## Space Coast Service Center

Port St. John Parkway Brevard County, Florida Survey 22SS00003 Jacob Aaron et al.

## LAND DESCRIPTION:

The Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the North and West 30 feet for road, utility and drainage right of way.

The Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the North 30 feet for road, utility and drainage right of way.

PARCEL 3:

The Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the South and East 30 feet for road, utility and drainage right of way.

Less and except that portion conveyed to Brevard County, Florida by Warranty Deed recorded October 2, 1998 in Official Records Book 3905, Page 410.

PARCEL 4:

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the South 30 feet for road, utility and drainage right of way.

Less and except that portion conveyed to Brevard County, Florida by Warranty Deed recorded October 2, 1998 in Official Records Book 3905, Page 410.

PARCEL 5:

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the South 30 feet for road, utility and drainage right of way.

Less and except that portion conveyed to Brevard County, Florida by Warranty Deed recorded October 2, 1998 in Official Records Book 3905, Page 410.

PARCEL 6:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the South and West 30 feet for road, utility and drainage right of

Less and except that portion conveyed to Brevard County, Florida by Warranty Deed recorded October 2, 1998 in Official Records Book 3905, Page 410.

PARCEL7:

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the South and West 30 feet for road, utility and drainage right of way. Less and except that portion conveyed to Brevard County, Florida by Warranty Deed recorded October 2, 1998 in Official Records

Book 3905, Page 410.

The Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the North 30 feet for road, utility and drainage right of way.

PARCEL 9:

PARCEL 8:

The Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the North and East 30 feet for road, utility and drainage right of way.

Less and except that portion conveyed to Brevard County Board of County Commissioners by Quit Claim Deed recorded August 11, 1989 in Official Records Book 3011, Page 3719 and that portion conveyed to Brevard County of the State of Florida by Right of Way Deed recorded August 11, 1989 in Official Records Book 3011, Page 3720.

PARCEL 10:

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 23 South, Range 35 East, Brevard County, Florida. Subject to the North and East 30 feet for road, utility and drainage right of way.

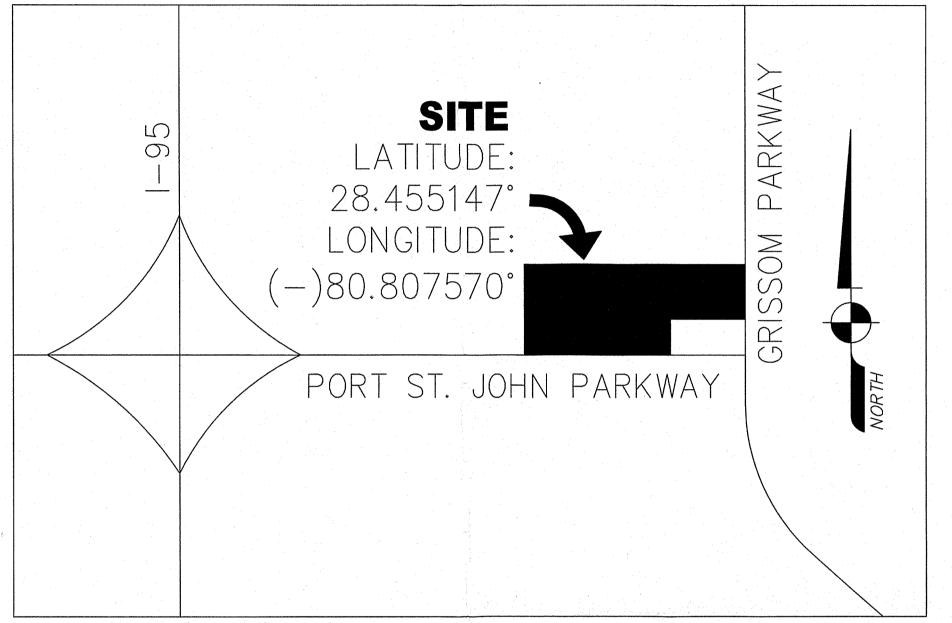
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 ALSO DESCRIBED AS:

A portion of the northeast quarter of Section 27, Township 23 South, Range 35 East, Brevard County, Florida, and described as

COMMENCE at the east quarter corner of said Section 27; thence N00°34′52″E, along the east line of said Section 27, a distance of 328.39 feet; thence N89°25'08"W, perpendicular to said east line of Section 27, a distance of 100 feet to the POINT OF BEGINNING; thence S89°14'33"W, 564.24 feet; thence S00°33'09"W, 255.81 feet to a line 75 feet north of an parallel with the east—west quarter section line of said Section 27; thence S89°13'57"W, along said parallel line, 996.21 feet; thence N00°30'35"E, 586.99 feet; thence N89°15'10"E, 1561.04 feet to a line 100 feet west of an parallel with said east line of Section 27: thence S00°34'52"W, along said parallel line, 330.74 feet to the POINT OF BEGINNING.

