

# ALTA/NSPS Land Title Survey

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13 and 14 of Table A hereof. The field work was completed on 2/1/23.



ADDRESS  
0 Bovis Road  
Merritt Island, FL 32953

LINE	BEARING	DISTANCE
L1	S 15°30'37" E	11.22'
L2	S 15°30'37" E	3.65'
L3	S 70°10'17" W	34.96'
L4	S 34°32'46" W	43.75'
L5	N 00°09'23" W	50.84'
L6	N 89°29'07" E	56.99'

LINE	BEARING	DISTANCE
L7	S 76°23'32" W	29.16'
L8	N 07°36'13" W	31.05'
L9	N 21°28'28" E	34.96'
L10	S 94°41'43" E	20.73'
L11	S 02°12'53" E	46.03'

LINE	BEARING	DISTANCE
L12	S 74°30'09" W	30.67'
L13	N 27°37'45" W	38.04'
L14	S 24°19'40" W	43.75'
L15	N 70°45'27" W	23.11'
L16	N 01°34'05" W	29.20'
L17	N 05°43'18" W	38.35'
L18	N 23°45'01" E	19.15'
L19	N 38°48'34" E	20.89'
L20	S 29°25'11" E	45.76'
L21	N 89°45'00" E	31.13'
L22	N 85°23'15" E	32.03'
L23	S 73°48'17" E	22.99'
L24	S 12°57'48" W	75.92'

WETLAND AREA # (W-1) CONTAINS 20.03 ACRES  
WETLAND AREA # (W-2) CONTAINS 88.04 ACRES  
WETLAND AREA # (W-3) CONTAINS 43.2 ACRES

LEGEND:  
○ = OAK TREE  
● = PALM TREE  
⊙ = MAPLE TREE  
⊙ = PINE TREE  
⊙ = SPANISH BEECH TREE

5.0' ± SPOT ELEVATION (TYPICAL)

