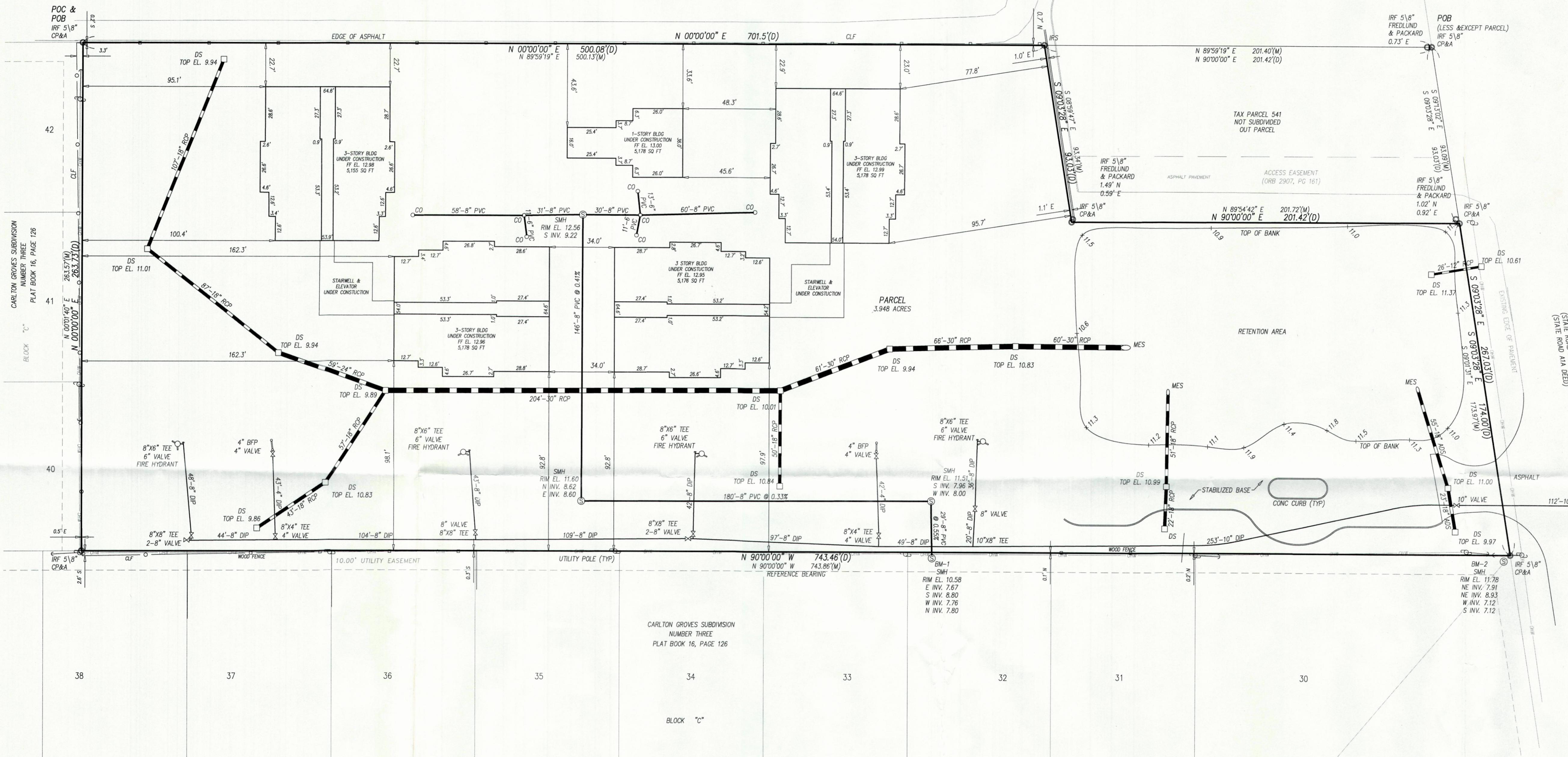


MAP OF ALTA/ASCM BOUNDARY SURVEY

NOT SUBDIVIDED
LAND VILLAGE CONDOMINIUM

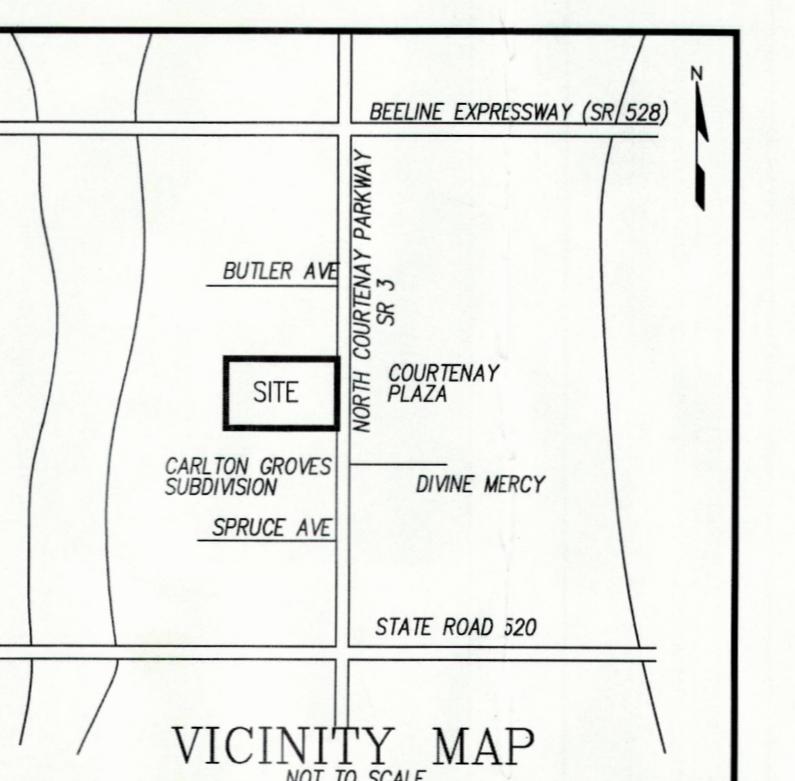


SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO LEGACY SOUTHEAST INVESTMENTS, LLC, ITS
SUCCESSIONS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, AND TICOR 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 HEREAFTER (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.
FBB/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 ENCROACH 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 HUD FLOOD ZONE CLASSIFICATION "X"; (viii) THIS SURVEY IS AN
"ALTA/ASCM LAND TITLE SURVEY" AND HAS BEEN PREPARED IN ACCORDANCE WITH

JUNIPER AVENUE

NOTE: UNABLE TO ACCESS DRAINAGE STRUCTURES TO GET INVERTS



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 61G17-6
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

DATE: 1

BY: Earl K. Gordon
EARL K. GORDON
TITLE: PROFESSIONAL LAND SURVEYOR AND MAPPER

STATE OF FLORIDA NO. LS 5565

SCALE 1 INCH = 30 FEET

S:
CONTRACTOR IS TO BE RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY
MARKS AND SURVEY STAKES AND SURVEY DOCUMENTATION WITHIN THE PROJECT LIMITS BY A LICENSED SURVEYOR IN THE
STATE OF FLORIDA.

PRIOR TO THE RELEASE OF THE CERTIFICATE OF COMPLETION OF ANY PHASE OF PROJECT THE BOUNDARY SURVEY AND AS-BUILT SURVEY WILL NEED TO BE REVIEWED AND APPROVED BY THE COUNTY SURVEY DEPARTMENT. ONCE APPROVED SURVEYS SHALL BE RECORDED INTO THE CONDOMINIUM OF THE PUBLIC RECORDS OF BREVARD COUNTY.

INFORMATION FROM APPROVED CONSTRUCTION
PLANS FOR MERRITT ISLAND APARTMENTS, BY
SOYKA ENGINEERING & ASSOCIATES, INC.

MAXIMUM BUILDING HEIGHT 35 FEET
BUILDING SETBACKS
FRONT (EAST) 25 FEET

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

LEGEND

A =	ARC
A/C =	AIR CONDITIONER
BFE =	BASE FLOOD ELEVATION
BRG =	BEARING
BM =	BENCH MARK
BLK =	BLOCK
BLDG =	BUILDING
(C) =	CALCULATED
CATV =	CABLE TELEVISION
CHD =	CHORD
CBS =	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
