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ALTA BOUNDARY SURVEY

LEGAL DESCRIPTION:
SCHEDULE A

THE EAST 328.60 FEET OF THE WEST 580.52 FEET OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 36 EAST, EXCEPTING THEREFOM THE SOUTH 200 FEET, BREVARD COUNTY, FLORIDA.

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12009C0425 G DATED: 3-17-14.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.+
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29 AS BEING N89°41'03"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS FOR ALTA/ACSM. ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

ZONING AND SETBACKS

PROPERTY ZONING = IU/INDUSTRIAL LIGHT

PROPERTY BUILDING SETBACKS

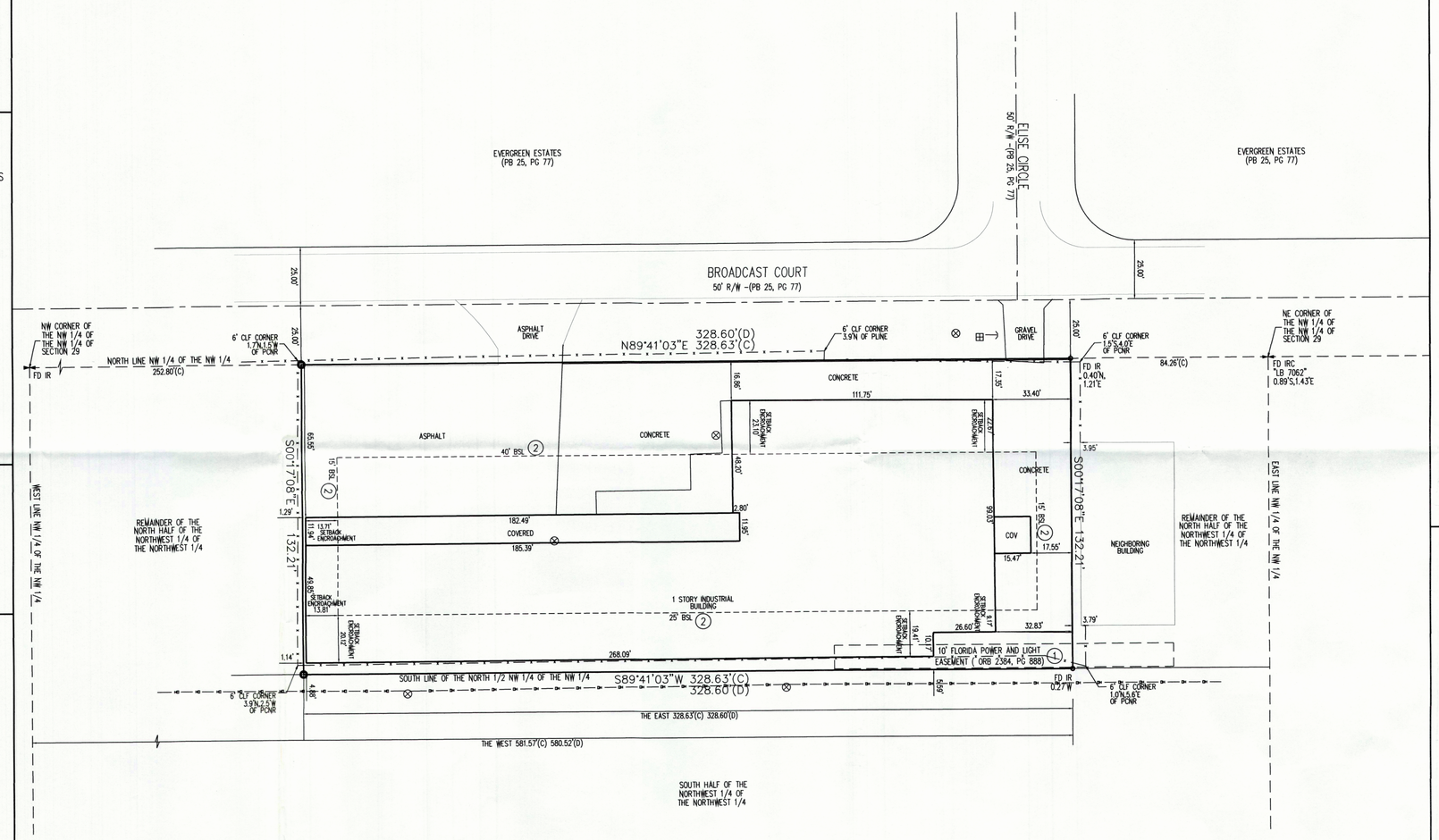
FRONT SETBACK = 40 FEET (2)

