

Tree Legend			
SYMBOL	NAME	SYMBOL	NAME
□	OAK	○	PINE
△	PALM	⊗	OTHER
○	OCAD		

NOTE: TREE SIZES IN INCHES

DESCRIPTION: (As per Title Commitment Number 11088446 issued by Chicago Title Insurance Company bear an effective date of April 6, 2023 at 11:00 PM)

The North 200 feet of that part of the East half of the Southwest 1/4 lying East of the right-of-way of U.S. Highway No. 1, in Section 1, Township 26 South, Range 36 East, AND ALSO the North 200 feet of that part of Government Lot 3, lying East of U.S. Highway No. 1, in Section 1, Township 26 South, Range 36 East, now situate, lying and being in Brevard County, Florida.

TOGETHER WITH

The South 300 feet of the North 500 feet of that part of the East half of the Southwest 1/4 lying East of the right-of-way of U.S. Highway No. 1, in Section 1, Township 26 South, Range 36 East, AND ALSO the South 300 feet of the North 500 feet of that part of Government Lot 3, lying East of U.S. Highway No. 1, in Section 1, Township 26 South, Range 36 East, now situate, lying and being in Brevard County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: (WRITTEN AS REQUESTED BY CLIENT)

FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. 1 AND THE SOUTH LINE OF RUBY STREET; THENCE N 89°09'11" E, ALONG THE SOUTH LINE OF RUBY STREET ALSO THE SOUTH LINE OF GOVERNMENT LOT 2 IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, A DISTANCE OF 1294.86 FEET TO A POINT ON THE SAFE UPLAND LINE AS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON MAY 2, 2023 WITH AN ELEVATION OF -0.30 FEET NORTH AMERICAN VERTICAL DATUM OF 1988; THENCE ALONG SAID SAFE UPLAND LINE THE FOLLOWING SIX (6) COURSES: (1) S 16°01'31" E, A DISTANCE OF 65.66 FEET; (2) S 09°08'05" E, A DISTANCE OF 53.61 FEET; (3) S 31°46'09" E, A DISTANCE OF 109.88 FEET; (4) S 54°33'47" E, A DISTANCE OF 166.04 FEET; (5) S 23°34'08" E, A DISTANCE OF 98.33 FEET; (6) S 18°33'12" W, A DISTANCE OF 105.80 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTH 300.00 FEET OF THE NORTH 500.00 FEET OF GOVERNMENT LOT 3 IN SAID SECTION 1 AND THE SOUTH BOUNDARY OF THE SOUTH 300.00 FEET OF THE NORTH 500.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 1 LYING EAST OF U.S. 1 EASTERLY RIGHT OF WAY LINE; THENCE S 89°07'19" W, ALONG SAID LINE, A DISTANCE OF 1238.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. 1; THENCE N 29°38'42" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 570.68 FEET TO THE POINT OF BEGINNING.

NOTES REGARDING SCHEDULE B-II EXCEPTIONS:
(As per Title Commitment Number 11088446 issued by Chicago Title Insurance Company bear an effective date of April 6, 2023 at 11:00 PM)

THERE ARE NO SURVEY RELATED EXCEPTIONS.

**PARCEL CONTAINS
644,555 SQUARE FEET
OR 14.80 ACRES
MORE OR LESS**

Legend: (AS APPLICABLE)		OR		DESCRIPTION	
SCIR	SET CAPPED IRON ROD 1/2" LB #8455	CAIRO	CAIRO RAIL	(D)	DESCRIPTION
FCIR	FOUND CAPPED IRON ROD	IRV	IRRIGATION CONTROL VALVE	(C)	CALCULATED
FIR	FOUND IRON ROD	SSW	SANITARY SEWER VALVE	(P)	PLAT
FCIP	FOUND CAPPED IRON PIPE	GM	GAS METER	(F)	FIELD
FIP	FOUND IRON PIPE	ID	IDENTIFICATION		
FCM	FOUND CONCRETE MONUMENT	LB	LICENSED BUSINESS		
SPON&D	SET P/NAIL & DISK	CONC	CONCRETE		
FFKN&D	FOUND P/NAIL & DISK	CLT	CHAIN LINK FENCE		
FRS	FOUND RAILROAD SPIKE	WF	WROUGHT IRON FENCE		
WM	WATER METER	OH	OVERHEAD UTILITY LINE		
HYD	FIRE HYDRANT	UP	UTILITY POLE		
WV	WATER VALVE	LP	LIGHT POLE		
BFP	BACK FLOW PREVENTER	GA	GUY ANCHOR		
CI	GRATE INLET	SCN	SIGN		
CI	CURB INLET	RCP	REINFORCED CONCRETE PIPE		
		CMP	CORRUGATED METAL PIPE		
		CPP	CORRUGATED PLASTIC PIPE		
		CEP	EXISTING ELEVATION		
		EBE	ELECTRIC BOX		

VICINITY MAP NOT TO SCALE



NOTES REGARDING OPTIONAL ALTA TABLE A

- MONUMENTS ARE SHOWN.
- THE ADDRESS OF THE SUBJECT PROPERTY IS AS SHOWN.
- THE FLOOD ZONE IS SHOWN.
- THE AREA OF THE PROPERTY IS SHOWN.
- BUILDING DIMENSIONS ARE SHOWN.
- SUBSTANTIAL FEATURES OBSERVED ARE SHOWN.
- VISIBLE EVIDENCE OF ABOVE GROUND AND UNDERGROUND UTILITIES IS SHOWN.
- THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE BREVARD COUNTY PROPERTY APPRAISER'S WEB SITE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO CHANGES IN RIGHT OF WAY WIDTH PROVIDED THIS DATE. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
- ANY PROVIDED EASEMENTS ARE SHOWN. (NONE PROVIDED)
- PROFESSIONAL LIABILITY INSURANCE IS IN PLACE.

ELEVATIONS SHOWN HEREON ARE NAVD 1988

Surveyor's Notes: (AS APPLICABLE)

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONES "AE"(EL 3), "AE"(EL 4), "X"(SHADED) AND "X" PANEL NO. 12009C0445H DATED JANUARY 29, 2021. THE APPROXIMATE FLOOD ZONE TRANSITION, IF APPLICABLE, HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING; THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HAVING A BEARING OF S 89°07'19" W.
- ELEVATIONS SHOWN HEREON ARE BASED ON BREVARD COUNTY BENCHMARK "GPS 1025" HAVING A PUBLISHED ELEVATION OF 7.542 NAVD88.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP EVIDENCE, OR ANY OTHER FACTS.
- THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
- NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- FENCE OWNERSHIP NOT DETERMINED.
- PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- THE TREES SHOWN HEREON WERE LOCATED UTILIZING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO VERIFY THE LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF BUILDINGS, PARKING AND OTHER PERMANENT FEATURES. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO THE COMPLETION OF THE DESIGN.
- ALL GROUND ELEVATIONS ARE TO BE INTERPRETED TO THE NEAREST ONE TENTH OF A FOOT.
- THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

COPYRIGHT 2023 - HAMILTON ENGINEERING & SURVEYING, LLC.

**Aaron J
Murphy**

Digitally signed by Aaron J
Murphy
Date: 2024.01.29 09:36:47
-05'00'

To Mill Creek Residential; Chicago Title Insurance Company;

I hereby certify that this survey meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

AND

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7(a), 8, 11(a), 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on May 02, 2023

Aaron Murphy

01/29/2024
Date of Signature



Aaron J. Murphy, PLS
FLORIDA LICENSE NO. PLS#6758
CERTIFICATE OF AUTHORIZATION LB #7013
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

HAMILTON
ENGINEERING & SURVEYING, LLC
1100 N. LUDOW STREET
TAMPA, FL 33606
TEL: (813) 250-3535
FAX: (813) 250-3538
LB #8405

**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**
**INDIAN RIVER ROCKLEDGE SITE
5955 U.S. HIGHWAY 1, ROCKLEDGE
FLORIDA, BREVARD COUNTY**

