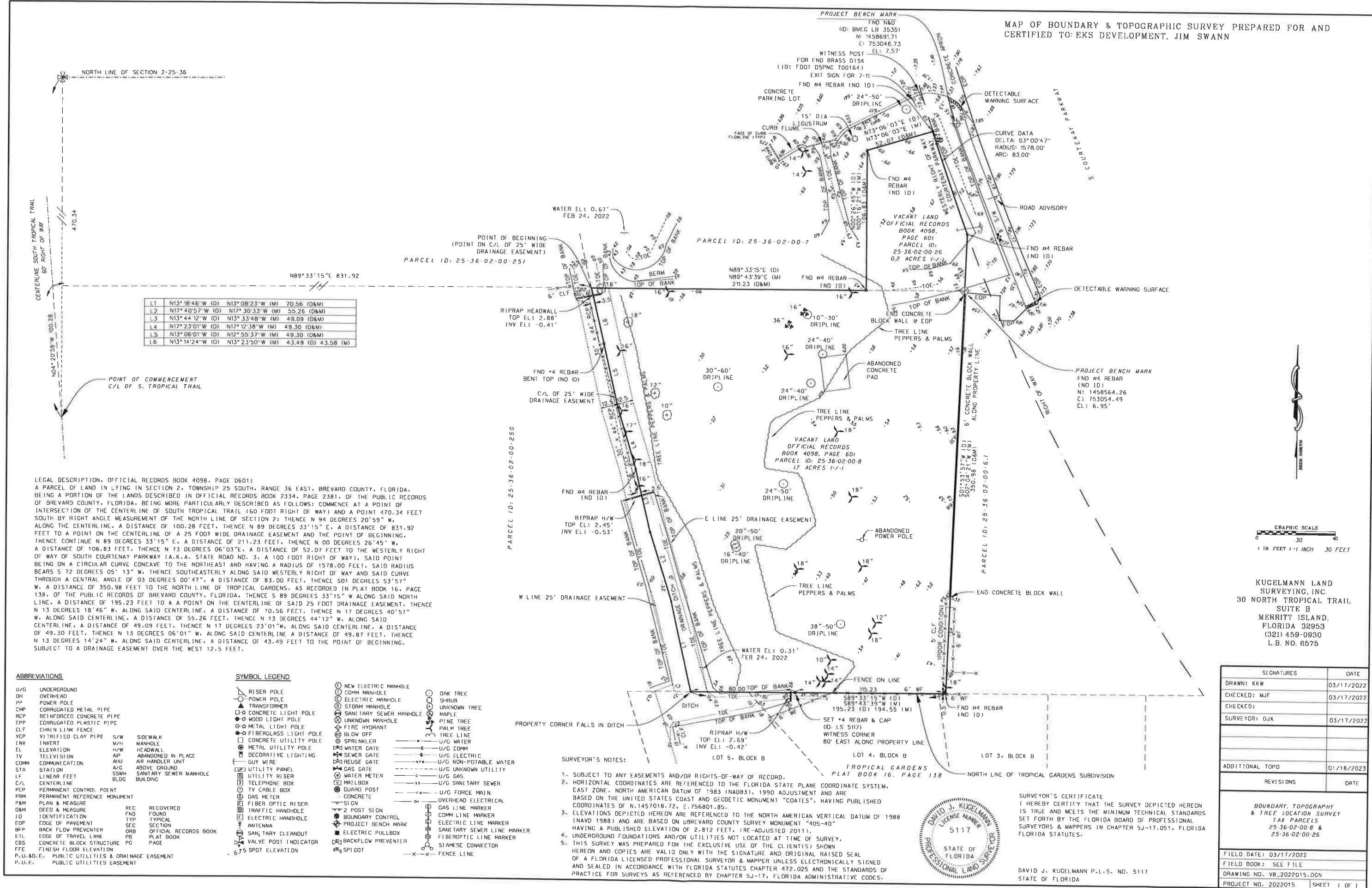


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR AND CERTIFIED TO: EKS DEVELOPMENT, JIM SWANN



L1	N13°18'46"W (D)	N13°08'23"W (M)	70.56 (D&M)
L2	N17°40'57"W (D)	N17°30'33"W (M)	55.26 (D&M)
L3	N13°44'12"W (D)	N13°33'48"W (M)	49.09 (D&M)
L4	N17°23'01"W (D)	N17°12'38"W (M)	49.30 (D&M)
L5	N13°06'01"W (D)	N12°55'37"W (M)	49.30 (D&M)
L6	N13°14'24"W (D)	N13°23'50"W (M)	43.49 (D) 43.58 (M)

