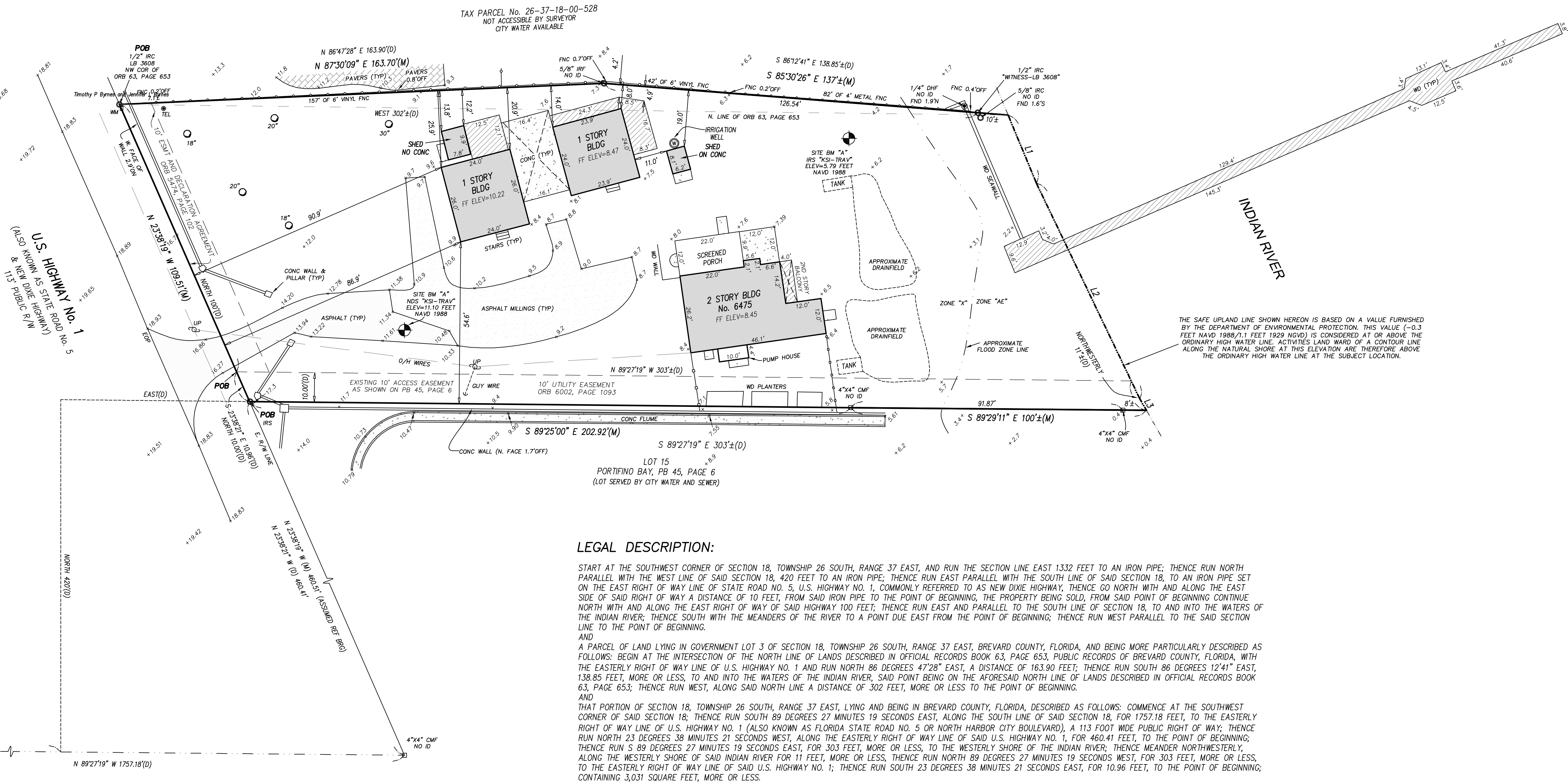


# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LINE	BEARING	LENGTH
L1	S22°34'52"E	24.91'
L2	S25°36'10"E	80.78'
L3	S29°48'21"E	4.43'



THE SAFE UPLAND LINE SHOWN HEREON IS BASED ON A VALIE FURNISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS VALUE (-0.3 FEET NAVD 1988/1.1 FEET 1929 NGVD) IS CONSIDERED AT OR ABOVE THE ORDINARY HIGH WATER LINE. ACTIVITIES LAND WARD OF A CONTOUR LINE ALONG THE NATURAL SHORE AT THIS ELEVATION ARE THEREFORE ABOVE THE ORDINARY HIGH WATER LINE AT THE SUBJECT LOCATION.

### LEGAL DESCRIPTION:

START AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, AND RUN THE SECTION LINE EAST 1332 FEET TO AN IRON PIPE; THENCE RUN NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 18, 420 FEET TO AN IRON PIPE; THENCE RUN EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18, TO AN IRON PIPE SET ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, U.S. HIGHWAY NO. 1, COMMONLY REFERRED TO AS NEW DIXIE HIGHWAY; THENCE GO NORTH WITH AND ALONG THE EAST SIDE OF SAID RIGHT OF WAY A DISTANCE OF 10 FEET, FROM SAID IRON PIPE TO THE POINT OF BEGINNING, THE PROPERTY BEING SOLD, FROM SAID POINT OF BEGINNING CONTINUE NORTH WITH AND ALONG THE EAST RIGHT OF WAY OF SAID HIGHWAY 100 FEET; THENCE RUN EAST AND PARALLEL TO THE SOUTH LINE OF SECTION 18, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE SOUTH WITH THE MEANDERS OF THE RIVER TO A POINT DUE EAST FROM THE POINT OF BEGINNING; THENCE RUN WEST PARALLEL TO THE SAID SECTION LINE TO THE POINT OF BEGINNING.

