

LEGAL DESCRIPTION:

PARCEL 1: LOTS 8, 9, 10, 11, 12, 13, 14, 15 AND LOT 22, BLOCK 8, GOLDEN ESTATES UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTH 1/4 CORNER OF SECTION 3, INDIAN RIVER PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, AND ON AN ASSUMED BEARING OF NORTH 79 DEGREES 01'04" EAST FOR A DISTANCE OF 435.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST TO A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 485.00 FEET TO THE POINT; RUN THENCE SOUTH 79 DEGREES 01'04" WEST A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 485.00 FEET TO THE POINT; RUN THENCE SOUTH 79 DEGREES 01'04" WEST A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 485.00 FEET TO THE POINT; RUN THENCE SOUTH 79 DEGREES 01'04" WEST A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. RESERVING THEREFROM THE EASTERLY 25.00 FEET FOR FUTURE ROAD RIGHT OF WAY PURPOSES, ALSO EXCEPTING THEREFROM THE WESTERLY 25.00 FEET FOR FUTURE ROAD RIGHT OF WAY PURPOSES. SAID LANDS SITUATE, LYING AND BEING IN BREVARD

PARCEL 2:

FROM THE SOUTH 1/4 CORNER OF SECTION 3, INDIAN RIVER PARK, SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3 AND ON AN ASSUMED BEARING NORTH 79 DEGREES 01'04" EAST FOR A DISTANCE OF 290.0 FEET; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE RUN NORTH 79 DEGREES 01'04" EAST FOR A DISTANCE OF 145.0 FEET TO A POINT; THENCE RUN SOUTH 17 DEGREES 00'00" EAST FOR A DISTANCE OF 160.0 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 01'04" WEST FOR A DISTANCE OF 145.0 FEET TO THE POINT OF BEGINNING. RESERVING THEREFROM THE WESTERLY 25.0 FEET FOR FUTURE ROAD RIGHT OF WAY PURPOSES. SAID LANDS SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA.

PARCEL 3:

BEING A PORTION OF, BLOCK 8, GOLDEN SHORES ESTATES UNRECORDED PLAT, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTH 1/4 CORNER OF SECTION 3, INDIAN RIVER PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3 AND ON AN ASSUMED BEARING OF NORTH 79 DEGREES 01'04" EAST FOR A DISTANCE OF 290.0 FEET TO A POINT; THENCE NORTH 17 DEGREES 00'00" WEST TO A DISTANCE OF 590.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 80.0 FEET TO A POINT; THENCE RUN NORTH 79 DEGREES 01'04" EAST FOR A DISTANCE OF 145.0 FEET TO A POINT; THENCE RUN SOUTH 17 DEGREES 00'00" EAST FOR A DISTANCE OF 80.0 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 01'04" WEST FOR A DISTANCE OF 145.0 FEET TO THE POINT OF BEGINNING; RESERVING THEREFROM THE WESTERLY 25.0 FEET FOR FUTURE ROAD R/W PURPOSES. SAID LANDS SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA.

PARCEL 4:

