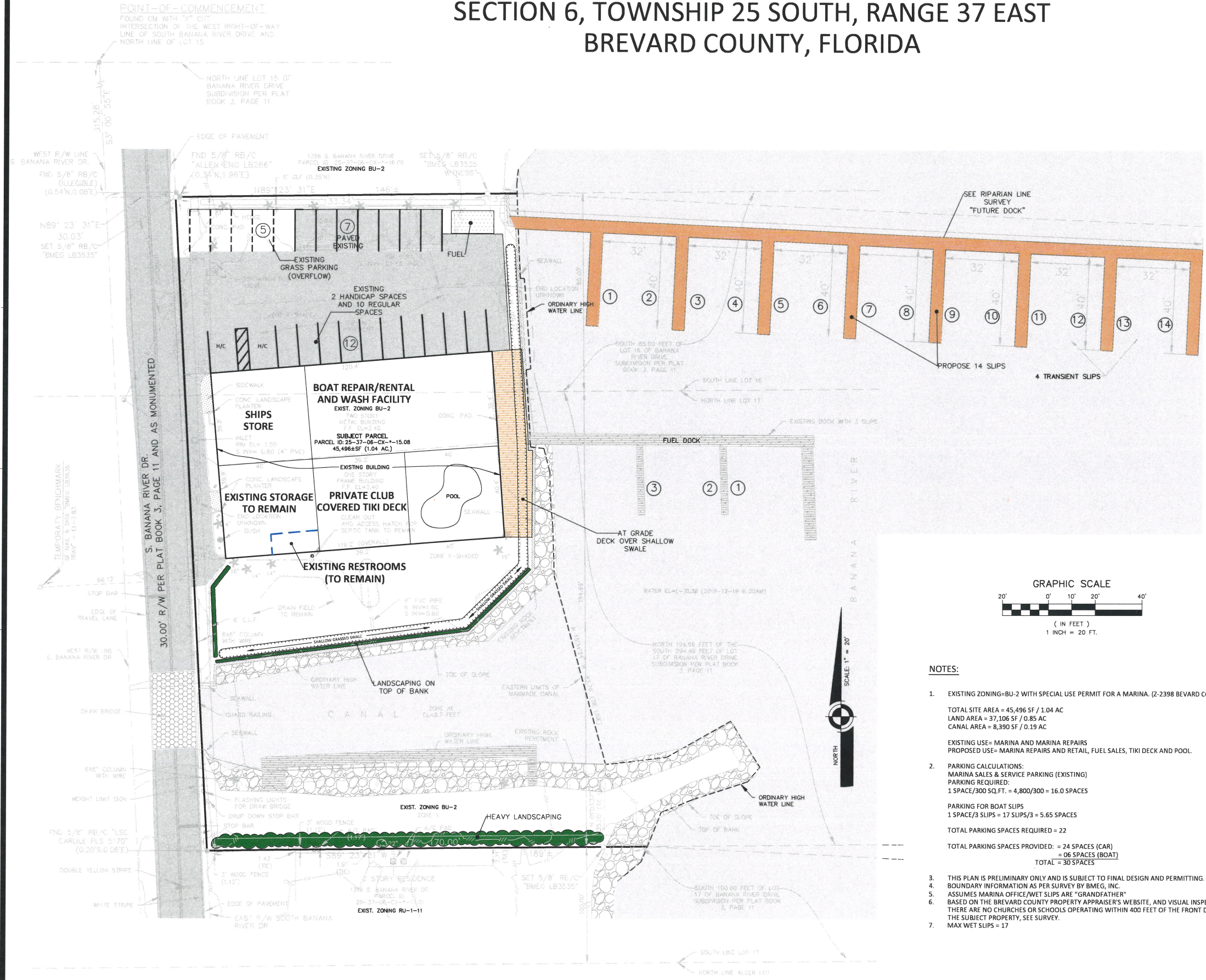


MARKER 24 MARINA
SECTION 6, TOWNSHIP 25 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA

East Side
20Z00009
Marker 24 Marina



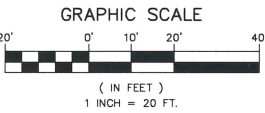
DESCRIPTION OFFICIAL RECORDS BOOK 8217, PAGE 2464:

RIVER PARCEL:

