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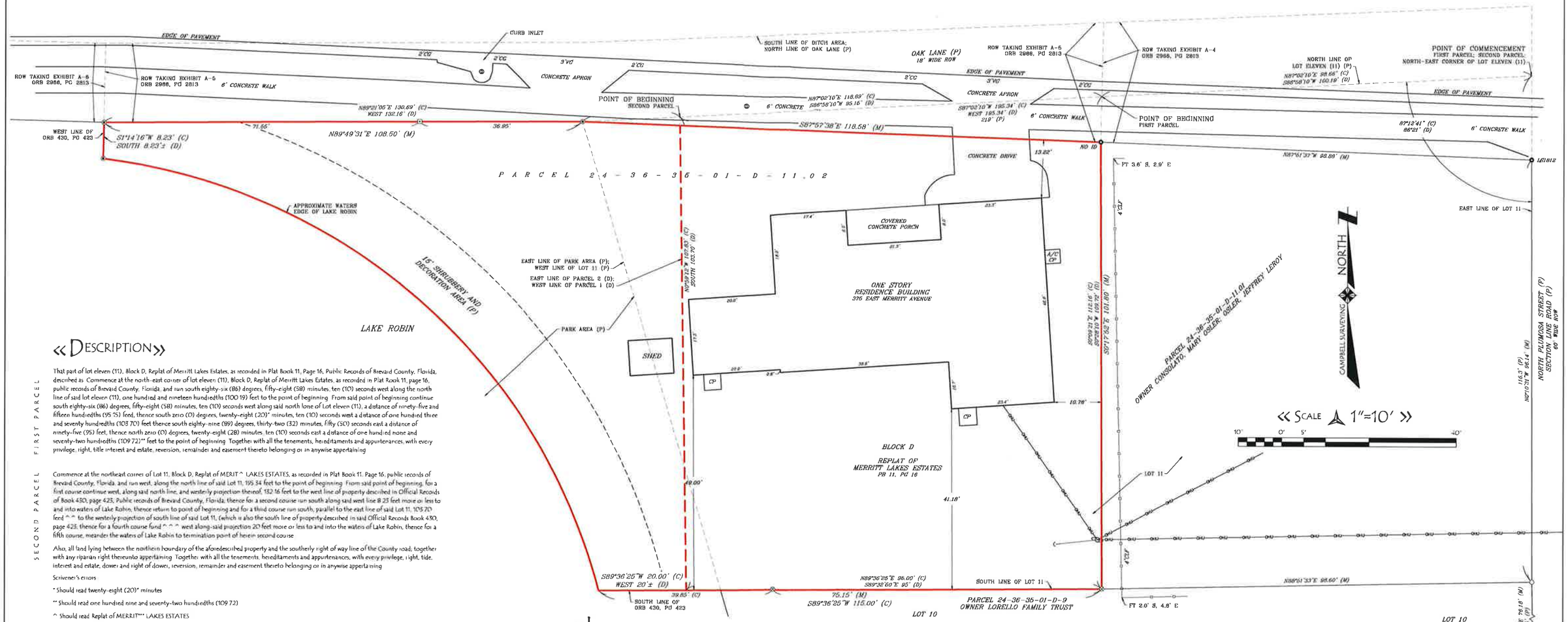
BOUNDARY SURVEY

IN A PORTION OF SECTION 35,

TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



SECOND PARCEL FIRST PARCEL

« DESCRIPTION »

That part of lot eleven (11), Block D, Replat of Merritt Lakes Estates, as recorded in Plat Book 11, Page 16, Public Records of Brevard County, Florida, described as Commence at the north-east corner of lot eleven (11), Block D, Replat of Merritt Lakes Estates, as recorded in Plat Book 11, page 16, public records of Brevard County, Florida, and run south eighty-six (86) degrees, fifty-eight (58) minutes, ten (10) seconds west along the north line of said lot eleven (11), one hundred and nineteen hundredths (100.19) feet to the point of beginning. From said point of beginning continue south eighty-six (86) degrees, fifty-eight (58) minutes, ten (10) seconds west along said north lone of Lot eleven (11), a distance of ninety-five and fifteen hundredths (95.15) feet, thence south zero (0) degrees, twenty-eight (20)* minutes, ten (10) seconds west a distance of one hundred three and seventy hundredths (103.70) feet thence south eighty-nine (89) degrees, thirty-two (32) minutes, fifty (50) seconds east a distance of ninety-five (95) feet, thence north zero (0) degrees, twenty-eight (28) minutes, ten (10) seconds east a distance of one hundred none and seventy-two hundredths (109.72)** feet to the point of beginning. Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining

