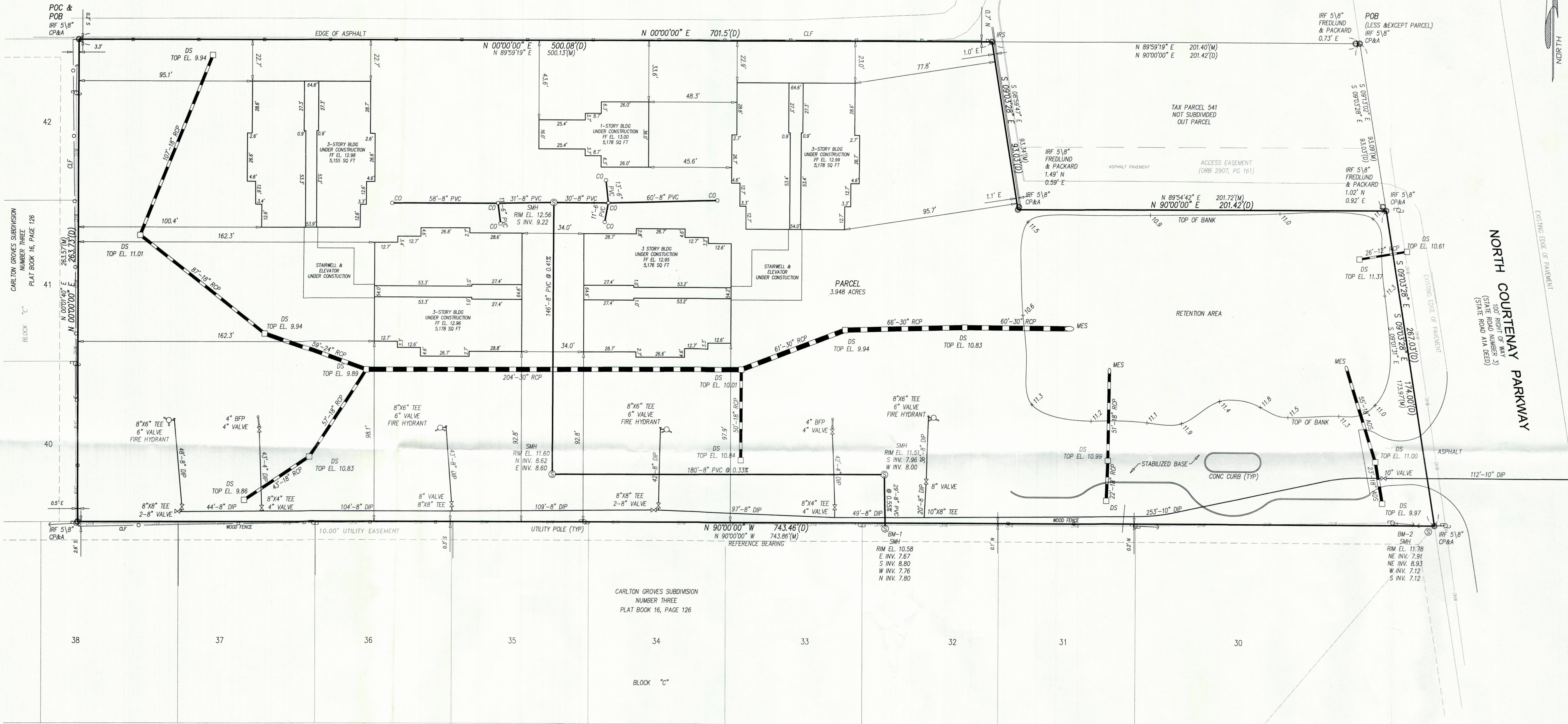


MAP OF ALTA/ASCM  
BOUNDARY SURVEY

NOT SUBDIVIDED  
ISLAND VILLAGE CONDOMINIUM



- LEGEND**
- A = ARC
  - A/C = AIR CONDITIONER
  - BFE = BASE FLOOD ELEVATION
  - BKG = BEARING
  - BM = BENCH MARK
  - BLK = BLOCK
  - BLDG = BUILDING
  - (C) = CALCULATED
  - CATV = CABLE TELEVISION
  - CHD = CHORD
  - CSS = CONCRETE BLOCK STRUCTURE
  - C/L = CENTER LINE
  - CLF = CHAIN LINK FENCE
  - CONC = CONCRETE
  - CMF = CONCRETE MONUMENT FOUND
  - CO = COMPANY
  - COR = CORNER
  - (D) = DEED
  - DB = DEED BOOK
  - DA = DELTA ANGLE
  - DIST = DISTANCE
  - ESMT = EASEMENT
  - ELEC = ELECTRIC
  - ENC = ENCROACHMENT
  - ELDY = ELEVATION
  - FB = FIELD BOOK
  - FF = FINISHED FLOOR ELEVATION
  - FNC = FENCE
  - FND = FOUND
  - FP&L = FLORIDA POWER & LIGHT COMPANY
  - GOVT = GOVERNMENT
  - ID = IDENTIFICATION
  - IPF = IRON PIPE FOUND
  - IRC = IRON ROD & CAP FOUND
  - IRP = IRON ROD FOUND
  - IRS = IRON ROD SET S/8" GORDON & ASSOC.
  - (M) = MEASURED
  - NO. = NUMBER
  - NDF = NAIL & DISK FOUND
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM
  - O/H = OVERHEAD
  - OHWM = ORDINARY HIGH WATER MARK
  - ORB = OFFICIAL RECORDS BOOK
  - O/S = OFFSET
  - (P) = PLAT
  - PS = PLAT BOOK
  - PCP = PERMANENT CONTROL POINT
  - PC = POINT OF CURVATURE
  - POC = POINT OF COMPOUND CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - PRM = PERMANENT REFERENCE MONUMENT
  - RLS = REGISTERED LAND SURVEYOR
  - POB = POINT OF BEGINNING
  - POL = POINT OF COMMENCEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - PDE = PUBLIC DRAINAGE EASEMENT
  - PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
  - PVMT = PAVEMENT
  - R = RADIUS
  - RLS = REGISTERED LAND SURVEYOR
  - REF = REFERENCE
  - RGE = RANGE
  - R/W = RIGHT OF WAY
  - SEC = SECTION
  - (SD) = SURVEY BOOK
  - TWP = TOWNSHIP
  - TYP = TYPICAL