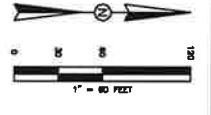
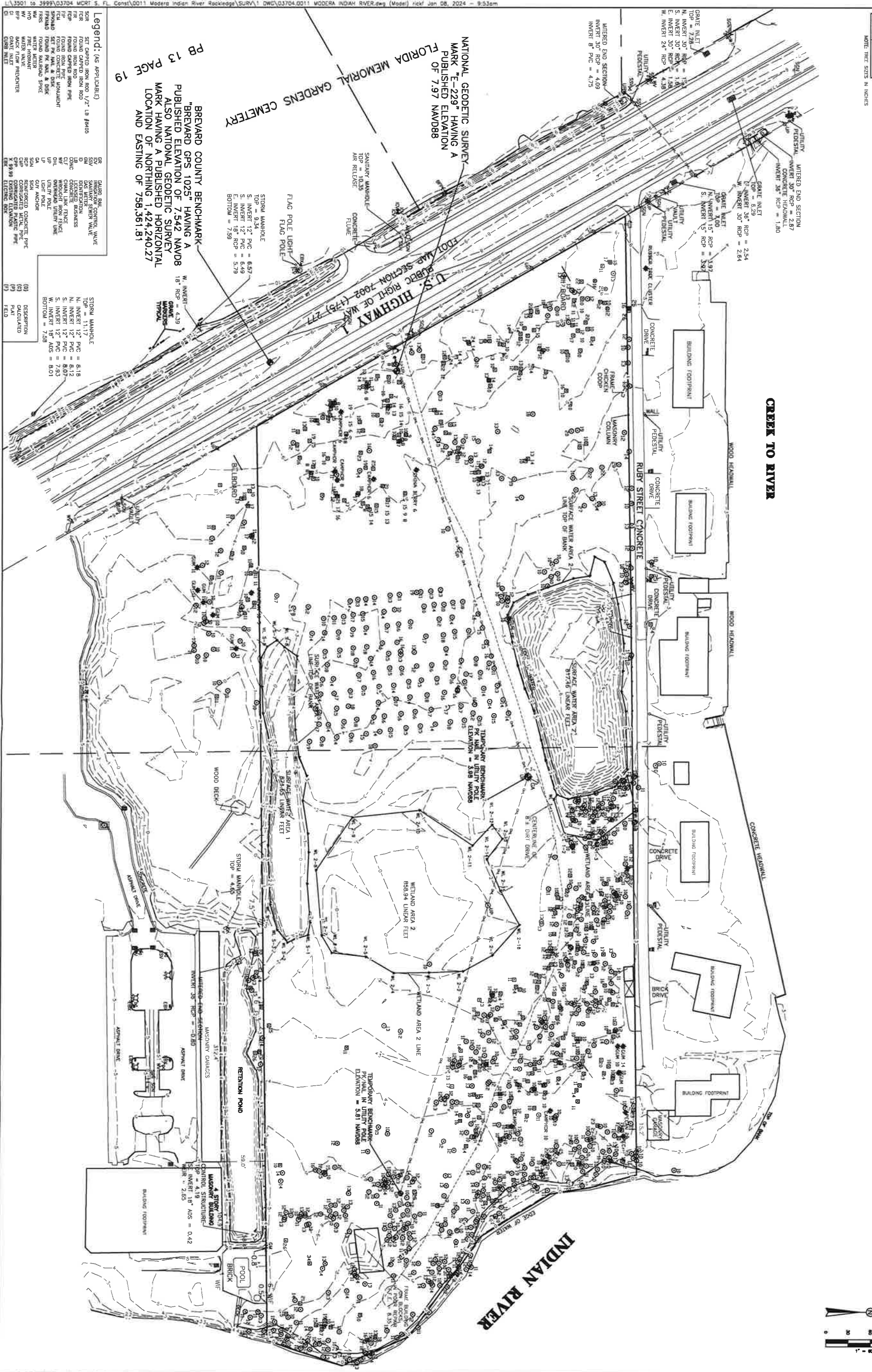
PREPARED FOR:	MILL CREEK RESIDENTIAL
CHECKED BY:	
FIELD BOOK/PHOTO:	DIGITAL
QUALITY CONTROL FIELD:	VINCE
QUALITY CONTROL OFFICE:	AJM
DRAWN BY:	RHF
CHECKED BY:	VINCE
JOB #:	03704.0011
REV. THIS FILE:	01-26-36
SURVEY DATE:	06-02-2023
NOT VALID WITHOUT ALL SHEETS	
1 OF 3	

