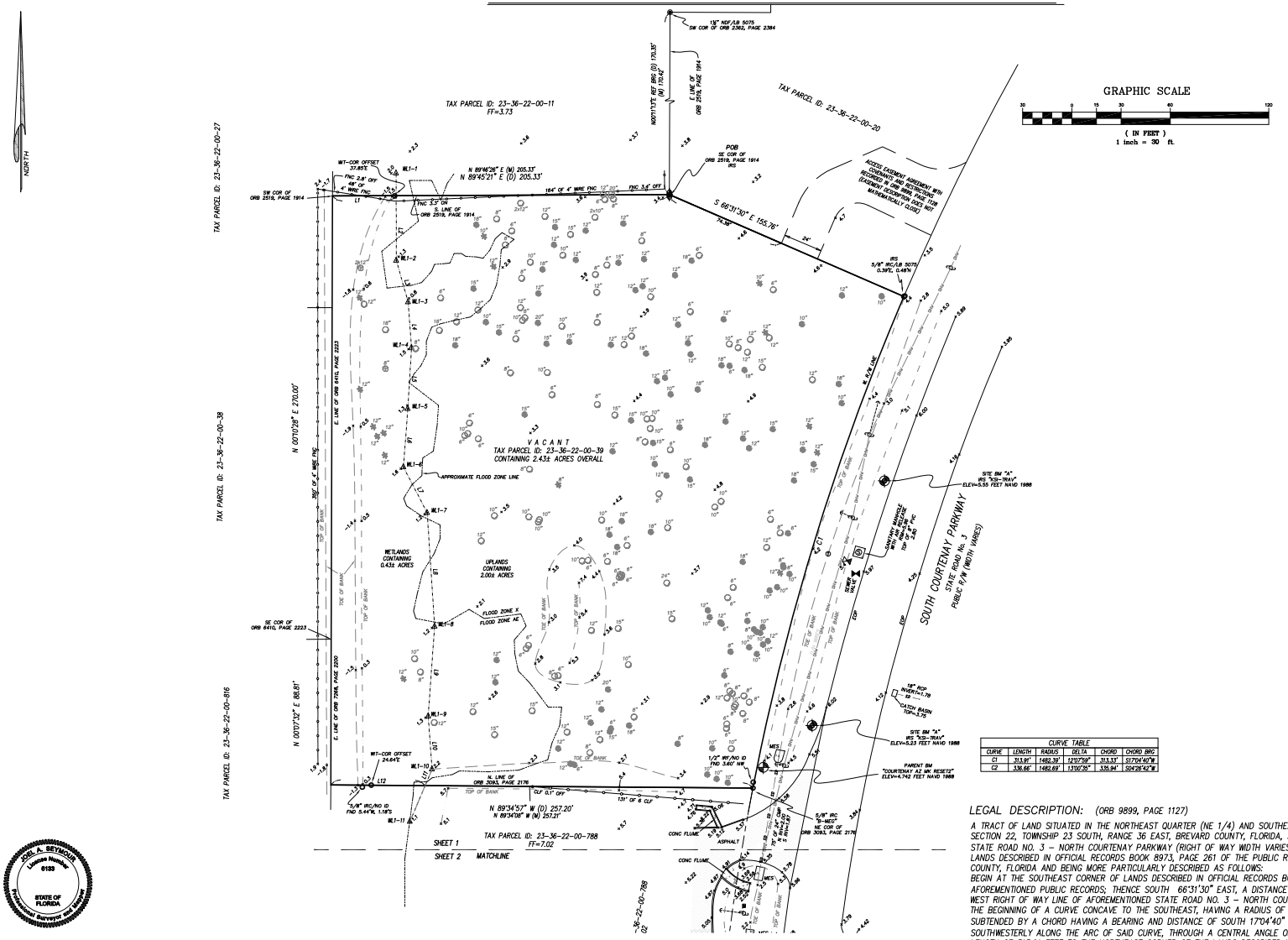
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°46'26"W	38.81'
L2	S00°09'34"E	39.49'
L3	S15°49'26"E	26.28'
L4	S04°17'20"E	27.80'
L5	S03°27'43"W	37.33'
L6	S04°18'14"W	35.60'
L7	S27°36'49"E	31.35'
L8	S03°45'23"E	69.35'
L9	S04°25'30"W	54.64'
L10	S04°11'30"E	32.41'
L11	S22°54'34"W	10.89'
L12	N89°34'08"W	57.48'
L13	N01°41'54"W	15.45'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	313.91'	1482.39'	12°07'59"	313.33'	S17°04'40"W
C2	336.66'	1482.69'	13°00'35"	335.94'	S04°26'42"W