Commence at the northeast corner of Lot 11, Block D, Replat of MERIT^ LAKES ESTATES, as recorded in Plat Book 11, Page 16, public records of Brevard County, Florida, and run west, along the north line of said Lot 11, 195.34 feet to the point of beginning. From said point of beginning, for a first course continue west, along said north line, and westerly projection thereof, 132.16 feet to the west line of property described in Official Records of Book 430, page 423, Public records of Brevard County, Florida; thence for a second course run south along said west line 8.23 feet more or less to and into waters of Lake Robin; thence return to point of beginning and for a third course run south, parallel to the east line of said Lot 11, 105.70 feed ^^ to the westerly projection of south line of said Lot 11, (which is also the south line of property described in said Official Records Book 430, page 423; thence for a fourth course fond ^^^ west along-said projection 20 feet more or less to and into the waters of Lake Robin, thence for a fifth course, meander the waters of Lake Robin to termination point of herein second course

Also, all land lying between the northern boundary of the aforedescribed property and the southerly right of way line of the County road; together with any riparian right thereunto appertaining. Together with all the tenements, hereditaments and appurtenances, with every privilege, right, tide, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining

Scrivener's errors

* Should read twenty-eight (20)* minutes

** Should read one hundred nine and seventy-two hundredths (109.72)

^ Should read Replat of MERRIT*** LAKES ESTATES

^^ Should read feet

^^^ Should read run

« SURVEYOR'S NOTES »

1. The intended purpose of this Boundary Survey is to show existing boundary conditions and site plan
2. This survey was performed withpout the benefit of updated title search information. There may be easements and matters of record affecting this site in the publuic records
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. This drawing is not valid unless bearing an original signature and embossed land surveyors seal
8. Bearings shown hereon are based on the North line of subject site having a bearing of S87°57'38"E, as located using Global Positioning Systems
9. The description shown hereon is from the Brevard County Property Appraiser, however, the subject site description does not include the right of way takings shown hereon

« LEGEND & ABBREVIATIONS »

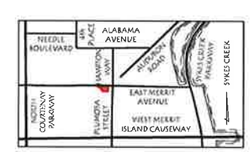
- FOUND 1/2" IRON ROD WITH DESCRIPTION
- FOUND 3/4" IRON PIPE, NO ID
- FOUND 4"X4" CONCRETE MONUMENT, NO ID
- FOUND 5/8" IRON ROD, NO ID
- SET NAIL AND DISK, LB7978
- DMH DRAINAGE MANHOLE
- UP UTILITY POLE WITH GUY WIRE

A/C	AIR CONDITIONER
(C)	CALCULATED INFORMATION
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
CG	CURB AND GUTTER
(D)	DESCRIBED INFORMATION
EL	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FT	FENCE TIE
(F)	FIELD INFORMATION
FIRM	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED INFORMATION
ORB	OFFICIAL RECORDS BOOK
OHU	OVERHEAD UTILITY LINE
PG	PAGE OR PAGES
PB	PLAT BOOK
(P)	PLAT INFORMATION
ROW	RIGHT OF WAY
VG	VALLEY GUTTER

« FEMA FLOOD »

FOR INFORMATION ONLY

The surveyor no longer certifies the FEMA Flood Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, the surveyor feels that the subject parcel appears to be in FIRM Zone "AE" (EL 4), special flood hazard hazard area, base flood elevation determined, from Community Panel No. 12009C0427H dated 1/29/2021



« LOCATION MAP »

SCALE: 1" = 1000'±

JOHN R. Campbell Surveying LLC

LICENSED Business #7978

115 Alma Blvd., Suite 102 / Mailing Address: P.O. Box 541866

Merritt Island, FL 32954 Phone: (321) 507.4811

Docusigned by: John Campbell 4/29/2021 9:47 AM EDT

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

JOHN R CAMPBELL

PROFESSIONAL SURVEYOR & MAPPER # 2351

STATE OF FLORIDA

Boundary Survey

PREPARED FOR AND CERTIFIED TO:

PAULA L. HERRON & CLAUDIA VOLLAND

ADDRESS: 375 East Merritt Avenue, Merritt Island, FL 32953

DWG. NAME: 2021-0553.DWG	SCALE: 1" = 10'	SECTION 35
PROJECT No: 2021-053	DRAWN BY: DASH	TOWNSHIP 24 SOUTH
	DATE: 9-29-2021	RANGE 36 EAST

REVISIONS	DATE	DESCRIPTION