Said lands situate in the Brevard County, Florida and containing 771,194 square feet (17.7042 acres) more or less.

SECTION 27, TOWNSHIP 23 SOUTH, RANGE 35 EAST



LOCATION SKETCH

NOTE: LATITUDE AND LONGITUDE SHOWN ARE BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90).

> **SUMMARY TABLE FOR:** SCHEDULE B, SECTION II EXCEPTIONS

TITLE COMMITMENT NO. 9332493 (SEE SURVEYOR'S REPORT #2)							
	TION NUMBER AND DING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA				
No. 6	O.R.B. 1057/383 O.R.B. 1063/656 O.R.B. 2656/1367	YES YES YES	SHOWN/ROAD, UTILITIES & DRAINAGE SHOWN/JOINDER IN EASEMENT SHOWN/PURPOSE OF UTILITY CONSTRUCTION AND MAINT. ONLY				
	O.R.B. 2730/85	YES	SHOWN/PURPOSE OF UTILITY CONSTRUCTION AND MAINT. ONLY				
No. 7	O.R.B. 3011/3720	YES	SHOWN/RIGHT-OF-WAY DOES NOT AFFECT SUBJECT PROPERTY				
No. 8	O.R.B. 4013/1964 O.R.B. 4083/2360	YES YES	SHOWN/DRAINAGE EASEMENT SHOWN AMENDED DRAINAGE EASEMENT				
No. 9	O.R.B. 4591/3675	YES	BLANKET/NOT PLOTTABLE REZONING FROM GU/RU-1-11 TO TU-2				
No. 10	O.R.B. 5945/1177	YES	BLANKET/NOT PLOTTABLE REZONING FROM GU TO BU-1				
No. 11	O.R.B. 6014/2375	YES	SHOWN/BINDING DEVELOPMENT PLAN				
No. 12	O.R.B. 7864/2715	YES	NOT PLOTTABLE/BLANKET EXHIBIT "E"				

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing

2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Fidelity National Title Insurance Company, Title Commitment No. 9332493 effective date 05/03/2021 at 8:00 A.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights—of—way, ownership or other instruments of record. 3. The land description shown hereon is in accord with the Title Commitment.

11. This is a Specific Purpose Survey. The Specific Purpose of this survey is to show the subject parcel, its adjoining parcels and their

12. No underground improvements were located.

13. Bearings and Coordinates shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, with the bearing basis being the east line of Section 27, Township 23 South, Range 35 East, between Florida Department of Environmental Protection Certified Corner Reports 069514 and 105723, having a calculated bearing of N00°34'52"W and a measured bearing of

14. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.

15. To the best of the undersigned Surveyor's knowledge and beliefs, all lots are contiguous and there are no gaps, hiatus, gores or overlaps.

16. This map is intended to be displayed at a scale of 1" = 60'.

17. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.

18. Abbreviation Legend: B.C.R. = Brevard County Records; (C) = Calculated; & = Centerline; C.C.R. = Certified Corner Report; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; F.P.L. = Florida Power & Light Company; INV. = Invert; L.B. = Licensed Business; (MS) = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; O.R.B. = Official Records Book; OW = Overhead Wires; PG. = Page; PID = Parcel Identification Number; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor and Mapper; R.P.B. = Road Plat Book; R.C.P. = Reinforced Concrete Pipe; R/W = Right-of-Way; W/ = With; W/CAP = With Surveyors Cap.

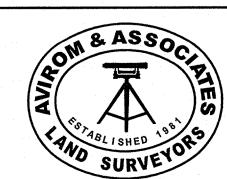
**CERTIFICATION:** 

Certify to: Florida Power & Light Company, a Florida corporation; DPW Law Firm; and Fidelity National Title Insurance Company

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

> helmy D. Hussen MICHAEL D. AVIROM, P.L.S. Florida Registration No. 3268 AVIROM & ASSOCIATES, INC. L.B. No. 3300 Date: 3/4/2022





AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 2506 SE WILLOUGHBY BOULEVARD

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**BOUNDARY SURVEY** 

F.P.L. SPACE COAST SERVICE CENTER

PORTION OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 35 EAST COCOA **BREVARD COUNTY** FLORIDA

JOB #	<b>#</b> :	1	195	6-2
SCAL	E:	N	/A	
DATE		0:	2/28/:	2022
BY:		J.	A.S.	
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F.B.	S-85/S	-88	PG.	71-77/5-15
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