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
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SFHA = SPECIAL FLOOD HAZARD AREAS
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TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

SYMBOL LEGEND

- GUY WIRE
- OAK TREE WITH DIAMETER
- PALM TREE WITH DIAMETER
- PINE TREE WITH DIAMETER
- RE-USE WATER VALVE
- SANITARY SEWER MANHOLE
- SEWER VALVE
- TELEPHONE RISER
- UTILITY POLE
- WETLAND FLAG
- MAPLE TREE WITH DIAMETER
- OAK TREE WITH DIAMETER

NOTES:

1. BEARINGS BASED ON E LINE OF ORB 2519, PAGE 1914 BEING N00°11'13"E AS PER FURNISHED DESCRIPTION (SEE SKETCH)

2. ELEVATIONS BASED ON BREVARD COUNTY SURVEYING AND MAPPING BENCHMARK "COURTENAY AZ MK RESET2" BEING AT AN ELEVATION OF 4.742 FEET NAVD 1988.

3. FLOOD ZONE "X" & "AE(3.7), MAP No. 12009C0327H COMMUNITY No. 125092, FIRM INDEX DATE: JANUARY 29, 2021, FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.

4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003.

5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.

6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR THE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.

8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.

9. THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE OPINION LETTER PREPARED BY BRIAN A. BLOCK, ESQUIRE, DATED DECEMBER 2, 2025.
ENCUMBRANCES:
-- ACCESS EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS RECORDED IN ORB 9899, PAGE 1128 (PLOTTED HEREON)

LEGAL DESCRIPTION: (ORB 9899, PAGE 1127)

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) AND SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID TRACT LYING WEST OF STATE ROAD NO. 3 – NORTH COURTENAY PARKWAY (RIGHT OF WAY WIDTH VARIES), BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8973, PAGE 261 OF THE PUBLIC RECORDS OF SAID BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2519, PAGE 1914 OF AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTH 66°31'30" EAST, A DISTANCE OF 155.76 FEET TO THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED STATE ROAD NO. 3 – NORTH COURTENAY PARKWAY AND TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1482.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 17°04'40" WEST, 313.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°07'59", AN ARC LENGTH OF 313.91 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3093, PAGE 2176; THENCE NORTH 89°34'57" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 257.20 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7268, PAGE 2200; THENCE NORTH 0°07'32" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 88.81 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6410, PAGE 2223; THENCE NORTH 0°10'28" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 270.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2519, PAGE 1914; THENCE NORTH 89°45'21" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 205.33 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING.

JOB No. 44605
FB 25-8-9
22-23-36/ANDERSON

CERTIFIED TO:
RICH ANDERSON

BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 12/10/25
ADDED TITLE OPINION NOTE AND EASEMENT	DATE: 12/18/25
ADDED R/W INFO	DATE: 2/10/26

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

JOEL A. SEYMOUR
License Number 6133
STATE OF FLORIDA
Professional Surveyor and Mapper

CERTIFICATION:
I HEREBY CERTIFY, THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour
Digitally signed by Joel A Seymour
Date: 2026.02.16 09:54:41 -05'00'

