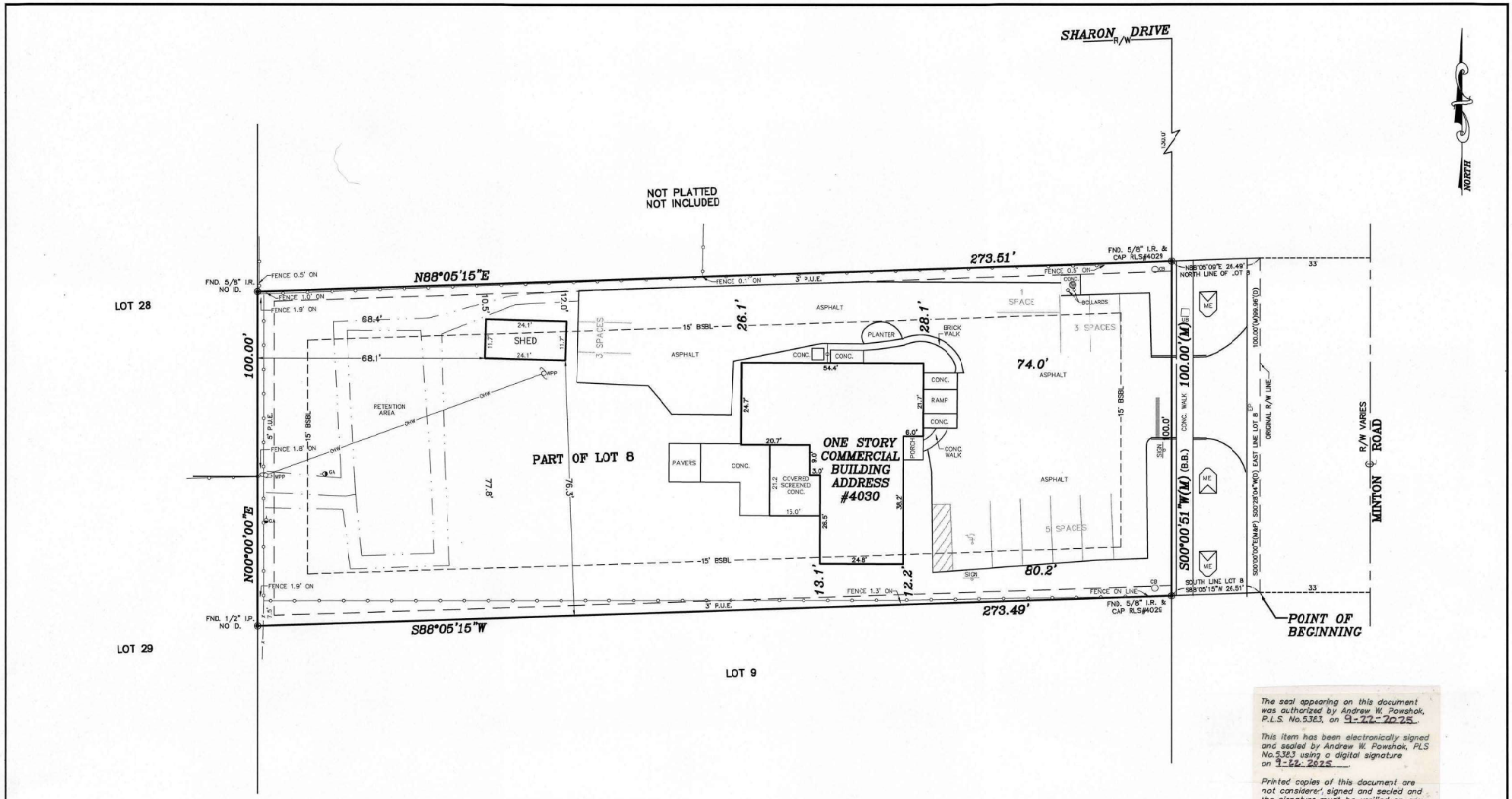

The seal appearing on this document was authorized by Andrew W. Powshok, P.L.S. No.5383, on 9-22-2025.

