

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

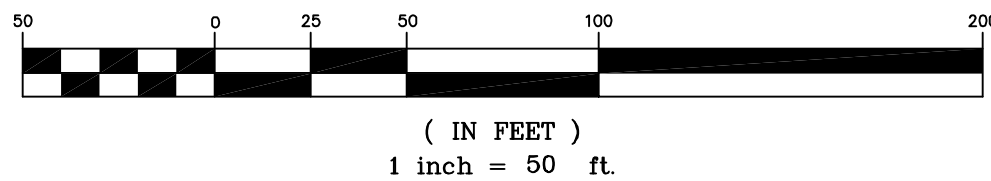
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	28.28'	N44°58'32"W
C2	77.43'	158.00'	28°04'44"	76.66'	N13°49'08"W
C3	32.74'	63.00'	29°46'19"	32.37'	N15°06'24"E
C4	44.69'	86.00'	29°46'19"	44.19'	N15°06'23"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°01'28"E	13.00'
L2	N00°01'28"E	15.00'
L3	N89°58'32"W	37.09'
L4	N27°51'30"W	68.52'

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2 AND RUN NORTH 89 DEGREES 59' 05" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 11' 12" EAST, A DISTANCE OF 217.01 FEET; THENCE NORTH 89 DEGREES 59' 05" WEST A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59' 05" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00 DEGREES 11' 12" WEST, A DISTANCE OF 161.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 192; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR CALLS: NORTH 89 DEGREES 33' 35" WEST, A DISTANCE OF 55.43 FEET; THENCE NORTH 89 DEGREES 58' 32" WEST, A DISTANCE OF 257.47 FEET; NORTH 00 DEGREES 01' 28" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 89 DEGREES 58' 32" WEST, A DISTANCE OF 242.33 FEET TO THE SOUTHEAST CORNER OF MEADOW LAKE SUBDIVISION PHASE ONE, AS RECORDED IN PLAT BOOK 43, PAGES 9-10, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID MEADOW LAKE SUBDIVISION PHASE ONE THE FOLLOWING TEN CALLS: NORTH 00 DEGREES 01' 28" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 90 DEGREES 00' 00"; THENCE FORM A TANGENT BEARING OF NORTH 89 DEGREES 58' 32" WEST, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 00 DEGREES 01' 28" EAST, A DISTANCE OF 131.38 FEET; THENCE NORTH 89 DEGREES 58' 32" WEST, A DISTANCE OF 37.09 FEET; THENCE NORTH 27 DEGREES 51' 30" WEST, A DISTANCE OF 68.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 158.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 04' 44"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 77.43 FEET; THENCE NORTH 00 DEGREES 13' 14" EAST, A DISTANCE OF 184.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 63.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 46' 19"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 32.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 86.00 FEET AND A CENTRAL ANGLE 29 DEGREES 46' 19"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.69 FEET; THENCE NORTH 00 DEGREES 13'14" EAST, A DISTANCE OF 177.53 FEET; THENCE SOUTH 89 DEGREES 58' 32" EAST ALONG THE SOUTH LINE OF SAID MEADOW LAKE SUBDIVISION PHASE ONE AND MEADOW LAKE SUBDIVISION PHASE TWO AS RECORDED IN PLAT BOOK 44, PAGE 21, OF THE PUBLIC RECORDS OF BREVARD COUNTY, A DISTANCE OF 823.68 FEET TO THE WEST RIGHT OF WAY LINE OF A 58' WIDE CANAL L-12 PER CRANE CREEK DRAINAGE DISTRICT; THENCE SOUTH 00 DEGREES 11' 12" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 589.09 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE

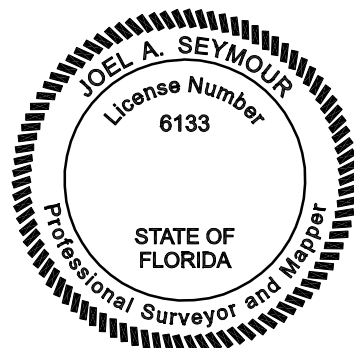


CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour Digitally signed by Joel A Seymour
Date: 2025.02.26 08:13:20 -05'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JED SCALE 1 INCH = 50 FEET



WEST NEW HAVEN AVENUE

(U.S. HIGHWAY 192)
PUBLIC R/W (WIDTH VARIES)

PAGE 1 OF 2

THIS SURVEY CONTAINS 2 PAGES. EACH PAGE IS NOT FULL OR COMPLETE WITHOUT THE OTHER. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON PAGE 1.

- LEGEND**
- A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT COMPANY
HPDE = HIGH DENSITY POLYETHYLENE
ID = IDENTIFICATION
IRF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

- NOTES:**
- BEARINGS BASED ON THE SOUTH LINE OF MEADOW LAKE SUBDIVISION PHASES ONE AND TWO BEING S89°58'32"E AS PER FURNISHED DESCRIPTION (SEE SKETCH)
 - ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY MONUMENT "BREVARD GPS 1091 HEINING" BEING AT AN ELEVATION OF 24.38 FEET NAVD 1988.
 - FLOOD ZONE "X", MAP No. 12009C05796 COMMUNITY No. 125092, FIRM INDEX DATE: JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
 - HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE SJ-17-6.003.
 - BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
 - ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
 - UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.
 - TOPOGRAPHIC DATA WAS ONLY COLLECTED FOR A PORTION OF THE SUBJECT PARCEL AS INDICATED ON PAGE 2.

JOB No. 44021
FB 25-1-17
2-28-36/3890NEWHAVEN

CERTIFIED TO:
BOINFACE AND COMPANY

BOUNDARY AND TOPOGRAPHIC SURVEY	DATE: 2/21/25

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

MEADOW LAKE SUBDIVISION PHASE ONE
PB 43, PAGES 9-10

MEADOW LAKE SUBDIVISION PHASE TWO
PB 44, PAGES 20-21

S 89°58'32" E 823.68'

30' DRAINAGE ESMT
(ORB 3887, PAGE 3104)

TAX PARCEL ID: 28-36-02-00-1
CONTAINING 13.37± ACRES

SITE BM "A"
IRS "KSI-TRAV"
ELEV=24.79 FEET
NAVD 1988

SITE BM "B"
IRS "KSI-TRAV"
ELEV=25.94 FEET
NAVD 1988

1 STORY BLDG
No. 3890

LAMP
POST (TYP)

CLEANOUT

CATCH BASIN
TOP=24.51

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.52

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

CATCH BASIN
TOP=24.50

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	31.42'	20.00'	90°00'00"	28.28'	N44°58'32"W
C2	77.43'	158.00'	28°04'44"	76.66'	N13°49'00"W
C3	32.74'	63.00'	59°46'19"	32.37'	N15°06'24"E
C4	44.69'	86.00'	29°46'19"	44.19'	N15°06'23"E

LINE	BEARING	LENGTH
L1	N00°01'28"E	13.00'
L2	N00°01'28"E	15.00'
L3	N89°58'32"W	37.09'
L4	N27°51'30"W	68.52'

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
C = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FPL&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNC = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

INDICATES OAK TREE
WITH DIAMETER (TYP)

INDICATES PALM TREE
WITH DIAMETER (TYP)

INDICATES CEDAR TREE
WITH DIAMETER (TYP)

EXISTING GRADE ELEVATION

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

PAGE 2 OF 2

THIS SURVEY CONTAINS 2 PAGES. EACH PAGE IS NOT FULL OR COMPLETE WITHOUT THE OTHER. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON PAGE 1.

DRAWN BY: JED

SCALE 1 INCH = 20 FEET