ELEV =	ELEVATION
FB =	FIELD BOOK
FF =	FINISHED FLOOR ELEVATION
FNC =	FENCE
FND =	FOUND
FP&L =	FLORIDA POWER & LIGHT COMPANY
GOV'T =	GOVERNMENT
ID =	IDENTIFICATION
IPF =	IRON PIPE FOUND
IRC =	IRON ROD & CAP FOUND
IRF =	IRON ROD FOUND
IRS =	IRON ROD SET 5/8" GORDON & ASSOC.
LB =	LICENSED BUSINESS NUMBER
(M) =	MEASURED
No. =	NUMBER
NDF =	NAIL & DISK FOUND
NDS =	NAIL & DISK SET GORDON & ASSOC.
NGVD =	NATIONAL GEODETIC VERTICAL DATUM
O/H =	OVERHEAD
OHWM =	ORDINARY HIGH WATER MARK
ORB =	OFFICIAL RECORDS BOOK
O/S =	OFFSET
(P) =	PLAT
PB =	PLAT BOOK
PCP =	PERMANENT CONTROL POINT
PC =	POINT OF CURVATURE
PCC =	POINT OF COMPOUND CURVATURE
PT =	POINT OF TANGENCY
PRC =	POINT OF REVERSE CURVATURE
PRM =	PERMANENT REFERENCE MONUMENT
PLS =	PROFESSIONAL LAND SURVEYOR
POB =	POINT OF BEGINNING
POC =	POINT OF COMMENCEMENT
POL =	POINT ON LINE
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
(SB) =	SURVEY BOOK
TWP =	TOWNSHIP
TYP =	TYPICAL
USC&GS =	U.S. COAST & GEODETIC SURVEY
WD =	WOOD
IT-COR =	WITNESS CORNER IRS 5/8" LB 7012
XCF =	CUT MARK FOUND

ES:
BEARINGS BASED ON SAID DEED (SEE SKETCH)
ELEVATIONS BASED ON 1929 NGVD
PROJECT BENCHMARKS AS SHOWN HEREON.
FLOOD ZONE "X", MAP NO. 12009C0290 E
COMMUNITY NO. 125092 19 NOV 97
HORIZONTAL CLOSURE MEETS OR EXCEEDS THE
ACCURACY FOR SUBURBAN LAND AS PER FLORIDA
STATUTE 61G17-6.003
VERTICAL CLOSURE: NOT APPLICABLE
BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE
SAME AS PLAT, DEED OR RECORD UNLESS SHOWN
OTHERWISE.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND

AL DESCRIPTION: (OFFICIAL RECORDS BOOK 2907, PAGE 159)
PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 14, TOWNSHIP 24
NORTH, 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,
THENCE EAST 701.5 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD
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 SOUTHEAST CORNER OF LOT
30, BLOCK "C" OF SAID SUBDIVISION; THENCE NORTH 263.73 FEET TO THE
POINT OF BEGINNING.

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