This item has been electronically signed and sealed by Andrew W. Powshok, PLS No.5383 using a digital signature on 9-22-2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO FLOOD INSURANCE RATE MAP #'2009C 0595 G', DATED MARCH 17, 2014 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X. (NAVD 1988)

TYPE OF SURVEY: BOUNDARY

SCALE: 1" = 20'

REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION: ADD SET SVED TIES
REVISION: ADD SET BICK LINES

FIELD DATE: 06/30/2025

SECTION 24, TOWNSHIP 28 SOUTH, RANGE 36 EAST

PROJECT #51221

GENERAL NOTES

1. THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. THIS SURVEY AND DRAWING IS FOR THE SOLE USE AND BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE AS NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON PUBLISHED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND INVESTIGATION HAS BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. "NO WELLS" AND "NO SEPTICS" AND DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTIC TANKS, WHEN HERE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.

3220 SUNTREE BLVD, WEST MELBOURNE, FL 32904 L.B. #6623
PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: front desk@aalsurvey.com

STATE OF FLORIDA REGISTERED LAND SURVEYOR

ANDREW W. POWSHOK
P.L.S. No. 5383

DANIEL D. GARNER
P.L.S. No. 6189

LEGEND

BB	–	BEARING BASE
(M)	–	MEASURED
(P)	–	PLAT
(D)	–	DEED
IR	–	IRON ROD
IP	–	IRON PIPE
N&D	–	NAIL AND DISC
N&TT	–	NAIL AND TIN TAB
C.M.	–	CONCRETE MONUMENT
PRM	–	PERMANENT REFERENCE MARKER
LB	–	LICENSED BUSINESS
PLS	–	PROFESSIONAL LAND SURVEYOR
TBM	–	TEMPORARY BENCHMARK
FND.	=	FOUND
Δ	=	DELTA
R	=	RADIUS
L	–	ARC LEGNTH
CH	–	CHORD LEGNTH
CB	–	CHORD BEARING
PRC	–	POINT OF REVERSE CURVE
P.O.L.	–	POINT ON LINE
R/W	–	RIGHT OF WAY
WPP	–	WOOD POWER POLE
OHW	–	OVERHEAD WIRES
E.P.	–	EDGE OF PAVEMENT
P.U.	–	PUBLIC UTILITY EASEMENT
D.E.	–	DRAINAGE EASEMENT
BSBL	–	BUILDING SET BACK LINES
CB	–	CATCH BASIN
UR	–	UTILITY RISER
UB	–	UTILITY BOX
CONC.	–	CONCRETE
WM	–	WATER METER
⊗	–	WELL
℄	–	CENTERLINE

SURVEY PREPARED FOR:
LAUGHING CLOWN LLC

DESCRIPTION: LOT 8, LUND GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOT 8, LUND GARDENS, AS RECORDED IN PLAT BOOK 16, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 8, LUND GARDENS; THENCE RUN S. 88°34'45" W., ALONG THE SOUTH LINE OF SAID LOT 8, LUND GARDENS, A DISTANCE OF 25.51 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 8, LUND GARDENS, RUN N. 00°28'46" E. 99.96 FEET TO THE NORTH LINE OF SAID LOT 8, LUND GARDENS; THENCE RUN N. 88°34'45" E., ALONG THE NORTH LINE OF SAID LOT 8, LUND GARDENS, A DISTANCE OF 26.49 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF MINTON ROAD (AS NOW ESTABLISHED); THENCE RUN S. 00°28'04" W., ALONG THE EAST LINE OF SAID LOT 8, LUND GARDENS AND THE WESTERLY RIGHT OF WAY LINE OF SAID MINTON ROAD ADISTANCE OF 99.96 FEET TO THE POINT OF BEGINNING.