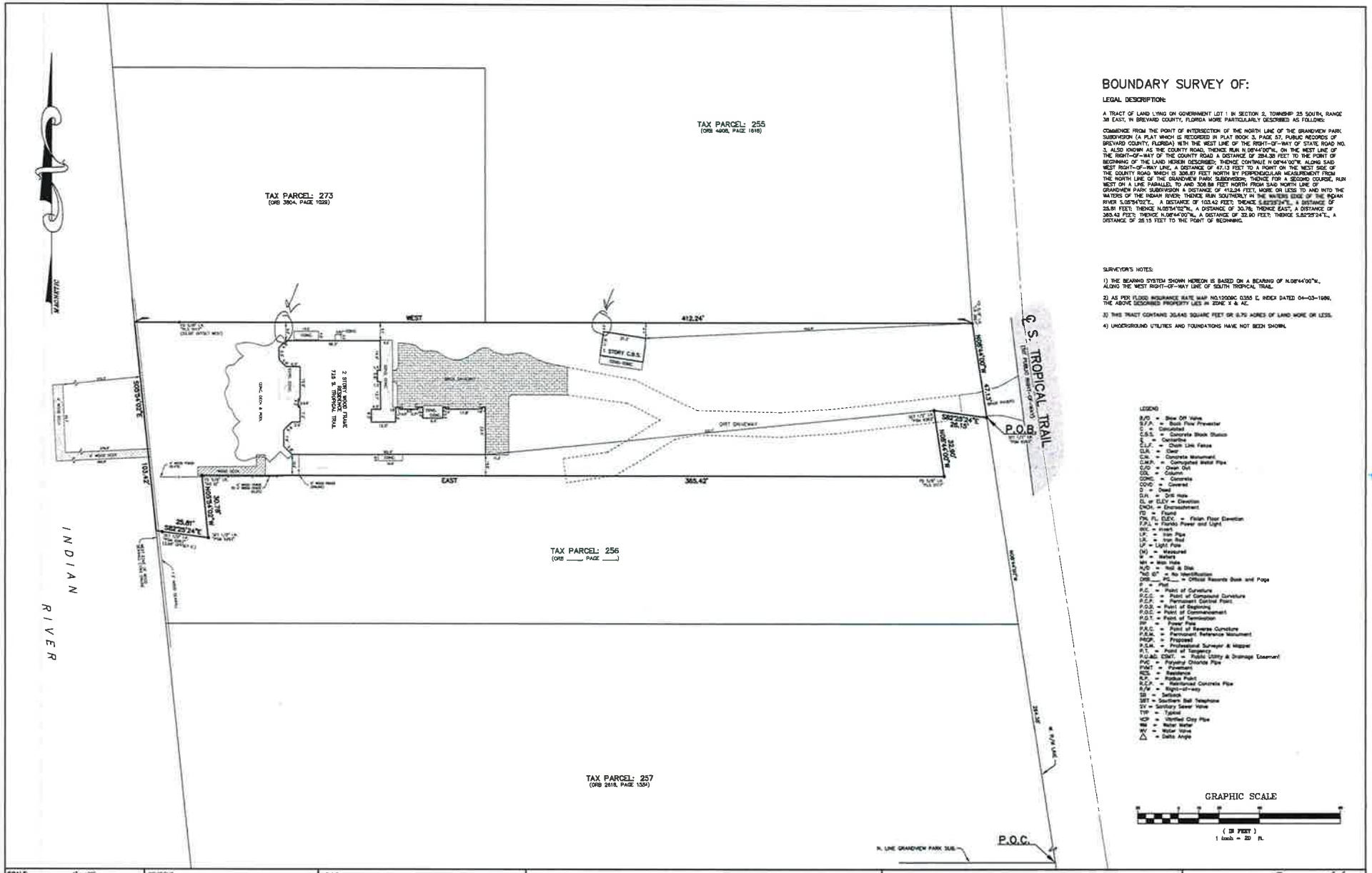

BOUNDARY SURVEY OF:

LEGAL DESCRIPTION:

A TRACT OF LAND LYING ON GOVERNMENT LOT 1 IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, IN BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE POINT OF INTERSECTION OF THE NORTH LINE OF THE GRANDVIEW PARK SUBDIVISION (A PLAT WHICH IS RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) WITH THE WEST LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 3, ALSO KNOWN AS THE COUNTY ROAD, THENCE RUN N.00°14'00"W., ON THE WEST LINE OF THE RIGHT-OF-WAY OF THE COUNTY ROAD A DISTANCE OF 284.38 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N.00°14'00"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 47.13 FEET TO A POINT ON THE WEST SIDE OF THE COUNTY ROAD WHICH IS 308.87 FEET NORTH BY PERPENDICULAR MEASUREMENT FROM THE NORTH LINE OF THE GRANDVIEW PARK SUBDIVISION; THENCE FOR A SECOND COURSE, RUN WEST ON A LINE PARALLEL TO AND 308.88 FEET NORTH FROM SAID NORTH LINE OF GRANDVIEW PARK SUBDIVISION A DISTANCE OF 412.24 FEET, MORE OR LESS TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RUN SOUTHERLY IN THE WATERS EDGE OF THE INDIAN RIVER S.00°54'02"E., A DISTANCE OF 103.42 FEET; THENCE S.82°25'24"E., A DISTANCE OF 25.81 FEET; THENCE N.00°54'02"W., A DISTANCE OF 30.76; THENCE EAST, A DISTANCE OF 365.42 FEET; THENCE N.00°14'00"W., A DISTANCE OF 32.90 FEET; THENCE S.82°25'24"E., A DISTANCE OF 26.15 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A BEARING OF N.00°14'00"W., ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH TROPICAL TRAIL.

2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0355 E, INDEX DATED 04-03-1986, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X & AE.

3) THIS TRACT CONTAINS 30,645 SQUARE FEET OR 0.70 ACRES OF LAND MORE OR LESS.

4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

LEGEND

B/O = Blow Off Valve
B/F/A = Back Flow Preventer
C = Calculated
C.B.S. = Concrete Block Stucco
℄ = Centerline
C.L.F. = Chain Link Fence
CLR. = Clear
C.M. = Concrete Monument
C.M.P. = Corrugated Metal Pipe
C/O = Clean Out
COL. = Column
CONC. = Concrete
COVD = Covered
D = Deed
D.H. = Drill Hole
EL or ELEV = Elevation
ENCRL. = Encroachment
FD = Found
F/FL FLE. = Finish Floor Elevation
F.P.L. = Florida Power and Light
INV. = Invert
I.P. = Iron Pipe
I.R. = Iron Rod
LP = Light Pole
(M) = Measured
M = Meters
MH = Man Hole
N/D = Nail & Disk
"NO ID" = No Identification
ORB ____ PG ____ = Official Records Book and Page
P = Plat
P.C. = Point of Curvature
P.C.C. = Point of Compound Curvature
P.C.P. = Permanent Control Point
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
PP = Power Pole
P.R.C. = Point of Reverse Curvature
P.R.M. = Permanent Reference Monument
PROP. = Proposed
P.S.M. = Professional Surveyor & Mapper
P.T. = Point of Tangency
P.U.&D. ESMT. = Public Utility & Drainage Easement
PVC = Polyvinyl Chloride Pipe
PVMT = Pavement
RES. = Residence
R.P. = Radius Point
R.C.P. = Reinforced Concrete Pipe
R/W = Right-of-way
SB = Setback
SBT = Southern Bell Telephone
SV = Sanitary Sewer Valve
TYP = Typical
VCP = Vitrified Clay Pipe
WM = Water Meter
WV = Water Valve
Δ = Delta Angle

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SCALE:	1" = 20'
DATE:	07/16/2008
PROJECT:	04-328b
F.B. NUMBER:	
TYPE OF SURVEY:	BOUNDARY
CADD FILE:	04-328b_STropical.dwg

REVISIONS

CERTIFIED TO:
DAVID T. AND CAROL A. WILLIAMS
WACHOVIA MORTGAGE CORPORATION
AMERICAN HERITAGE TITLE COMPANY
LAWYERS TITLE INSURANCE COMPANY

DAVID A. BLOCK SURVEYING & MAPPING
2275 N. COURTENAY PKWY # 7 • MERRITT ISLAND, FL. 32953
PHONE: 321-452-7048 • FAX: 321-452-5109
www.blocksurveying.com • dblock@blocksurveying.com

1) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.

2) LIABILITY SHALL NOT EXCEED THE TOTAL AMOUNT PAID TO THE SURVEYOR BY THE CLIENT.

3) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED BY:
DAVID A. BLOCK
FLORIDA P.S.M. 5263
(NOT VALID UNLESS SEALED)