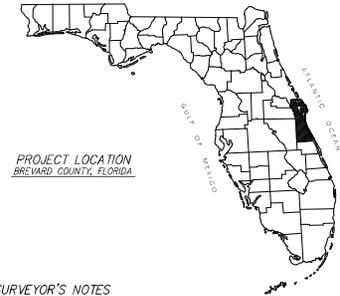


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2 GENERAL NOTES, VICINITY MAP & LEGEND
BOUNDARY SURVEY

BOUNDARY SURVEY
LYING IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



DATE	
FILE NO.	
DATE	09/01/25
FILE NO.	
DATE	07/02/2025
FILE NO.	
DATE	01/09/2025
FILE NO.	

CLIENT: JACK BOYAJAN
DRAWING DATE: 07/02/2025
DRAWN BY: LPT
DATE OF SURVEY: 01/09/2025
FIELD FILE: MERRITT ISLAND/DME

LYING IN SECTIONS 35
TOWNSHIP 24 SOUTH,
RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

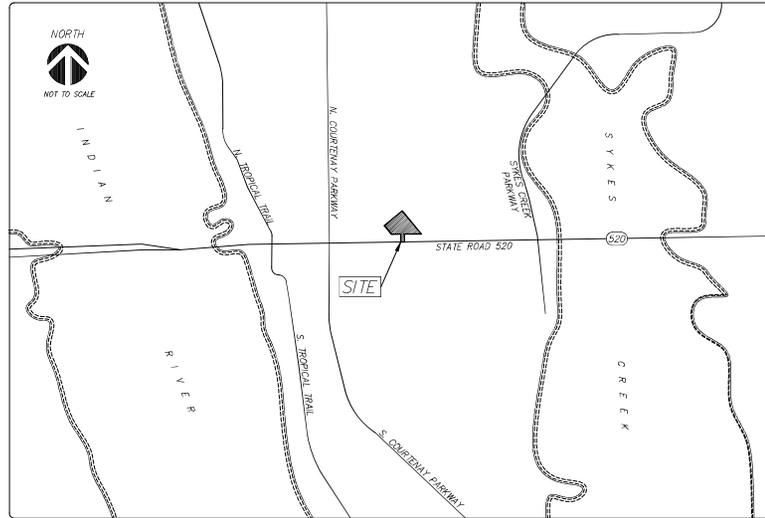
BOUNDARY SURVEY
-FOR-
JACK BOYAJAN

SHEET
1 OF 2

SCHEDULE B, SECTION II EXCEPTIONS PER TITLE COMMITMENT NO. 1578041

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. NON-SURVEY ITEM
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE 2024 AND SUBSEQUENT YEARS. NON-SURVEY ITEM
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. NON-SURVEY ITEM
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. SEE MAP OF SURVEY
D. EASEMENTS OR CLAIMS TO EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. SEE MAP OF SURVEY
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. NON-SURVEY ITEM
- ANY OWNERS POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS, THERE ARE, VIC. WATER BODIES, ADJACENT TO, THE SURVEYED PARCEL
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NON-SURVEY ITEM
- ACCESS EASEMENT AS SHOWN ON THE PLAT RECORDED IN SURVEY BOOK 1, PAGE 90, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SEE MAP OF SURVEY
- OFFICIAL DITCH EASEMENT TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 254, PAGE 339, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SEE MAP OF SURVEY
- AGREEMENT WITH MERRITT ISLAND SANITATION, INC. RECORDED IN O.R. BOOK 556, PAGE 974, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SEE MAP OF SURVEY
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 1369, PAGE 108, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SEE MAP OF SURVEY
- EASEMENT TO BELL SOUTH TELECOMMUNICATIONS, INC. RECORDED IN O.R. BOOK 6375, PAGE 2427, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SEE MAP OF SURVEY
- RIGHT OF THE LESSEES UNDER UNRECORDED LEASES. NON-SURVEY ITEM

VICINITY MAP



LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 1578041

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3 5 AND RUN NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 387.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 725.64 FEET; THENCE RUN NORTH 38 DEGREES 56 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF A 50 FOOT RIGHT OF WAY, A DISTANCE OF 97.60 FEET; THENCE RUN NORTH 61 DEGREES 13 MINUTES 19 SECONDS EAST 564.0 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE REPLAT OF MERRITT LAKE ESTATES, AS RECORDED IN PLAT BOOK 11, PAGE 16, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTH 38 DEGREES 56 MINUTES 50 SECONDS EAST, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 724.51 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
ALSO A PARCEL LYING IN SAID SECTION 35, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, AND RUN NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 774.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 25 MINUTES 35 SECONDS WEST 193.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 520; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 12 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 90.0 FEET; THENCE RUN NORTH 60 DEGREES 25 MINUTES 35 SECONDS EAST 193.68 FEET; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST 90.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
THE NORTH 25 FEET OF THE ABOVE DESCRIBED PARCEL IS AN ALLEY EASEMENT AS SHOWN IN SURVEY BOOK 1, PAGE 90, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE VRS NETWORK. AS A REFERENCE FOR THIS SURVEY, THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, HAS A BEARING OF S89°24'53"W (M).
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 12008C0427H, EFFECTIVE DATE JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE FLOOD HAZARD AREA (100 YEAR FLOOD).
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO N.G.S. BENCHMARK "T 649" SURVEY DISK ON CATON BASIN, HAVING AN ELEVATION OF 9.56 FEET (NAVD88).
- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF "COMMITMENT OF TITLE INSURANCE" BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 16, 2024, FILE NO. 1578041.
- SUBJECT PARCEL AREA = 6.84 ACRES. (AREA CALCULATED).
- UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS PART OF THIS SURVEY.
- ADJUTING PROPERTIES HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HATCHES.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING LOCATIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/ CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATIONS.
- THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.