  - USC&GS = U.S. COAST & GEODETIC SURVEY
  - WIT-COR = WITNESS CORNER IRS 5/8" LB 7012
  - XCF = CUT MARK FOUND

- NOTES:**
1. BEARINGS BASED ON SAID DEED (SEE SKETCH)
  2. ELEVATIONS BASED ON 1929 NGVD
  3. FLOOD ZONE "X" - MAP NO. 12009C0290 E COMMUNITY NO. 125092 19 NOV 97
  4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA STATUTE 61017-003
  5. VERTICAL CLOSURE: NOT APPLICABLE
  6. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE
  7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CERTIFIED TO:**  
ISLAND OAKS OF BREVARD, LLC  
COASTAL BANK, 1701 N. ATLANTIC AVE COCOA BEACH FL 32931  
SUPERIOR TITLE, JOHN KABBORD  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

**LEGAL DESCRIPTION:** (OFFICIAL RECORDS BOOK 2907, PAGE 159)  
A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 14, TOWNSHIP 24, SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 42, BLOCK "C", CARLTON GROVES SUBDIVISION NO. 3, AS RECORDED IN PLAT BOOK 16, PAGE 126 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN EAST 701.5 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 320; THENCE SOUTH 09°03'28" EAST ALONG SAID RIGHT-OF-WAY 267.03 FEET TO THE NORTHEAST CORNER OF LOT 30, BLOCK "C", OF SAID SUBDIVISION; THENCE WEST 743.46 FEET TO THE SOUTHWEST CORNER OF LOT 40, BLOCK "C" OF SAID SUBDIVISION; THENCE NORTH 263.73 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:  
COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 42; THENCE RUN EAST 701.5 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 320, ALSO KNOWN AS NORTH COURTEY PARKWAY; SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID LESS OUT PARCEL; THENCE RUN S 09°03'28" E ALONG SAID WEST LINE FOR 93.03 FEET; THENCE RUN WEST FOR 201.42 FEET; THENCE RUN N 09°03'28" W FOR 83.03 FEET; THENCE RUN EAST FOR 201.42 FEET TO THE POINT OF BEGINNING.