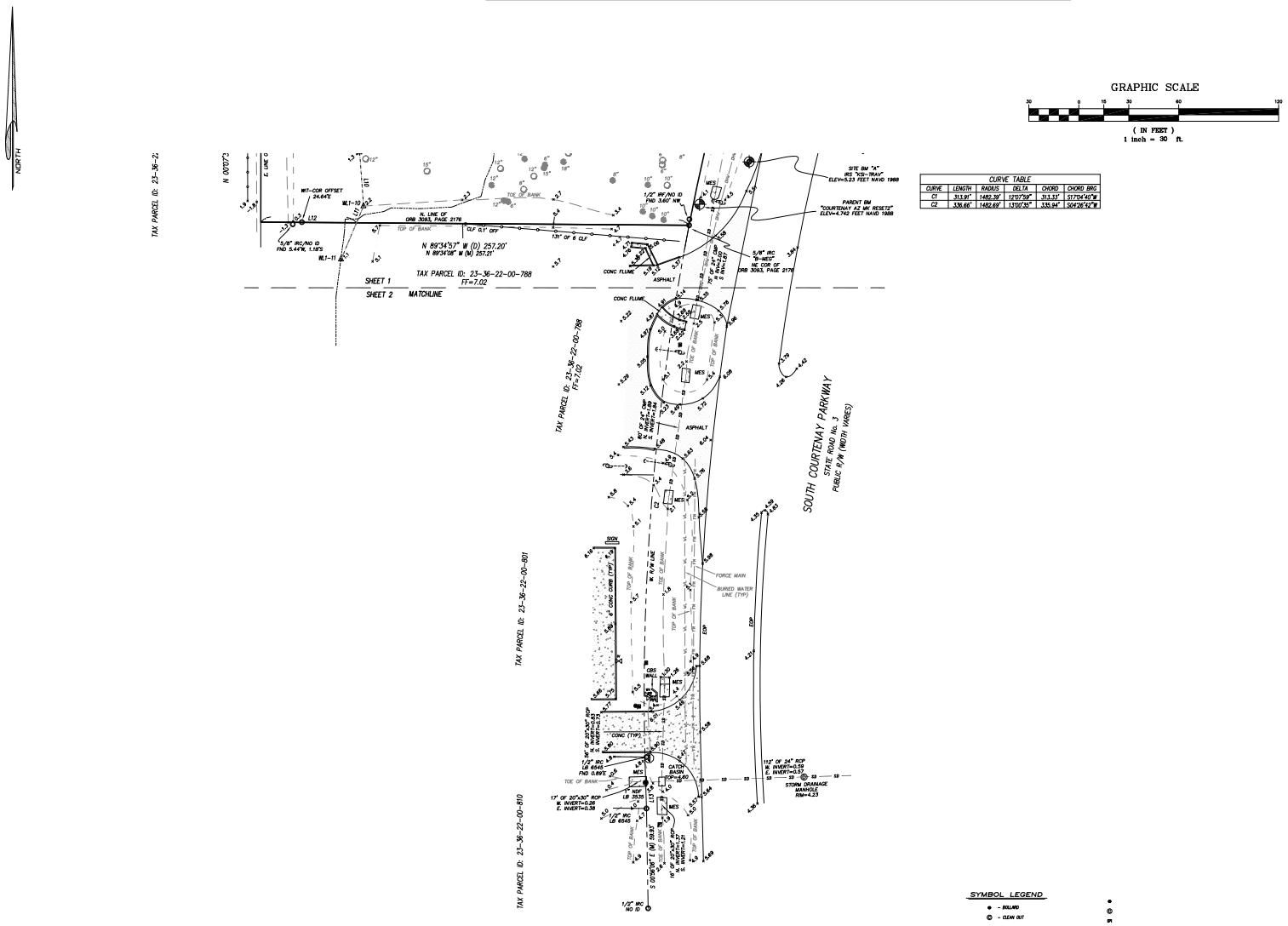
JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JAS	SCALE 1 INCH = 30 FEET

SHEET 1 OF 2

THE SURVEY DEPICTED HEREON CONSISTS OF 2 SHEETS. EACH SHEET IS NOT FULL AND COMPLETE WITHOUT THE OTHER.
THE SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 2.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



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- PINE TREE WITH DIAMETER
- RE-USE WATER VALVE
- SANITARY SEWER MANHOLE
- SEWER VALVE
- TELEPHONE RISER
- UTILITY POLE
- WETLAND FLAG
- MAPLE TREE WITH DIAMETER
- FIR TREE WITH DIAMETER
- WATER VALVE
- IRRIGATION VALVE
- CONCRETE UTILITY POLE
- STOP SIGN

SYMBOL LEGEND
- BOLLARD
- CLEAN OUT

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SHEET 2 OF 2

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