BOUNDARY SURVEY

LEGAL DESCRIPTION:
BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF U.S HIGHWAY NO 1 AND THE SOUTHERLY LINE OF GRANTLINE ROAD AS SHOWN ON PLAT OF INDIAN RIVER PLANTATION ESTATES ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 73, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; FROM SAID POINT RUN SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF U S, HIGHWAY NO 1 A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 400 FEET; RUN THENCE WESTERLY PARALLEL TO THE CENTER LINE OF THE AFORESAID GRANTLINE ROAD 366.99 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF LAWRENCE ROAD AS SHOWN ON THE AFORESAID PLAT; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 400 FEET; THENCE RUN EASTERLY PARALLEL TO THE CENTER LINE OF GRANTLINE ROAD A DISTANCE OF 366.99 FEET MORE OR LESS TO THE POINT OF BEGINNING. TOGETHER WITH THAT VACATED PORTION OF HARDEE DRIVE LYING WEST OF US HIGHWAY NO. 1.

LESS AND EXCEPTING THEREFROM THAT PART OF SAID PROPERTY LYING WITHIN THE RIGHT OF WAY OF LAWRENCE ROAD AS SHOWN ON THE AFORESAID PLAT. SAID PROPERTY LYING AND BEING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

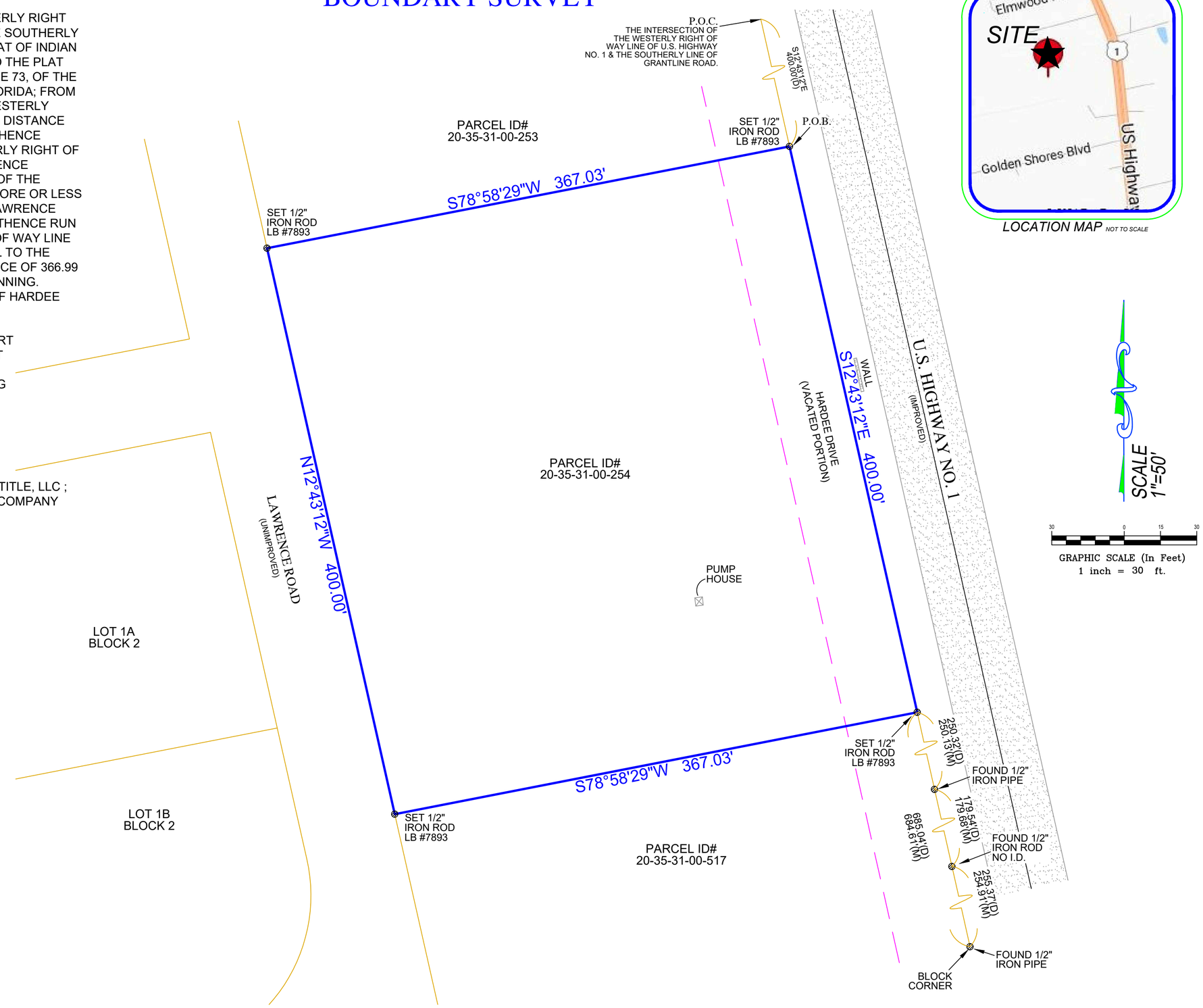
CERTIFIED TO:
STILL FLORIDA PROPERTIES LLC; DOCKSIDE TITLE, LLC ;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 125092
PANEL:0105
SUFFIX: H
F.I.R.M. DATE:
FLOOD ZONE: A/X

FIELD WORK: 7-10-2024

PROPERTY ADDRESS:
4150 U.S. 1
MIMS, FL 32754

SURVEY NUMBER: 643457
CLIENT FILE NUMBER: 24-1671



LOCATION MAP NOT TO SCALE

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LAWS OF THE STATE OF FLORIDA CONSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO RESONABLE USE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.A.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(A)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.A.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

= CATCH BASIN	= MISC. FENCE
= CENTERLINE ROAD	= PROPERTY CORNER
= COVERED AREA	= UTILITY BOX
= EXISTING ELEVATION	= UTILITY POLE
= HYDRANT	= WATER METER
= MANHOLE	= WELL
= METAL FENCE	= WOOD FENCE

SURVEY NOTES
THERE ARE NO VISIBLE ENCROACHMENTS AT TIME OF SURVEY.

BASIS OF BEARING: S12°43'12"E

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth J Osborne
Digitally signed by Kenneth J Osborne
Date: 2024.07.11 09:21:24 -04'00'

STATE OF FLORIDA
No. 6415
KENNETH J OSBORNE
CERTIFICATE OF AUTHORITY
LB #7893
PROFESSIONAL SURVEYOR & MAPPER