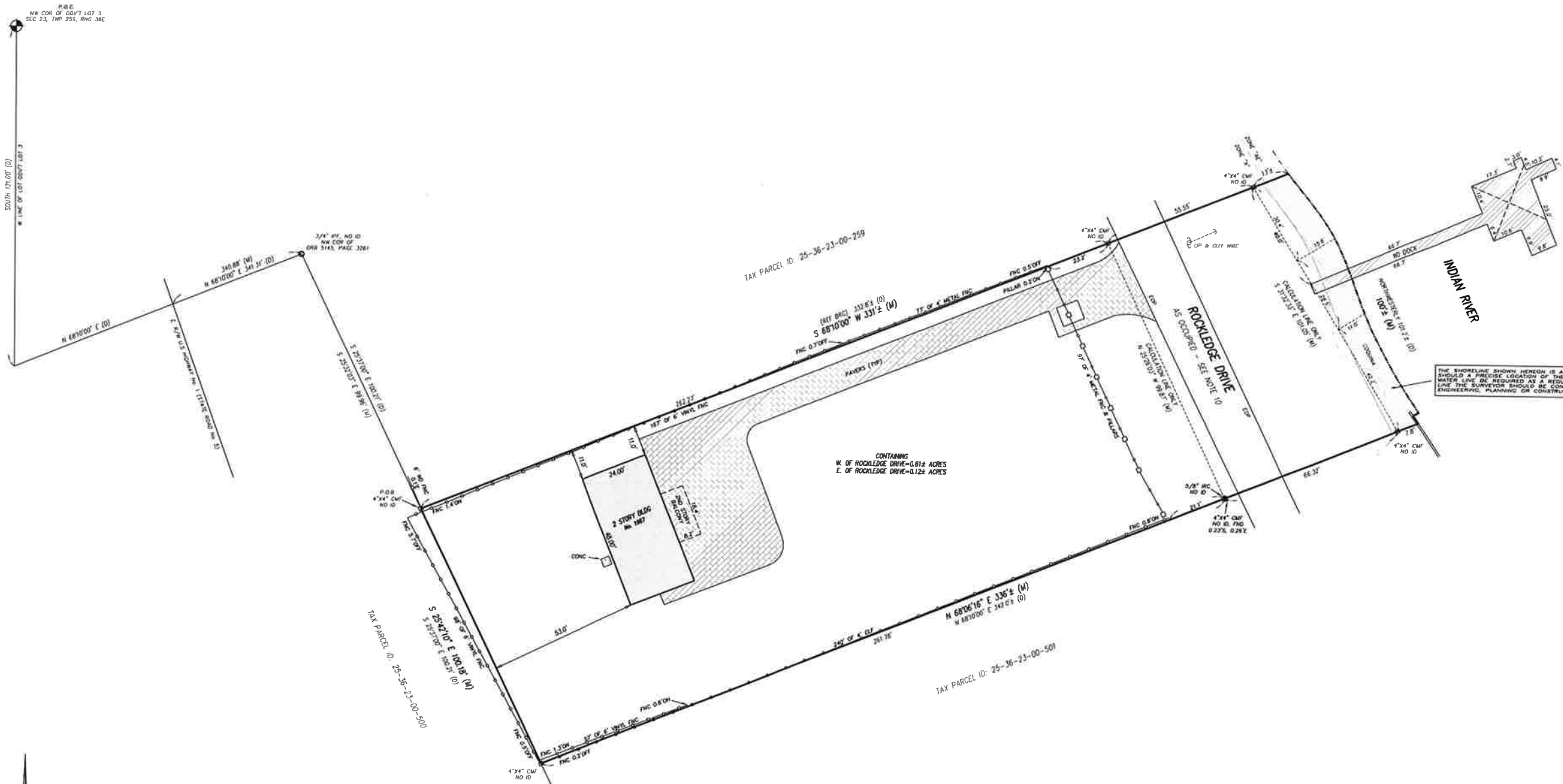


MAP OF BOUNDARY SURVEY



- LEGEND**
- A = ARC
 - A/C = AIR CONDITIONER
 - BFE = BASE FLOOD ELEVATION
 - BLDG = BUILDING
 - BLK = BLOCK
 - BM = BENCHMARK
 - BRS = BEARING
 - (C) = CALCULATED
 - CAV = CABLE TELEVISION
 - CBS = CONCRETE BLOCK STRUCTURE
 - C/L = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CMF = CONCRETE MONUMENT FOUND
 - CONC = CONCRETE
 - COR = CORNER
 - (D) = DEED
 - DB = DEED BOOK
 - DA = DELTA ANGLE
 - ELEC = ELECTRIC
 - ELEV = ELEVATION
 - ENC = ENCROACHMENT
 - EDP = EDGE OF PAVEMENT
 - FSMT = FASMENT
 - FB = FIELD BOOK
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FF = FINISHED FLOOR
 - FNC = FENCE
 - FND = FOUND
 - FPAL = 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"
 - LB = LICENSED BUSINESS NUMBER
 - LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
 - (M) = MEASURED
 - MAFL = MEAN ANNUAL FLOOD LINE
 - MSF = NAIL & DISK FOUND
 - NOS = 1 1/4" NAIL & DISK SET "LB 7838"
 - NOVD = NATIONAL GEODETIC VERTICAL DATUM
 - NO = NUMBER
 - OD/A = OVERHEAD
 - ORB = OFFICIAL RECORDS BOOK
 - O/S = OFFSET
 - (P) = PLAT
 - PB = PLAT BOOK
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PCP = PERMANENT CORNER 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 & GRASSHOLE EASEMENT
 - FUE = PUBLIC UTILITY EASEMENT
 - RI = RADIUS
 - REF = REFERENCE
 - RNG = RANGE
 - R/W = RIGHT OF WAY
 - SEC = SECTION
 - SFHA = SPECIAL FLOOD HAZARD AREAS
 - TEL = TELEPHONE RISER
 - TWP = TOWNSHIP
 - TYP = TYPICAL POLE
 - UP = UTILITY POLE
 - W = WOOD
 - W/COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
 - WM = WATER METER
 - XCF = CROSS CUT FOUND

- NOTES:**
1. BEARINGS BASED ON THE N. LINE OF PARCEL BEING S 68°10'00" W AS PER DEED (SEE SKETCH)
 2. ELEVATIONS BASED ON _____
 3. FLOOD ZONE "C" & "AE" MAP NO. 120900437N COMMUNITY NO. 120902, JANUARY 28, 2001. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
 4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 54-17-8.003