THAT PORTION OF THE SOUTH 85 FEET TRACT 16 THAT LIES EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTH BANANA RIVER DRIVE AND THAT PORTION OF NORTH 194.99 FEET OF THE SOUTH 294.99 FEET OF TRACT 17 THAT LIES EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTH BANANA RIVER DRIVE, ALL LYING AND BEING IN BANANA RIVER DRIVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

| | | |
|-------|-----------------------------|-----------------------|
| BMEG | BUSSEN-MAYER ENGINEERING | WOODEN POWER POLE |
| POB | POINT-OF-BEGINNING | LIGHT POLE |
| R/W | RIGHT-OF-WAY | ELECTRIC BOX |
| ORB | OFFICIAL RECORDS BOOK | PILING |
| PB | PLAT BOOK | CLEANOUT |
| PG | PAGE | GLYWIRE |
| FND | FOUND | OVERHEAD WIRES |
| RB/C | RE-BAR WITH SURVEYOR'S CAP | TOB OF BANK |
| CM | CONCRETE MONUMENT | WOOD FENCE |
| PVC | POLYVINYL CHLORIDE PIPE | CHAIN-LINK FENCE |
| RCP | REINFORCED CONCRETE PIPE | TOE OF DITCH |
| A/C | AIR CONDITIONER | WATER LINE |
| W/ | WITH | FLOOD LINE |
| EL | ELEVATION | CONCRETE |
| INV | INVERT | DRAINAGE MANHOLE |
| CONC. | CONCRETE | SEWER MANHOLE |
| CLF | CHAIN LINK FENCE | TELECOMMUNICATION BOX |
| DDCV | DOUBLE DETECTOR CHECK VALVE | FIRE HYDRANT |
| FF | FINISH FLOOR | GROUND ELEVATION |
| BLDG | BUILDING | GATE VALVE |
| (TYP) | TYPICAL | |
| HDPE | HIGH DENSITY POLYETHYLENE | |
| DI | DUCTILE IRON | |
| CMP | CORRUGATED METAL PIPE | |
| O | SET 5/8" REBAR AND CAP | |
| Δ | SET NAIL AND DISK | |
| ■ | FOUND CONCRETE MONUMENT | |
| ● | FOUND REBAR | |
| ▲ | FOUND NAIL AND DISK | |



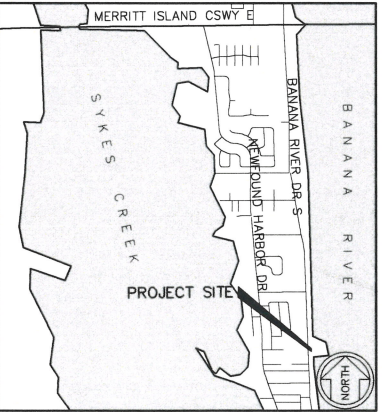
NOTES:

- EXISTING ZONING=BU-2 WITH SPECIAL USE PERMIT FOR A MARINA, (Z-2398 BEVARD COUNTY)
TOTAL SITE AREA = 45,496 SF / 1.04 AC
LAND AREA = 37,106 SF / 0.85 AC
CANAL AREA = 8,390 SF / 0.19 AC
EXISTING USE= MARINA AND MARINA REPAIRS
PROPOSED USE= MARINA REPAIRS AND RETAIL, FUEL SALES, TIKI DECK AND POOL.
- PARKING CALCULATIONS:
MARINA SALES & SERVICE PARKING (EXISTING)
PARKING REQUIRED:
1 SPACE/300 SQ.FT. = 4,800/300 = 16.0 SPACES
PARKING FOR BOAT SLIPS
1 SPACE/3 SLIPS = 17 SLIPS/3 = 5.65 SPACES
TOTAL PARKING SPACES REQUIRED = 22
TOTAL PARKING SPACES PROVIDED = 24 SPACES (CAR)
= 06 SPACES (BOAT)
TOTAL = 30 SPACES
- THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
- BOUNDARY INFORMATION AS PER SURVEY BY BMEG, INC.
- ASSUMES MARINA OFFICE/WET SLIPS ARE "GRANDFATHER"
- BASED ON THE BREVARD COUNTY PROPERTY APPRAISER'S WEBSITE, AND VISUAL INSPECTION THERE ARE NO CHURCHES OR SCHOOLS OPERATING WITHIN 400 FEET OF THE FRONT DOOR OF THE SUBJECT PROPERTY, SEE SURVEY.
- MAX WET SLIPS = 17

TREE LEGEND:

| | |
|-----------|---|
| PALM TREE | ★ |
| BUSH | ● |
| OAK TREE | ⊙ |

VICINITY MAP
N.T.S.



C.U.P. EXHIBIT
PREPARED FOR:
MARKER 24 MARINA LLC

Bussen - Mayer Engineering Group, Inc.
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32853
PH. NO.: (321) 455-0010 • CERTIFICATE NO. 3535

Date: JUNE 2020
Scale: 1" = 20'
Proj. No.: 410101
Sheet Name:
C.U.P. EXHIBIT

Sheet: 1 of 1

SURVEY DEPT.

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