JOB NO. J722
CERTIFIED TO:
JACK BOYAJAN

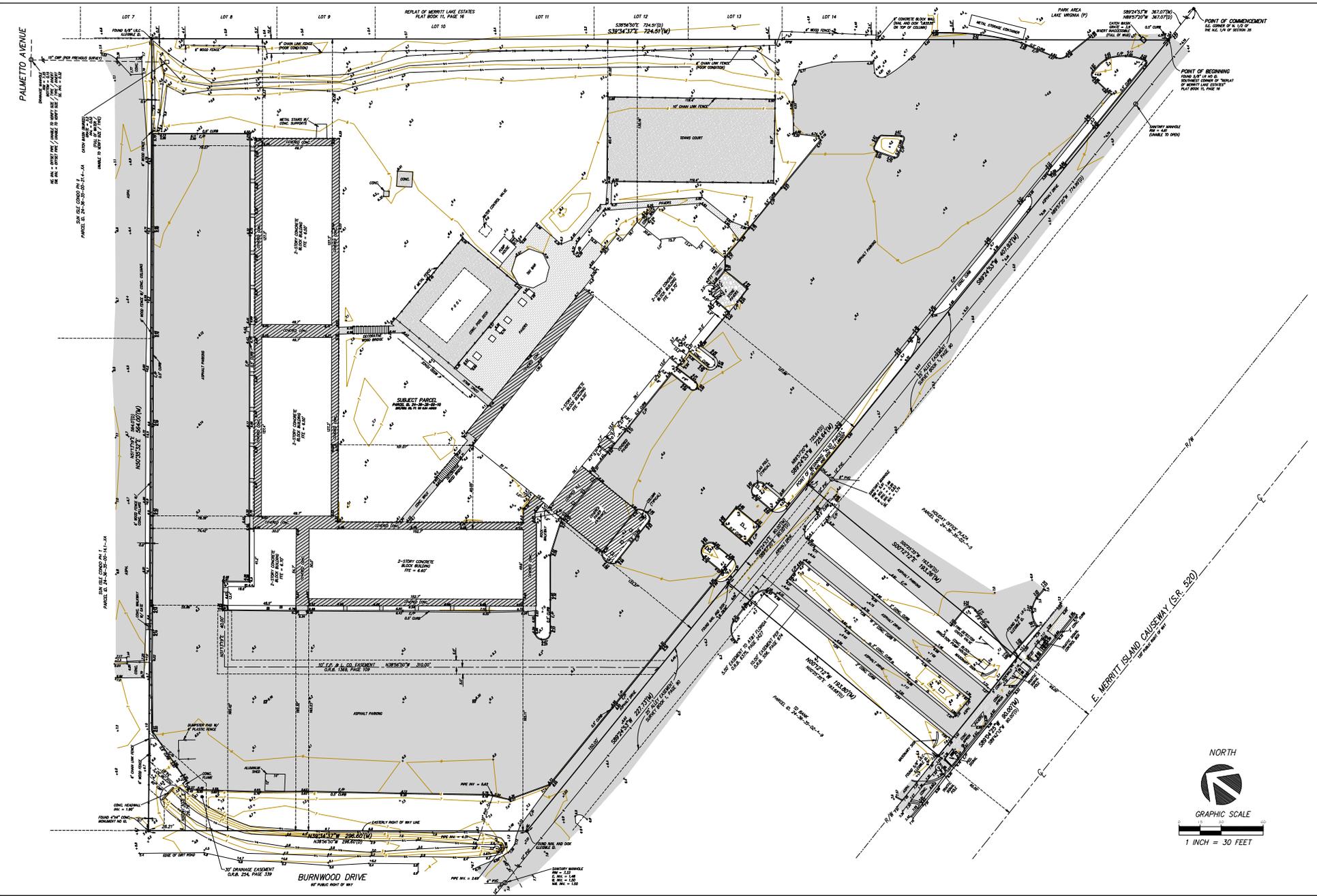
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

Luke F. Fulford
LUKE F. FULFORD, P.S.M., NO. 6954
CANVAS LAND SURVEYING, LB 8320

LEGEND & ABBREVIATIONS:

±	MORE OR LESS	—	BOUNDARY LINE
(P)	PLAT DIMENSION	—	CHAIN LINK FENCE
(M)	FIELD MEASUREMENT	—	LINE BREAK
(D)	DEED	—	OVERHEAD UTILITY
CONC.	CONCRETE	—	TOP OF BANK
ASPH.	ASPHALT	—	TOE OF SLOPE
E/P	EDGE OF PAVEMENT	—	CONTOUR LINE
O.R.B.	OFFICIAL RECORDS BOOK	100	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION		
+	NUMBER		
⊠	TELEPHONE RISER		
⊞	ELECTRIC METER		
⊞	STORM MANHOLE		



CLIENT: JACK BOYAMAN
 DRAWING DATE: 07/20/2023 DRAWN BY: LPT
 DATE OF SURVEY: 01/09/2023
 ACAD FILE: MERRITT ISLAND.DWG

REVISIONS
 NO. DATE BY
 01 08/01/23 LPT INITIAL RELEASE

LYING IN SECTIONS 35
 TOWNSHIP 24 SOUTH
 RANGE 36 EAST
 BREVARD COUNTY, FLORIDA

BOUNDARY SURVEY
 -FOR-
 JACK BOYAMAN

SHEET
 2 OF 2

