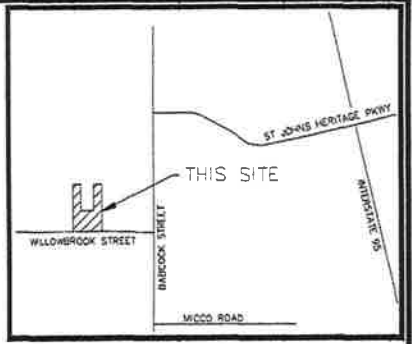


ABBREVIATIONS:
 LD LICENSED BUSINESS
 B.C.R. BREVARD COUNTY RECORDS
 U.R.D. OFFICIAL RECORDS BOOK
 P.D. PLAT BOOK
 PG. PAGE
 PSM PROFESSIONAL SURVEYOR AND MAPPER

LEGAL DESCRIPTION:
PROPERTY 1:
 LOTS 32 AND 41, SUNSHINE GROVE, UNIT 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGES 71 AND 70, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
PROPERTY 2:
 LOTS 33 AND 34, UNIT 3, "PLOT PLANS OF SUNSHINE GROVE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 70, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
PROPERTY 3:
 LOTS 39 AND 40, UNIT 3, "PLOT PLANS OF SUNSHINE GROVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 78, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
PROPERTY 4:
 LOTS 53 THROUGH 62, UNIT 3, "SUNSHINE GROVES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 78, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



VICINITY MAP
(NOT TO SCALE)

SURVEY NOTES:

1. MONUMENTS (W/AF FOUND OR SET AT ALL BOUNDARY CORNERS AS SHOWN HEREON.
2. LANDS SHOWN HEREON WERE SURVEYED BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SUBJECT TO SUCH STATE OF FACTS THAT AN ACCURATE ABSTRACT OF TITLE MIGHT DISCLOSE.
3. SURVEY DATA COLLECTED AND RESULTING CAD FILES WERE REVISIONED AND PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PER SECTION 472.02, FLORIDA STATUTES.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE VERIFIED DIGITAL SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
7. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF.
8. GRID COORDINATES AND IMPROVEMENTS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(11)) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) METHODS UTILIZING THE FDOT PERMANENT REFERENCE NETWORK. COORDINATES SHOWN HEREON WERE LOCATED WITH REDUNDANT MEASUREMENTS.
9. CERTIFICATION IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION AND THAT IT IS NOT A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED.
10. BEARINGS SHOWN HEREON ARE BASED ON A REFERENCE BEARING OF NORTH 89°23'59" EAST ON THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 37 EAST.
11. LEGAL DESCRIPTION OF RECORD SHOWN HEREON IS PER THE INSTRUMENT OF RECORD IN OFFICIAL RECORDS BOOK 7930, PAGE 1151, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CERTIFIED TO:
 I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREOF DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNLESS INDICATED OTHERWISE ON JUNE 12, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 51-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.001.

DATE OF PLAT OR MAP: JUNE 12, 2024
 Reason: I attest to the accuracy and integrity of this document.
Michael Ross, PSM
 Date: 2024.06.12 15:23:04'00"
 MICHAEL ROSS, PSM
 STATE OF FLORIDA I.D. 6622

DATE	REVISION	BY	FIELD BY	PROJECT NO.	24064.00	SURVEYOR'S SEAL
			FIELD RECORDS	SCALE	1" = 100'	BOUNDARY SURVEY LOTS 32-34, 39-41, AND 53-62 UNIT 3 OF THE PLOT PLAN OF SUNSHINE GROVE BREVARD COUNTY, FLORIDA
			PAGE(S)	DATE OF LAST FIELDWORK	06/06/2024	
			DRAWN BY	DATE OF MAP	06/12/2024	
			CHECKED BY			