 5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL UNDATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
 8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
 9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.
 10. ROCKLEDGE DRIVE IS A PRESCRIPTIVE PUBLIC RIGHT OF WAY FOR THE PURPOSE OF THIS SURVEY, THE LIMIT OF ROCKLEDGE DRIVE IS THAT AREA THAT HAS BEEN PAVED AND MAINTAINED.

CERTIFIED TO:
ROBERT MATTHIAS

BOUNDARY	DATE: 2/24/21	JOB NO. 34043
		FB 21-1-12
		23-25-36/1967ROCK

LEGAL DESCRIPTION:

(ORB 5424, PAGE 7754)
A PARCEL OF LAND LYING IN GOVERNMENT LOTS 2 & 3, SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AS PREVIOUSLY DESCRIBED IN DEED BOOK 363, PAGE 116 TOGETHER WITH OFFICIAL RECORDS BOOK 1238, PAGE 162 AND OFFICIAL RECORDS BOOK 1525, PAGE 395 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, IN SAID SECTION 23, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, IN SAID SECTION 23, THENCE RUN SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 121.00 FEET; THENCE RUN N 68°10'00" E TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5); THENCE CONTINUE N 68°10'00" E, A DISTANCE OF 341.31 FEET; THENCE RUN S 25°37'00" E, A DISTANCE OF 100.21 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE S 25°37'00" E, A DISTANCE OF 100.21 FEET; THENCE RUN N 68°10'00" E, A DISTANCE OF 342.0 +/- FEET TO AND INTO THE WATER'S OF THE INDIAN RIVER; THENCE RUN NORTHWESTERLY ALONG THE WATER'S EDGE OF SAID INDIAN RIVER A DISTANCE OF 101.2 +/- FEET; THENCE RUN S 68°10'00" W, A DISTANCE OF 332.8 +/- FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS IN THE INDIAN RIVER PERTAINING TO SAID LANDS, SUBJECT, HOWEVER, TO THE RIGHT-OF-WAY OF ROCKLEDGE DRIVE.

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour
Digitally signed by Joel A Seymour
Date: 2024.12.05 09:04:13 -05'00'

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

DRAWN BY: JL SCALE 1 INCH = 20 FEET