ALTA/ASCM BOUNDARY DATE: 29 NOV 07 JOB No. 05-240  
ALTA/ASCM BOUNDARY DATE: 28 APR 09

**Gordon & Associates  
Surveyors & Mappers Inc**  
L.B. No.7012  
A. EARL GORDON, JR., PSM No. LS 2866  
EARL K. GORDON, PSM No. 5363  
219 Forrest Ave. Cocoa, FL 32922  
(321) 639-8171 FAX: (321) 639-8177

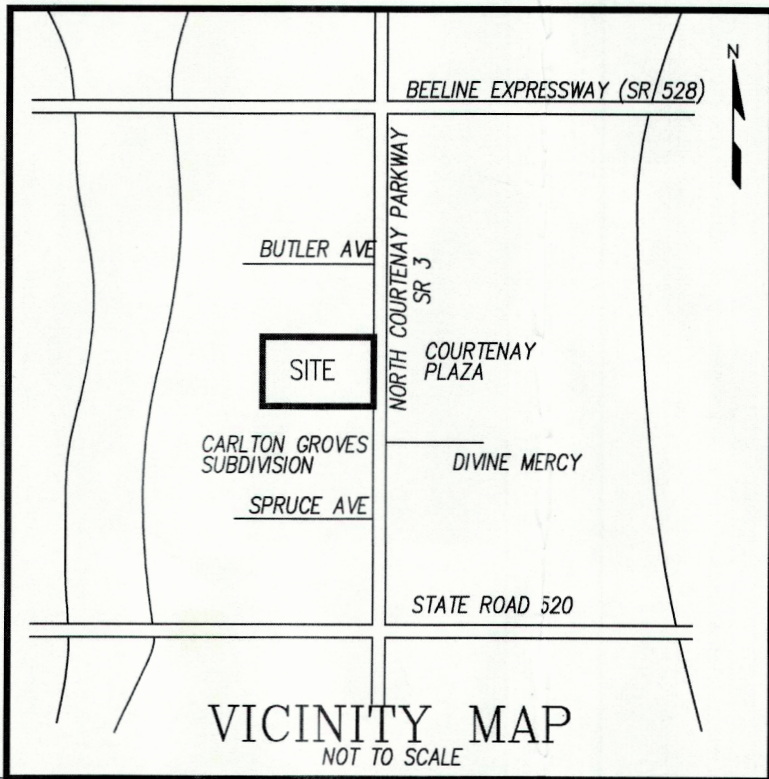
**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.  
*Earl K. Gordon*  
EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. LS 5363  
DRAWN BY: LOVAN SCALE 1 INCH = 30 FEET