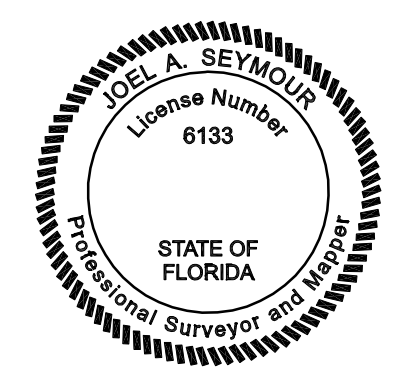
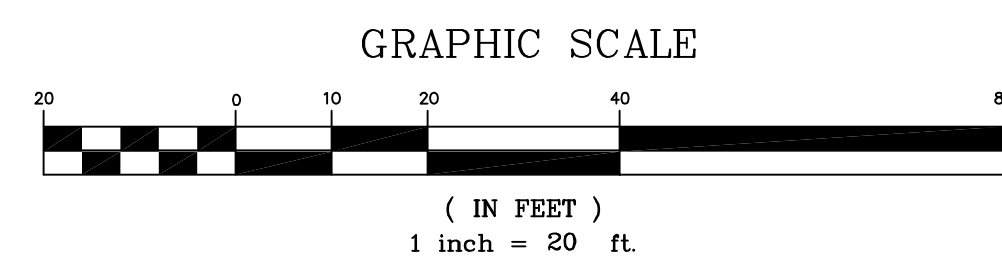
AND

A PARCEL OF LAND LYING IN GOVERNMENT LOT 3 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 63, PAGE 653, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND RUN NORTH 86 DEGREES 47'28" EAST, A DISTANCE OF 163.90 FEET; THENCE RUN SOUTH 86 DEGREES 12'41" EAST, 138.85 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER, SAID POINT BEING ON THE AFORESAID NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 63, PAGE 653; THENCE RUN WEST, ALONG SAID NORTH LINE A DISTANCE OF 302 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND

THAT PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, FOR 1757.18 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (ALSO KNOWN AS FLORIDA STATE ROAD NO. 5 OR NORTH HARBOR CITY BOULEVARD), A 113 FOOT WIDE PUBLIC RIGHT OF WAY; THENCE RUN NORTH 23 DEGREES 38 MINUTES 21 SECONDS WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1, FOR 460.41 FEET, TO THE POINT OF BEGINNING; THENCE RUN S 89 DEGREES 27 MINUTES 19 SECONDS EAST, FOR 303 FEET, MORE OR LESS, TO THE WESTERLY SHORE OF THE INDIAN RIVER; THENCE MEANDER NORTHWESTERLY, ALONG THE WESTERLY SHORE OF SAID INDIAN RIVER FOR 11 FEET, MORE OR LESS, THENCE RUN NORTH 89 DEGREES 27 MINUTES 19 SECONDS WEST, FOR 303 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE RUN SOUTH 23 DEGREES 38 MINUTES 21 SECONDS EAST, FOR 10.96 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,031 SQUARE FEET, MORE OR LESS.

ALSO BEING DESCRIBED AS: THE NORTH 10 FEET OF THE SOUTH 430 FEET OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, LYING BETWEEN AND ADJACENT TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY NO. 1 AND THE WEST SHORE OF THE INDIAN RIVER IN BREVARD COUNTY, FLORIDA, CONTAINING 3,031 SQUARE FEET, MORE OR LESS.



**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.

Digitally signed by Joel A Seymour  
Date: 2024.08.28 08:07:22 -04'00'

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

DRAWN BY: JED/JL SCALE 1 INCH = 20 FEET

**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  
EQP = EDGE OF PAVEMENT  
ESMT = EASEMENT  
FB = FIELD BOOK  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
FF = FINISHED FLOOR  
FNC = FENCE

FND = FOUND  
FPLB = 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"  
LS = LICENSED BUSINESS NUMBER  
LS (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR  
LB = LICENSED BUSINESS NUMBER  
(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 EASEMENT  
R = RADIUS  
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  
WI-OR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"  
WM = WATER METER  
XCF = CROSS CUT FOUND

**NOTES:**

- BEARINGS BASED ON THE E. R/W LINE BEING N 23°38'19" W AS PER ASSUMED DATUM (SEE SKETCH)
- ELEVATIONS BASED ON BREVARD COUNTY BENCHMARK Q 229 BEING AN ELEVATION OF 24.51 FEET NAVD 1988
- FLOOD ZONE "X" AND "AE" MAP NO. 1200000100H COMMUNITY NO. 120002 FROM INDEX DATED 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 5J-17-8.003
- 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 OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 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.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. STP-34816T, DATED 7/26/24. SURVEY RELATED EXCEPTIONS HAVE BEEN NOTED AND/OR PLOTTED HEREON.

**CERTIFIED TO:**  
Jorge Roberto Tabush & Olga Carolina Tabush  
State Title Partners, LLP  
Bennett Engineering & Consulting, LLC  
Christopher Burton Homes, Inc.

BOUNDARY & TOPOGRAPHIC	DATE: 8/19/24	JOB No. 43678
ADDED SEPTICS	DATE: 8/27/24	FB 24-2-65
		18-26-37/6475UST

**Kane Surveying, Inc.**  
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