REAR SETBACK = 25 FEET (2)

SIDE SETBACK = 15 FEET (2)

ABBREVIATIONS AND LEGEND

Δ = CALCULATED POSITION "PCP"
O = FOUND 5/8 IRON REBAR & CAP
O = SET 5/8 IRON REBAR AND YELLOW CAP MARKED "PSM5543"
R/W = RIGHT OF WAY
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORD BOOK
R/W = RIGHT OF WAY
(M) = MEASURED
(P) = PLAT
(C) = CALCULATED
(R) = RADIUS OF CURVE
L = LENGTH OF CURVE
D = DELTA OF CURVE
BSL = BUILDING SETBACK LINE
PUE = PRIVATE UTILITY RASEMENT
FFE = FINISHED FLOOR ELEVATION
PCNR = PROPERTY CORNER
PLINE = PROPERTY LINE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
CONC = CONCRETE
CP = CONCRETE PAD
= BACK FLOW PREVENTER
= CONCRETE POWER POLE
= ELECTRIC BOX
= FIRE HYDRANT
= GUY WIRE
= HANDICAP SPACE
= MAIL BOXES
= PARKING SPACES
= SANITARY SEWER MANHOLE
= SEWER VALVE
= SIGN
= WATER METER
= WATER PUMP
= WELL
= WOOD POWER POLE

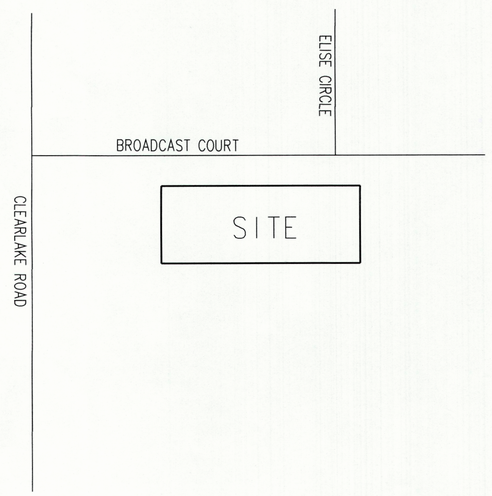


EASEMENTS

1. 10' EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT RECORDED IN OFFICIAL RECORDS BOOK 2384, PAGE 888, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AND ARE SHOWN HEREON.

23V00013 Cummins Family Rev. Trust

VICINITY MAP
NOT TO SCALE



NARRATIVE OF SCEDULE B, SECTION II, EXCEPTIONS

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CUSTOMERS REQUEST. ALTA COMMITMENT NUMBER _____ INSURING OFFICE FILE NUMBER SL-22-800 LIBERTY TITLE COMPANY OF AMERICA COMMITMENT DATE 10-10-22
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT PROVIDED.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY.
4. ALL EASEMENTS ARE SHOWN WITHIN THE BOUNDARY OF THE PARCEL. PORTION OF EASEMENT IS OUTSIDE BOUNDARY OF PROPERTY.
5. AN EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT RECORDED IN OFFICIAL RECORDS BOOK 2384, PAGE 888, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA IS PLOTTED AND NOTED ON SURVEY WITH MARKER. (1)
5. BUILDING SETBACKS ARE LISTED, PLOTTED AND NOTED ON SURVEY WITH MARKER. (2)
6. BULDING ENCHROCHING THE FRONT, REAR AND WEST SIDE BUILDING SETBACK LINES. NOTED ON SURVEY WITH MARKER. (2)

798 CLEARLAKE ROAD

SCALE: 1"=30'
DATE: 1-12-23
DRAWN: LW/JC
2023-0005

Atlantic Land Designs
of the Treasure Coast, LB7468
754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
Mailing Address:
P.O. Box 1421 Jensen Beach, FL 34958
ALD5543@gmail.com (772) 398-4290

DATE:	REVISIONS
3/15/23	DIMENSION EXTENT OF SETBACK ENCROACHMENT

LAST FIELD DATE: 1-10-23

Certified to: JK Hibs LLC, a Florida Limited Liability Company
Liberty Title Company of America, Inc.
Old Republic National Title Insurance Company

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field.

DocuSigned by:
James Cesiro
A1338D8A59FD4C1...

LAND SURVEYOR CERTIFICATE PSM 5543 STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL