

LEGAL DESCRIPTION:

LEGAL DESCRIPTION SAINT LUKE'S CHURCH

A parcel of land lying Section 27, Township 23 South, Range 36 East, Brevard County, Florida, the same being a portion of those lands described in Official Records Book 1232 at Page 740 of the Public records of Brevard County, Florida, the same being more particularly described as follows:
Commence at the mid Section corner of said Section 27 as described in Official Records Book 1232 at Page 740; thence run S 89°53'43" E along the South line of the NE 1/4 of said Section 27 for 209.86 feet to a point that is marked with a 1/2 inch iron rod driven in the physical centerline of NORTH TROPICAL TRAIL, said point being the Point of Beginning of the following described Parcel of Land; thence continue S 89°53'43" E along said South line for 333.33 feet to the Southwest corner of the land described in Official Records Book 4266 at Page 4521 of the Public Records of Brevard County, Florida; thence run N 00°01'54" E along the West line of said Official Records Book 4266 at Page 4521 for 200.00 feet to the Southeast of that certain parcel of land described in Official Records Book 996 at Page 424 of the Public Records of Brevard County, Florida; thence run N 89°53'43" W along the South line thereof for 322.48 feet to a formally set nail and disc marked PLS 2351 located on the physical centerline of NORTH TROPICAL TRAIL; Thence run S 03°08'14" W along the physical centerline of NORTH TROPICAL TRAIL for 200.28, feet more or less, to the Point of Beginning, SUBJECT TO the Public Interest in the maintained limits of NORTH TROPICAL TRAIL, said parcel contains 1.456 acres more or less.

SURVEY REPORT:

1. The intended purpose of this survey is for boundary information only, as shown hereon.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. Bearings are assumed, referenced to the South line of the NE 1/4 of Section 27-23-36 with a Bearing of S 89°53'43" E.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.

LEGEND:

- Set 5/8" iron rebar with cap marked: LB 7978
- Found iron rebar - size and identification noted
- △ Set nail and disk marked: LB 2351
- ▲ Found nail and disk, identification noted

EXPLANATION OF ABBREVIATIONS

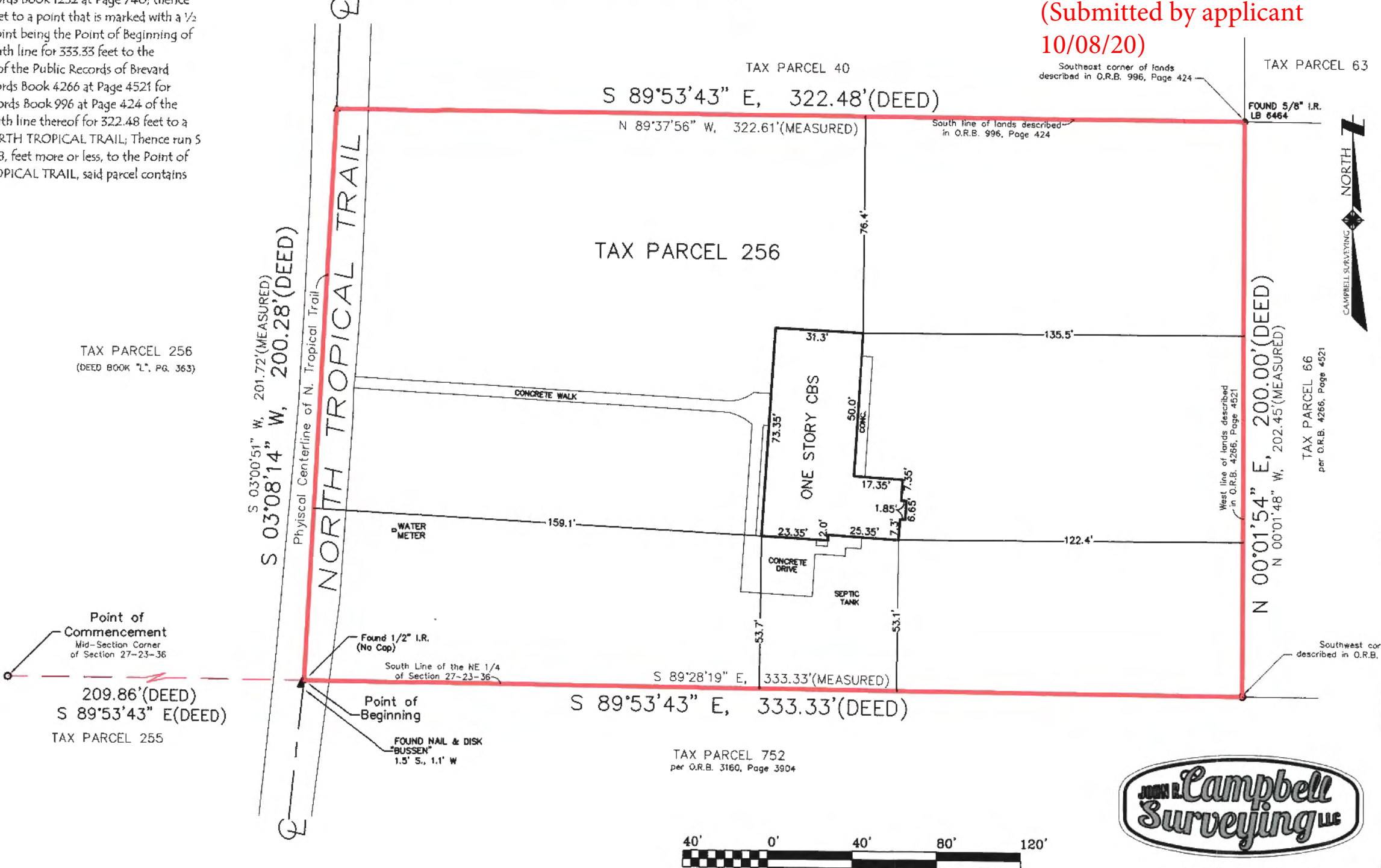
F.F.E.	Finished Floor Elevation
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
A/C	Air Conditioner
M	Measured Distance
P	Measurement On Plat
O.R.B.	Official Record Book
PB	Plat Book
LB	Licensed Business
LS	Licensed Surveyor
P.U.E.	Public Utility Easement
P.U. & D.E.	Public Utility Easement
CL	Centerline of Roadway

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

John R. Campbell
John R. Campbell
Professional Surveyor & Mapper #2351
State of Florida

Sketch of Survey



Scale: 1" = 40'
Street Address : 5555 N. Tropical Trail, Unit C,
Merritt Island, FL 32953

Sketch of Survey		DRAWING: SKETCH	CHECKED BY: J.R. Campbell	SECTION 27
PREPARED FOR AND CERTIFIED TO: St Lukes Episcopal Church of Courtenay Fla, Inc		PROJECT NO. 2020-208	DRAWN BY: Z.A. Dyer	TOWNSHIP 23 SOUTH
		DATE: 07/29/2020		RANGE 36 EAST
REVISIONS	DATE	DESCRIPTION		

FYI
20Z00019
St. Luke's Episcopal Church
(Submitted by applicant
10/08/20)



115 Alma Blvd., Suite 102
Mailing Address: P.O.Box 541866
Merritt Island, FL. 32954
Phone: (321) 507.4811
LICENSED BUSINESS #7978

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This indenture, made the 31 day of August the year of our Lord one thousand, nine hundred and Eleven between H. B. Stuart-Martin, of New Harmony, Indiana (unmarried) party of the first part, and The Protestant Episcopal Church, in The Missionary Jurisdiction of Southern Florida, a corporation existing under the laws of the State of Florida, of the second part, Witnesseth, that the said party of the first part, for and in consideration of the sum of One Dollar to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged unto by these presents, have bargained and sold, alien, remise, release, confirm unto the said party of the second part, and to its successors and assigns forever, All that certain tract or piece and parcel of land situate in the County of Brevard (Henrietta Island) and State of Florida particularly described as beginning at a point one hundred and eighty six (186) feet East of the Southeast corner of lot two (2), being also the ^{South} ~~West~~ East corner of the North west quarter of Section Twenty seven (27) Township Twenty three (23) South of Range Thirty six (36) East, thence run North along public road two hundred feet, thence East three hundred and four (304) feet, thence South two hundred (200) feet, thence West three hundred and four (304) feet to the point of beginning and containing one and 1/5 (1 1/5) acres more or less.

This lot is further described as bounded on the west by the public Road East of the Episcopal Church lot, South by lands of S. J. Sims, East by lands of unknown owner and North by lands now or late of Burr and Livingstone.

Together with the tenements, hereditaments and appurtenances thereto belonging, and the reversions, rents, profits, and all the estate, right, title interest, power and right of doer, separate estate, claim and demand of the said party of the first part or in any to the same and every part thereof with the appurtenances, To Have and To Hold the above described premises with the appurtenances unto the said party of the second part, its successors and assigns. And the said H. B. Stuart-Martin party of the first part hath hereby covenanted for himself heirs executors and administrators to and with the said party of the second part, its successors and assigns that the party of the first part is now lawfully seized in fee simple of the said premises. And has good right to convey the same in manner and form aforesaid. That the same are free from all incumbrances and that the said party of the second part, its successors and assigns shall and may at all times hereafter freely peaceably and quietly enjoy the same without molestation, or eviction by the party of the first part or any person or persons who never lawfully claiming or to claim the same, and that the said party of the first part or his heirs all and singular the said premises with the appurtenances into the said party of the second part its successors and assigns against him the party of the first part and his heirs and against all and every other person or persons lawfully claiming or to claim the same or any part thereof shall and will by these presents Warrant and Forever Defend.

In Witness Whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

Given, sealed and delivered

in the presence of

Horace P. Owen

H. B. Ford

State of Indiana,

County of Posey.

H. B. Stuart-Martin (Seal)

As it remembered that on the 5 day of September A. D. 1911 before me the subscriber a

