



NOTE:
The Water Area shown hereon is not a part of the Banana River. It is simply the southern end of an excavation area which extends farther northerly through private property and ultimately connects to the Banana River. The said Water Area is part of the private property described in the Owner's deed. There is no Canal R/W or Easement applicable to said Water Area.

TOGETHER WITH DESCRIPTION:

Parcel B:

A portion of the North 115 feet of Lot 12, according to the subdivision of Lot 1, Section 28 and part of Lot 1, Section 30, and part of Lot 1, Section 21, all in Township 26 South, Range 37 East, according to the plat thereof as recorded in Plat Book 1, Page 42, of the Public Records of Brevard County, Florida, said portion being the North 40 feet of the North 115 feet of Lot 12, lying West of State Road Number 3 and being more particularly described as follows:

Commence at the intersection of the North line of said Lot 12 and the Easterly Right-of-Way Line of State Road Number 3, said point being on the South line of lands described in Official Records Book 1161, Page 226; and run S89°56'00"W, along the North line of said Lot 12 and the South line of said Official Records Book 1161, Page 226; a distance of 55.56 feet to the intersection with the Westerly Right-of-Way Line of State Road Number 3 and the POINT OF BEGINNING of the herein described parcel; thence S55°45'43"E, along said Westerly line a distance of 44.45 feet; thence S89°56'00"W, parallel with the North line of said Lot 12 and the South line of said Official Records Book 1161, Page 226 a distance of 25.31 feet to the Mean Water Level line of the Indian River; thence Northwesterly along said Mean Water Level line a distance of 42.5 +/- to the intersection with the North line of said Lot 12 and the south line if said Official Records Book 1161, Page 226; thence N89°56'00"E, along said North line of Lot 12 and said South line of Official Records Book 1161, Page 226, a distance of 20.39 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT:

A portion of the North 115 feet of Lot 12, according to the subdivision of Lot 1, Section 28 and part of Lot 1, Section 30, and part of Lot 1, Section 21, all in Township 26 South, Range 37 East, according to the plat thereof as recorded in Plat Book 1, Page 42, of the Public Records of Brevard County, Florida, and being more particularly described as follows:

Commence at the intersection of the North line of said Lot 12 and the Easterly Right-of-Way line of State Road Number 3, said point being on the South line of lands described in Official Records Book 1161, Page 226 and S25°55'43"E, a distance of 25.00 feet to the POINT IF BEGINNING of the herein described parcel; thence run N89°56'00"E, a distance of 154.99 feet; thence run S0°04'00"E a distance of 7.5 feet; thence run S89°56'00"W, a distance of 151.35 feet to the intersection with the Easterly Right-of-Way line of State Road Number 3; thence run N25°55'43"W, along said Easterly Right-of-Way line a distance of 8.34 feet to the Point of Beginning.

SURVEY NOTES:

1. LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR ADDINGE DEEDS, RIGHT-OF-WAY, EASEMENTS, OR OTHER RIGHTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
2. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 173, F.S. (1001 F.A.C.).
3. DRAWINGS ARE NOT TO BE REPLIED UPON FOR SCALE PURPOSES.
4. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 173, F.S. (1001 F.A.C.).
5. PURSUANT TO FLORIDA LAW (F.S. 517.7-6, 002177) THIS SURVEY IS BASED ON A
6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS. THE SURVEYOR HAS NOT LOCATED ANY CORNERS OF THE ADJACENT PROPERTY OWNERS AND SHOWN HEREIN. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR
7. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY CLIENT.
8. ELEVATIONS BASED ON 50.00' ASSUMED AT "N/A".
9. ELEVATIONS BASED ON NATIONAL NAVD83 DATUM OF 1989 (PARENT B.M. "N/A" ELEVATION "N/A"). "N/A" ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
10. PLANT PLOTS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
11. LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
12. LOT CORNERS ARE TO BE LOCATED AND MARKED BY THE SURVEYOR AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION.
13. NORTH ARROW ALWAYS DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IF IT IS.
14. ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE "OPEN TO THE PUBLIC" AND ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
15. SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR.
16. HORIZONTAL FEATURE ACQUILITY: TOPOGRAPHIC LAND FEATURES (DITCHES, RILLS, VALVES, MALCOLMS, ETC.) ARE SHOWN AS THEY EXIST. ELEVATIONS ARE NOT SHOWN. ELEVATIONS OF PLUG OR MINUS 0.25 FEET.
17. HORIZONTAL FEATURE ACQUILITY: TOPOGRAPHIC LAND FEATURES (DITCHES, RILLS, VALVES, MALCOLMS, ETC.) ARE SHOWN AS THEY EXIST. ELEVATIONS ARE NOT SHOWN. ELEVATIONS OF PLUG OR MINUS 0.25 FEET.
18. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE BENEFIT OF THE PARTIES NAMED HEREON AND ANY OTHER ENTITY.
19. THIS SURVEY IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
20. THE SURVEYOR HAS NOT LOCATED ANY CORNERS OF THE ADJACENT PROPERTY OWNERS AND SHOWN HEREIN. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR
21. THE SURVEYOR HAS NOT LOCATED ANY CORNERS OF THE ADJACENT PROPERTY OWNERS AND SHOWN HEREIN. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR
22. ALL "PROPOSED" IMPROVEMENTS SHOWN HEREIN ARE NOT "AS-BUILT," ALL WHICH WAS MET IN

[illegible]

CERTIFIED TO: RIVER TREE BUILDERS:

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
ADDED ADDITIONAL DIMENSIONS	JANUARY 3, 2024	~	
AS-BUILT DOCK AND BOAT LIFT	SEPTEMBER 7, 2023	23-1474	
FOUNDATION (STEM WALL) LOCATION	MAY 24, 2023	23-0892	
SPECIAL PURPOSE SURVEY	DECEMBER 8, 2022	22-0228	
DRAWN BY: P.A.D.		SCALE: 1" = 20'	

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
ANDREW J. SMITH - FLORIDA CERTIFICATE NO. 5690