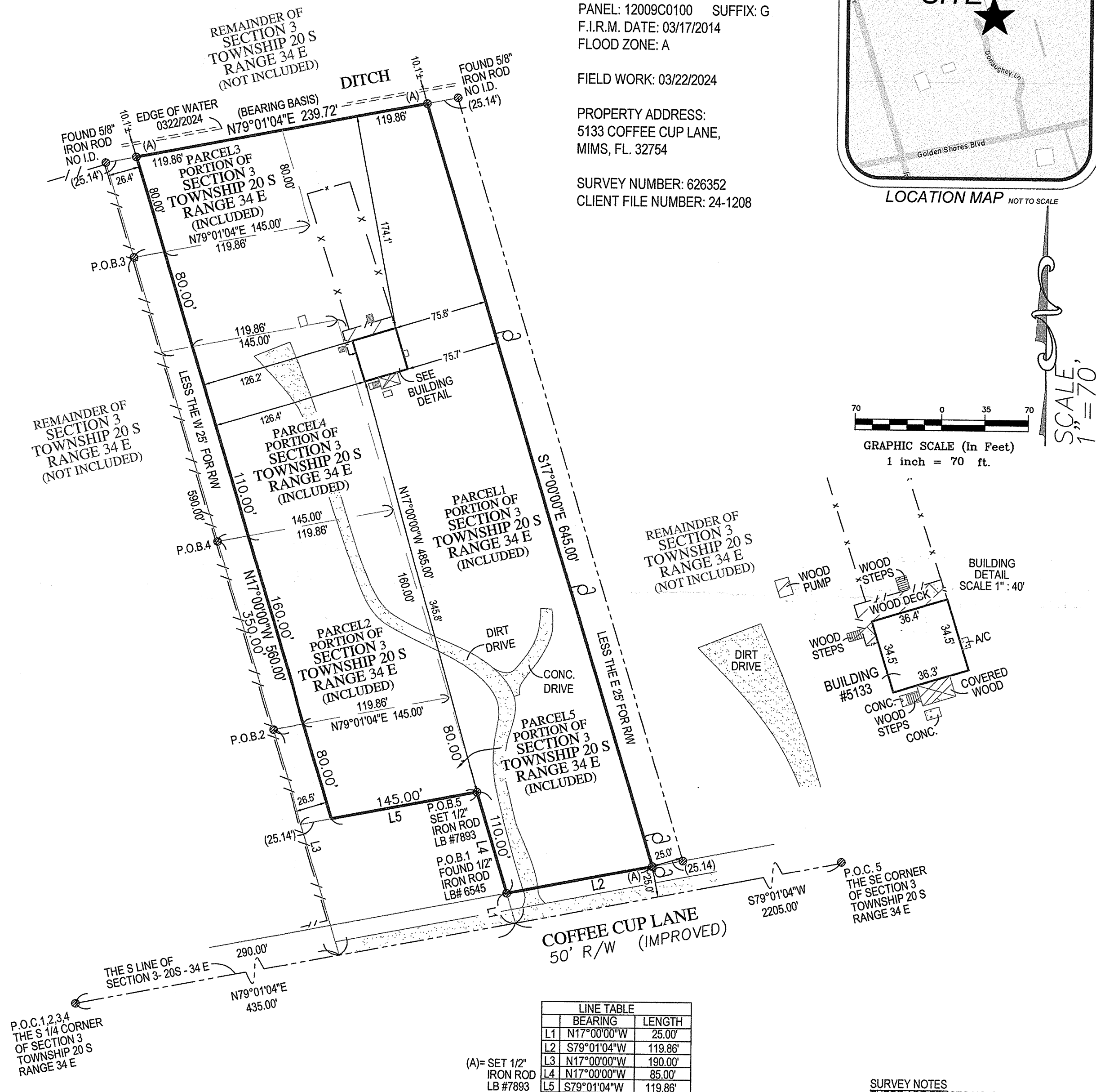
BEING A PORTION OF, BLOCK 8, GOLDEN SHORES ESTATES UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTH 1/4 CORNER OF SECTION 3, INDIAN RIVER PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, AND ON AN ASSUMED BEARING OF NORTH 79 DEGREES 01'04" EAST FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST TO A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE RUN NORTH 79 DEGREES 01'04" EAST A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN SOUTH 17 DEGREES 00'00" EAST FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 01'04" WEST FOR A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING. RESERVING THEREFROM THE WESTERLY 25.00 FEET FOR FUTURE ROAD R/W PURPOSES. SAID LANDS SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA.

PARCEL 5:

17, BLOCK 8, GOLDEN SHORES ESTATES UNRECORDED PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SECTION 3, INDIAN RIVER PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 3, AND ON AN ASSUMED BEARING OF SOUTH 79 DEGREES 01'04" WEST FOR A DISTANCE OF 2205.0 FEET TO A POINT; THENCE RUN NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 110.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 17 DEGREES 00'00" WEST FOR A DISTANCE OF 80.0 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 01'04" WEST A DISTANCE OF 145.00 FEET TO A POINT; THENCE RUN SOUTH 17 DEGREES 00'00" EAST A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 79 DEGREES 01'04" EAST FOR A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING.

RESERVING AND EXCEPTING THEREFROM THE WESTERLY 25.00 FEET FOR FUTURE ROAD RIGHT OF WAY PURPOSES. SAID LANDS SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA.

PAGE 1 OF 1
BOUNDARY SURVEY



ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT
A/C AIR CONDITIONER
B.M. BENCH MARK
B.R. BEARING REFERENCE
(C) CALCULATED
C. CENTRAL / DELTA ANGLE
CH CHORD
(D) DEED / DESCRIPTION
D.E. DRAINAGE EASEMENT
D.H. DRILL HOLE
D.W. DRIVEWAY
E.O.W. EDGE OF WATER
F.C.M. FOUND CONCRETE MONUMENT

F.F. EL. FINISH FLOOR ELEVATION
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
F.P.K. FOUND PARKER-KALON NAIL
(L) LENGTH
L.A.E. LIMITED ACCESS EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
(M) MEASURED / FIELD VERIFIED
M.H. MANHOLE
N&D NAIL & DISK
N.R. NOT RADIAL
N.T.S. NOT TO SCALE
O.H.L. OVERHEAD UTILITY LINES

O.R.B. OFFICIAL RECORDS BOOK
(P) PLAT
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
R/W RIGHT-OF-WAY
(R) RADIAL / RADIUS
S.I.R. SET IRON ROD
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

[Symbol] = CATCH BASIN
[Symbol] = CENTERLINE ROAD
[Symbol] = COVERED AREA
+X.XX = EXISTING ELEVATION
[Symbol] = HYDRANT
[Symbol] = MANHOLE
[Symbol] = METAL FENCE
[Symbol] = MISC. FENCE
[Symbol] = PROPERTY CORNER
[Symbol] = UTILITY BOX
[Symbol] = UTILITY POLE
[Symbol] = WATER METER
[Symbol] = WELL
[Symbol] = WOOD FENCE

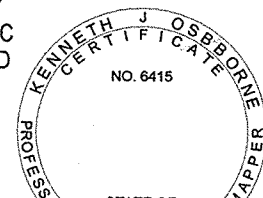
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

Kenneth J. Osborne

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

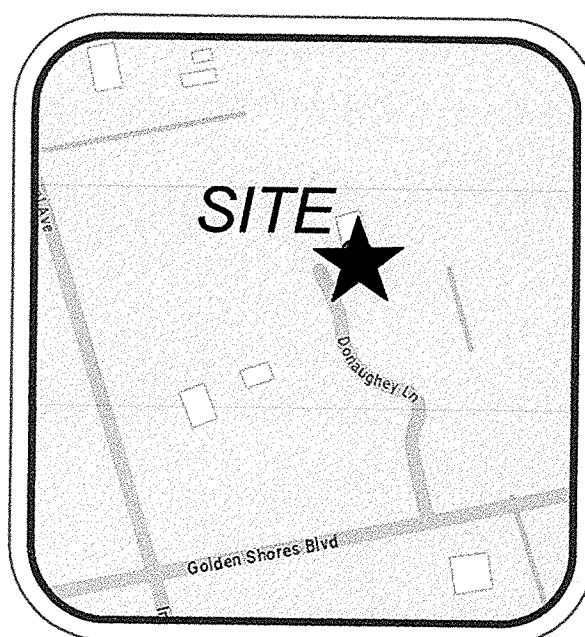
CERTIFIED TO: LISA D MANION AND
CHRISTOPHER M MANION; DOCKSIDE
TITLE, LLC ; OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY;

COMMUNITY NUMBER: 125092
PANEL: 12009C0100 SUFFIX: G
F.I.R.M. DATE: 03/17/2014
FLOOD ZONE: A

FIELD WORK: 03/22/2024

PROPERTY ADDRESS:
5133 COFFEE CUP LANE,
MIMS, FL. 32754

SURVEY NUMBER: 626352
CLIENT FILE NUMBER: 24-1208



LOCATION MAP NOT TO SCALE

GRAPHIC SCALE (In Feet)
1 inch = 70 ft.

SCALE
1" = 70'

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER WALLS, TIES, ETC., WERE NOT LOCATED.
- WALLS, TIES, ETC., WERE NOT LOCATED.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

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SURVEYING, LLC