LEGAL DESCRIPTION, OFFICIAL RECORDS BOOK 4098, PAGE 0601:
 A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2334, PAGE 2381, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT OF INTERSECTION OF THE CENTERLINE OF SOUTH TROPICAL TRAIL (60 FOOT RIGHT OF WAY) AND A POINT 470.34 FEET SOUTH BY RIGHT ANGLE MEASUREMENT OF THE NORTH LINE OF SECTION 2; THENCE N 94 DEGREES 20'59" W, ALONG THE CENTERLINE, A DISTANCE OF 100.28 FEET, THENCE N 89 DEGREES 33'15" E, A DISTANCE OF 831.92 FEET TO A POINT ON THE CENTERLINE OF A 25 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEGREES 33'15" E, A DISTANCE OF 211.23 FEET, THENCE N 00 DEGREES 26'45" W, A DISTANCE OF 106.83 FEET, THENCE N 73 DEGREES 06'03"E, A DISTANCE OF 52.07 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH COURTENAY PARKWAY (A.K.A. STATE ROAD NO. 3, A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1578.00 FEET, SAID RADIUS BEARS S 72 DEGREES 05' 13" W, THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 00'47", A DISTANCE OF 83.00 FEET, THENCE S01 DEGREES 53'57" W, A DISTANCE OF 350.98 FEET TO THE NORTH LINE OF TROPICAL GARDENS, AS RECORDED IN PLAT BOOK 16, PAGE 138, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S 89 DEGREES 33'15" W ALONG SAID NORTH LINE, A DISTANCE OF 195.23 FEET TO A POINT ON THE CENTERLINE OF SAID 25 FOOT DRAINAGE EASEMENT, THENCE N 13 DEGREES 18'46" W, ALONG SAID CENTERLINE, A DISTANCE OF 70.56 FEET, THENCE N 17 DEGREES 40'57" W, ALONG SAID CENTERLINE, A DISTANCE OF 55.26 FEET, THENCE N 13 DEGREES 44'12" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.09 FEET, THENCE N 17 DEGREES 23'01"W, ALONG SAID CENTERLINE, A DISTANCE OF 49.30 FEET, THENCE N 13 DEGREES 06'01" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.87 FEET, THENCE N 13 DEGREES 14'24" W, ALONG SAID CENTERLINE, A DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING, SUBJECT TO A DRAINAGE EASEMENT OVER THE WEST 12.5 FEET.

ABBREVIATIONS

U/G	UNDERGROUND
OH	OVERHEAD
PP	POWER POLE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
CLF	CHAIN LINK FENCE
VCP	VITRIFIED CLAY PIPE
INV	INVERT
EL	ELEVATION
TV	TELEVISION
COMM	COMMUNICATION
STA	STATION
LF	LINEAR FEET
C/L	CENTERLINE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P&M	PLAN & MEASURE
D&M	DEED & MEASURE
ID	IDENTIFICATION
ED	EDGE OF PAVEMENT
BFP	BACK FLOW PREVENTER
ETL	EDGE OF TRAVEL LANE
CBS	CONCRETE BLOCK STRUCTURE
FPE	FINISH FLOOR ELEVATION
P.U.&D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITIES EASEMENT

SYMBOL LEGEND

○	NEW ELECTRIC MANHOLE	○	OAK TREE
○	COMM MANHOLE	○	SHRUB
○	ELECTRIC MANHOLE	○	UNKNOWN TREE
○	STORM MANHOLE	○	MAPLE
○	SANITARY SEWER MANHOLE	○	PINE TREE
○	UNKNOWN MANHOLE	○	PALM TREE
○	FIRE HYDRANT	○	TREE LINE
○	BLOW OFF	○	U/G WATER
○	SPRINKLER	○	U/G COMM
○	WATER GATE	○	U/G ELECTRIC
○	SEWER GATE	○	U/G NON-POTABLE WATER
○	REUSE GATE	○	U/G UNKNOWN UTILITY
○	GAS GATE	○	U/G GAS
○	WATER METER	○	U/G SANITARY SEWER
○	MAILBOX	○	U/G FORCE MAIN
○	GUARD POST	○	OVERHEAD ELECTRICAL
○	CONCRETE	○	GAS LINE MARKER
○	SIGN	○	COMM LINE MARKER
○	2 POST SIGN	○	ELECTRIC LINE MARKER
○	BOUNDARY CONTROL	○	SANITARY SEWER LINE MARKER
○	ELECTRIC HANDHOLE	○	FIBEROPTIC LINE MARKER
○	PROJECT BENCH MARK	○	SIAMSE CONNECTOR
○	ELECTRIC PULLBOX	○	FENCE LINE
○	ANTENNA		
○	SANITARY CLEANOUT		
○	VALVE POST INDICATOR		
○	SPOT ELEVATION		

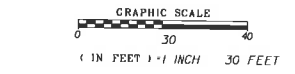
SURVEYOR'S NOTES:

- SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
- HORIZONTAL COORDINATES ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT AND ARE BASED ON THE UNITED STATES COAST AND GEODETIC MONUMENT "COATES", HAVING PUBLISHED COORDINATES OF N.1457018.72, E.756801.85.
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE BASED ON UBREVARD COUNTY SURVEY MONUMENT "405-40" HAVING A PUBLISHED ELEVATION OF 2.812 FEET, (RE-ADJUSTED 2011).
- UNDERGROUND FOUNDATIONS AND/OR UTILITIES NOT LOCATED AT TIME OF SURVEY.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT(S) SHOWN HEREON AND COPIES ARE VALID ONLY WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REFERENCED BY CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODES.



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY DEPICTED HEREON IS TRUE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER SJ-17.051, FLORIDA FLORIDA STATUTES.

DAVID J. KUGELMANN P.L.S. NO. 5117
 STATE OF FLORIDA



KUGELMANN LAND SURVEYING, INC.
 30 NORTH TROPICAL TRAIL SUITE B
 MERRITT ISLAND, FLORIDA 32953
 (321) 459-0930
 L.B. NO. 6575

SIGNATURES		DATE
DRAWN: KKW		03/17/2022
CHECKED: MJF		03/17/2022
CHECKED:		
SURVEYOR: DJK		03/17/2022
ADDITIONAL TOPO		01/18/2023
REVISIONS		DATE
BOUNDARY, TOPOGRAPHY & TREE LOCATION SURVEY TAX PARCELS 25-36-02-00-8 & 25-36-02-00-6		
FIELD DATE: 03/17/2022		
FIELD BOOK: SEE FILE		
DRAWING NO. V8_2022015.DGN		
PROJECT NO. 2022015		SHEET 1 OF 1