATE
⊖	CATCH BASIN
⊖	STORM MANHOLE
⊖	SANITARY MANHOLE
⊖	SANITARY CLEANOUT
⊖	ELECTRIC MANHOLE
⊖	ELECTRIC METER
⊖	ELECTRIC RISER BOX
⊖	CABLE TELEVISION RISER BOX
⊖	TELEPHONE RISER BOX
⊖	IRRIGATION CONTROL VALVE
⊖	WATER METER
⊖	WATER VALVE
⊖	FIRE HYDRANT
⊖	CONCRETE UTILITY POLE
⊖	METAL UTILITY POLE
⊖	WOOD UTILITY POLE
⊖	UTILITY POLE GUY ANCHOR
⊖	LIGHT POLE
⊖	SIGN
—	LINE BREAK
—	FENCE LINE AS NOTED
—	OVERHEAD UTILITY LINE
—	TOP OF BANK
—	TOE OF SLOPE
—	EXISTING CONTOUR
—	SANITARY SEWER LINE
—	STORM DRAINAGE LINE
—	WATER LINE



FB/PG	DATE	DRAWN	REVISION	CKD

**DONLEY CONSULTING GROUP, LLC**  
 210 PARKTOWNE BOULEVARD, SUITE 1  
 EDGEWATER, FLORIDA 32132  
 PHONE: 407.947.4552  
 WWW.DONLEYCONSULTING.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8501

**A PORTION OF GOVERNMENT LOT 4,  
 IN SECTION 09, TOWNSHIP 2 SOUTH,  
 RANGE 35 EAST  
 BREVARD COUNTY, FLORIDA**

**BOUNDARY SURVEY for:  
 LINDE INC.**

FB/PG	FIELD DATE	PROJECT NO.	1 OF 1
BREVARD 3-27	10/23/24	1000.014	
DRAWING DATE	BY	APPROVED	SCALE
10/31/24	BWD	WDD	1" = 100'