**SURVEYOR'S CERTIFICATION:**  
THE UNDERSIGNED HEREBY CERTIFIES TO LEGACY SOUTH EAST INVESTMENTS, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, AND TITOL TITLE INSURANCE COMPANY THAT: TO OUR BEST KNOWLEDGE AND BELIEF, (i) THE SURVEY DATED 29 NOVEMBER, 2007 AND PREPARED BY THE UNDERSIGNED (THE "SURVEY"), IS AN ACCURATE SURVEY OF THE PREMISES SHOWN THEREON AND DESCRIBED MORE FULLY HEREINAFTER (THE "PREMISES"); (ii) THIS SURVEY IS BASED ON A DILIGENT SURFACE INSPECTION OF THE PREMISES, AND IT SHOWS ALL MATTERS WHICH WERE APPARENT FROM THE SURFACE INSPECTION OF THE PREMISES INCLUDING, WITHOUT LIMITATION, THE LOCATION OF ALL IMPROVEMENTS, STRUCTURES, BUILDINGS, SHORELINES, WETLANDS, STREAMS, PONDS, CEMETERIES, BURIAL GROUNDS, ROADS, TRAILS, PATHS, WALKS, AND OTHER PHYSICAL CONDITIONS WHICH ARE EITHER EXISTING ON THE PREMISES OR PRESENTLY BEING CONSTRUCTED ON THE PREMISES; (iii) THIS SURVEY SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS, BUILDING LINES, SET-BACKS, HEIGHT RESTRICTIONS, SIDE-YARD REQUIREMENTS, PARKING AREAS AND OTHER CONDITIONS WHICH APPEAR IN A TITLE REPORT BY FRESE HANSEN DATED AUGUST 28, 2007 FILE NO. M0703203 AND TITLE NO. FBV/ISLAND, OR WERE APPARENT FROM THE SURFACE INSPECTION OF THE PREMISES OR WHICH ARE IMPOSED BY LAW OR ORDINANCE AFFECTING THE PREMISES; (iv) EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO BUILDINGS, OTHER STRUCTURES, OR IMPROVEMENTS OF ANY KIND WHICH ARE LOCATED ON THE PREMISES AND WHICH ENDOURCH UPON ANY RIGHTS-OF-WAY, EASEMENTS, BUILDING LINES, PARKING AREAS, OR ADJOINING PROPERTY LINES; (v) THERE ARE NO ENCROACHMENTS OF THE PROPERTY LINES OF THE PREMISES UPON ANY ADJOINING PROPERTY LINES EXCEPT AS MAY BE SHOWN AND NOTED ON THIS SURVEY; (vi) EXCEPT AS SHOWN OR NOTED ON THIS SURVEY, THE EXISTING IMPROVEMENTS ON THE PREMISES DO NOT VIOLATE ANY SET-BACK, BUILDING LINE, SIDE-YARD, HEIGHT, FRONTAGE, DENSITY, DIMENSIONAL, OR PARKING RESTRICTIONS AND/OR REQUIREMENTS WHICH AFFECT THE PREMISES; (vii) THE PREMISES HAS THE FOLLOWING HUG FLOOD ZONE CLASSIFICATION "X"; (viii) THIS SURVEY IS AN "ALTA/ASCM LAND TITLE SURVEY" AND HAS BEEN PREPARED IN ACCORDANCE WITH THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS" ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.

DATE: 11 DEC 07  
BY: *Earl K. Gordon*  
EARL K. GORDON  
TITLE: PROFESSIONAL LAND SURVEYOR AND MAPPER

**JUNIPER AVENUE**  
50' RIGHT OF WAY

NOTE: UNABLE TO ACCESS DRAINAGE STRUCTURES TO GET INVERTS



- NOTES:**
1. CONTRACTOR IS TO BE RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
  2. PRIOR TO THE RELEASE OF THE CERTIFICATE OF COMPLETION OF ANY PHASE OF THIS PROJECT THE BOUNDARY SURVEY AND AS-BUILT SURVEY WILL NEED TO BE REVIEWED AND APPROVED BY THE COUNTY SURVEY DEPARTMENT. ONCE APPROVED THESE SURVEYS SHALL BE RECORDED INTO THE CONDOMINIUM OF THE PUBLIC RECORDS OF BREVARD COUNTY.

- LEGEND**
- CHW - OVERHEAD WIRE
  - SMH - SANITARY SEWER MANHOLE
  - DS - DRAINAGE STRUCTURE
  - DP - DUCT IRON PIPE
  - RCP - REINFORCED CONCRETE PIPE

INFORMATION FROM APPROVED CONSTRUCTION PLANS FOR MERRITT ISLAND APARTMENTS, BY SOMA ENGINEERING & ASSOCIATES, INC.  
MAXIMUM BUILDING HEIGHT 35 FEET  
BUILDING SETBACKS  
FRONT (EAST) 25 FEET  
REAR (WEST) 20 FEET  
SIDE (NORTH) 10 FEET  
SIDE (SOUTH) 40 FEET