☆ = WETLAND FLAG AS FOUND IN FIELD AND DESCRIBED AS NOTED

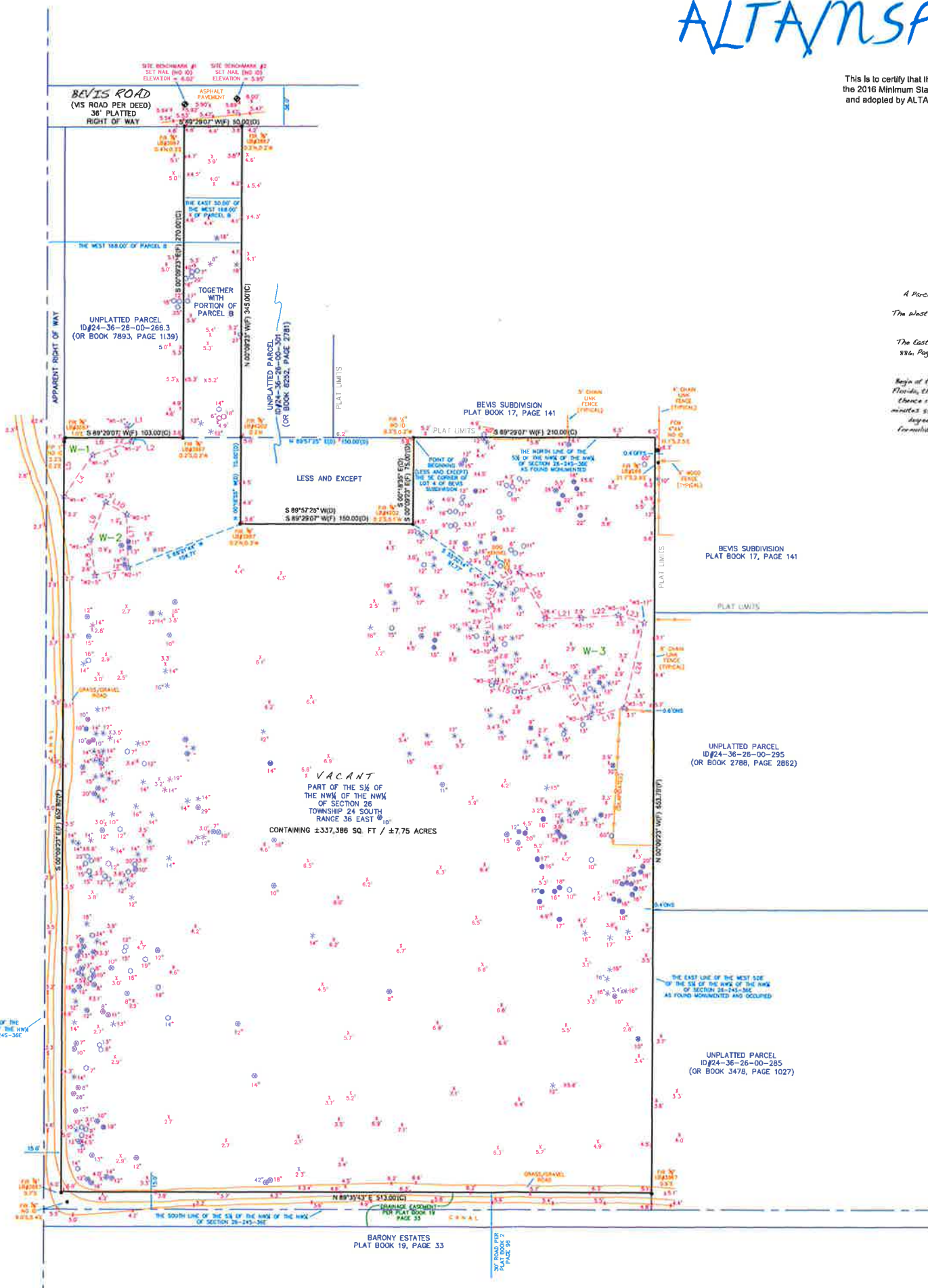
WETLAND FLAGS SET BY BIO-TECH CONSULTING INC. PROJECT # 474-48, 1/24/2023

ELEVATION INFORMATION DERIVED FROM NGS BENCHMARK "AC2201" HAVING AN ELEVATION OF 8.88 (NAVD85/88).

**LEGEND**

CC = Covered Concrete  
ID = Identification  
LB = Limestone Business  
FR = Found Iron Nail  
C/S = Concrete Sign  
L = Level  
R = Radius  
OP = Offset  
C/C = Calculated Dimension  
D = Detail  
OR Book = Official Record Book  
SP = 3/4" x 1/4" Iron Rod w/ Cap LB#77M  
CSP = Covered Brick Powers  
FDS = Found Concrete Foundation  
ECC = Screen Enclosed Covered Concrete  
FMS = Found Metal in Dirt  
SMBD = Set Nail & Dmk LB#7788  
SMB = Brick Powers  
CSD = Covered Wood Deck  
MS = Mismatch End Section  
MCF = No Gauge Set or Found  
W = Water Valve  
S = Sapling Area

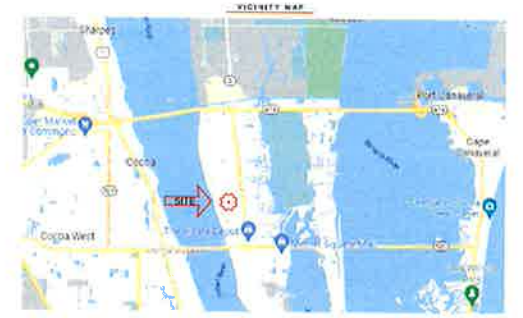
PG = Page  
E = Electric Box  
W = Water Meter  
L = Light Pole  
T = Telephone Pole  
P = Post Equipment  
D = Drive  
O = Office  
P = Pole Pole  
O = Overhead Utilities  
R = Rail



**Legal Description (per OR Book 8936, Page 2633)**

A Parcel of land lying in the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:  
The West 529 feet of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 24 South, Range 36 East, of the Public Records of Brevard County, Florida.

Together with:  
The East 10.00 feet of the West 120.00 feet of Parcel B on said plat, as recorded in Official Records Book 886, Page 559, as recorded in the Public Records of Brevard County, Florida, herein granting access from the VES Road to and from the frontage on less than 50 feet of right angle measure, LESS AND EXCEPT:  
Begin of the Southwest corner of Lot 4 of Bevis Subdivision as recorded in the Official Records of Brevard County, Florida, thence from said Point of Beginning run South 00 degrees 00 minutes 35 seconds East a distance of 25 feet thence run South 88 degrees 58 minutes 35 seconds West a distance of 100 feet, thence run North 00 degrees 00 minutes 35 seconds West a distance of 25 feet to the North line of the aforementioned Parcel, thence run North 88 degrees 58 minutes 35 seconds East a distance of 100 feet to the Point of Beginning said course closing and forming a split with Generosity from aforementioned Parcel 286 known as and described in Official Records Book 886, Page 558, Public Records of Brevard County, Florida.



JOB #:	VLSR23-65310
CLIENT #:	20-17475
FIELD DATE:	10/24/20
CREW:	JW
DRAFTER:	DF
APPROVED:	JEW
SCALE:	1" = 50'

Borrower's Acknowledgment and Acceptance

Borrower's Acknowledgment and Acceptance

NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13 AND 14 OF TABLE A HEREOF.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES.

4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS WHICH MAY BE SHOWN OR NOTED ON THE RECORD PLAT AND WITHIN THE PUBLIC RECORDS OF THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THIS SURVEY ONLY DEPICTS SURVEY RELATED INFORMATION SUCH AS EASEMENTS AND SETBACKS THAT ARE SHOWN ON A RECORD PLAT OR HAVE BEEN FURNISHED TO THE SURVEYOR.

5. BUILDING LINES AND DIMENSIONS FOR IMPROVEMENTS SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

VISION LAND

DATE: 2/1/23

SCALE: 1" = 50'