Tree Legend

SYMBOL	NAME	SYMBOL	NAME
[Symbol]	OAK	[Symbol]	PINE
[Symbol]	PALM	[Symbol]	OTHER
[Symbol]	ROAD	[Symbol]	

NOTE: TREE SIZES IN INCHES

ELEVATIONS SHOWN HEREON ARE NAVD 1988



Legend: (AS APPLICABLE)

SC	SET CAPED IRON ROD 1/2" LB #40S
FC	FOUND CHIPPED IRON ROD
FIC	FOUND CHIPPED IRON PIPE
FR	FOUND IRON PIPE UNLOADED
FRU	FOUND IRON PIPE UNLOADED
FRD	FOUND IRON PIPE UNLOADED
FRS	FOUND IRON PIPE UNLOADED
FRW	FOUND IRON PIPE UNLOADED
FRX	FOUND IRON PIPE UNLOADED
FRY	FOUND IRON PIPE UNLOADED
FRZ	FOUND IRON PIPE UNLOADED
FR1	FOUND IRON PIPE UNLOADED
FR2	FOUND IRON PIPE UNLOADED
FR3	FOUND IRON PIPE UNLOADED
FR4	FOUND IRON PIPE UNLOADED
FR5	FOUND IRON PIPE UNLOADED
FR6	FOUND IRON PIPE UNLOADED
FR7	FOUND IRON PIPE UNLOADED
FR8	FOUND IRON PIPE UNLOADED
FR9	FOUND IRON PIPE UNLOADED
FR0	FOUND IRON PIPE UNLOADED
FR1	FOUND IRON PIPE UNLOADED
FR2	FOUND IRON PIPE UNLOADED
FR3	FOUND IRON PIPE UNLOADED
FR4	FOUND IRON PIPE UNLOADED
FR5	FOUND IRON PIPE UNLOADED
FR6	FOUND IRON PIPE UNLOADED
FR7	FOUND IRON PIPE UNLOADED
FR8	FOUND IRON PIPE UNLOADED
FR9	FOUND IRON PIPE UNLOADED
FR0	FOUND IRON PIPE UNLOADED
FR1	FOUND IRON PIPE UNLOADED
FR2	FOUND IRON PIPE UNLOADED
FR3	FOUND IRON PIPE UNLOADED
FR4	FOUND IRON PIPE UNLOADED
FR5	FOUND IRON PIPE UNLOADED
FR6	FOUND IRON PIPE UNLOADED
FR7	FOUND IRON PIPE UNLOADED
FR8	FOUND IRON PIPE UNLOADED
FR9	FOUND IRON PIPE UNLOADED
FR0	FOUND IRON PIPE UNLOADED

PB 13 PAGE 19

BREWARD COUNTY BENCHMARK
"BREWARD GPS 1025" HAVING A
PUBLISHED ELEVATION OF 7.542 NAVD88
ALSO NATIONAL GEODETIC SURVEY
MARK HAVING A PUBLISHED HORIZONTAL
LOCATION OF NORTHING 1,424,240.27
AND EASTING OF 758,361.81

<p>SHEET TITLE: MAP OF BOUNDARY & TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY</p> <p>INDIAN RIVER ROCKLEDGE SITE 5955 U.S. HIGHWAY 1, ROCKLEDGE FLORIDA, BREWARD COUNTY</p>	<p>HAMILTON ENGINEERING & SURVEYING, LLC</p> <p>3459 W. LEMON STREET TAMPA, FL 33609</p> <p>TEL: (813) 250-3535 FAX: (813) 290-3636</p>
--	--

