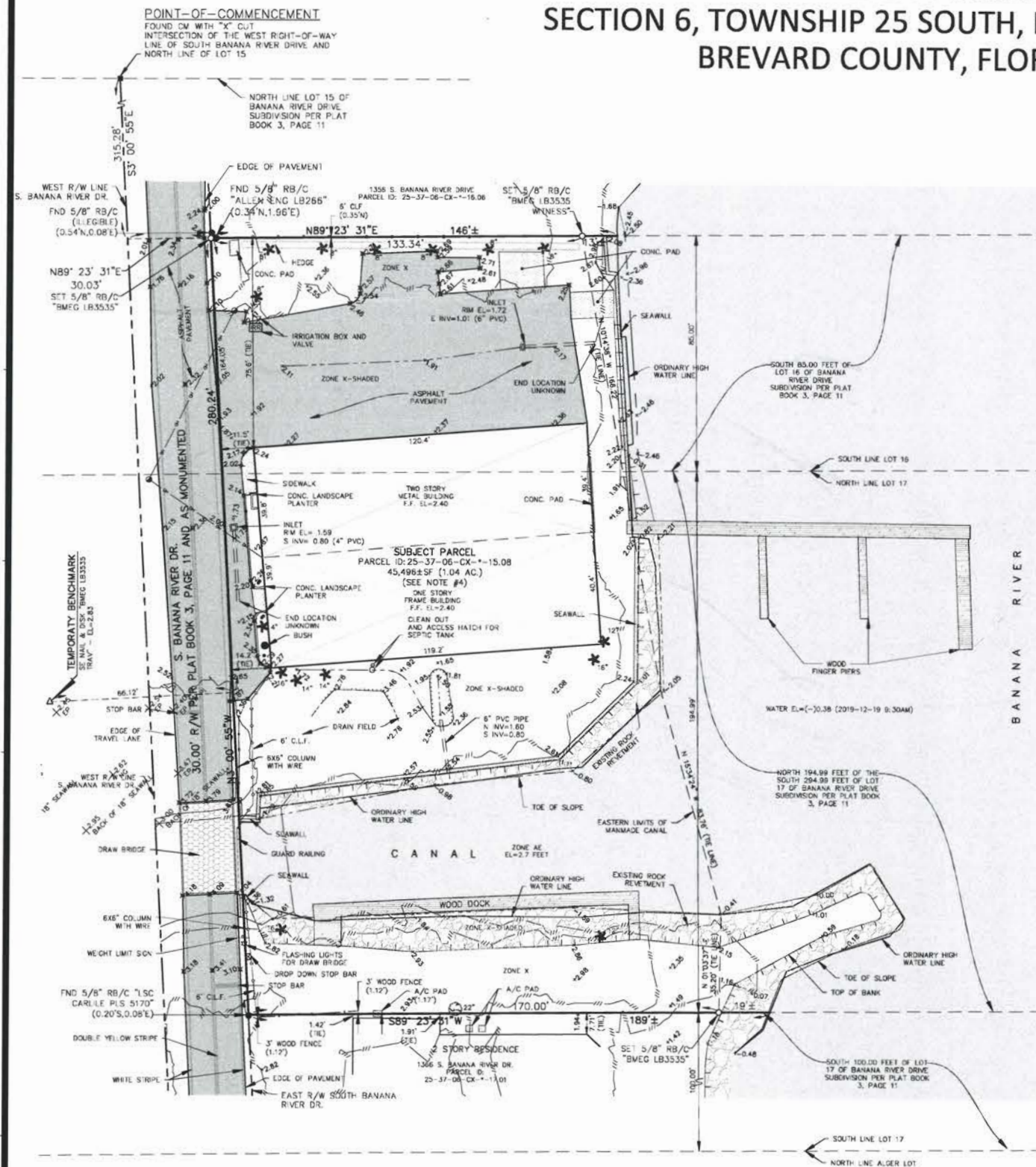


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JUN 03 2020  
BY: [Signature]

Survey  
20200010  
Marker 24

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



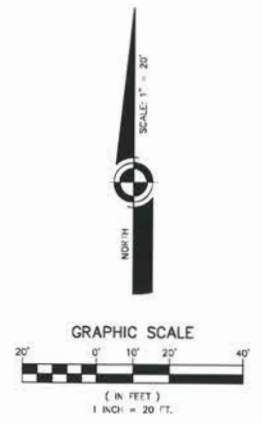
## LEGEND & ABBREVIATIONS:

BMEG	BUSSEN-MAYER ENGINEERING	WOODEN POWER POLE
POB	POINT-OF-BEGINNING	ELECTRIC BOX
R/W	RIGHT-OF-WAY	PIPING
ORA	OFFICIAL RECORDS BOOK	CLEANOUT
PL	PLAT BOOK	GLYWIRE
PG	PAGE	OVERHEAD WIRES
FND	FOUND	TOE OF BANK
NWC	REBAR WITH SURVEYOR'S CAP	WOOD FENCE
CM	CONCRETE MONUMENT	CHAIN-LINK FENCE
PVC	POLYVINYL CHLORIDE PIPE	TOE OF DITCH
RCP	REINFORCED CONCRETE PIPE	WATER LINE
A/C	AIR CONDITIONER	FLOOD LINE
W/	WITH	CONCRETE
EL	ELEVATION	DRAINAGE MANHOLE
INV	INVERT	SEWER MANHOLE
CONC.	CONCRETE	TELECOMMUNICATION BOX
CLF	CHAIN LINK FENCE	FIRE HYDRANT
DSCV	DOUBLE DEFLECTOR CHECK VALVE	GROUND ELEVATION
FF	FINISH FLOOR	GATE VALVE
BUDG	BUILDING	
(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	

## TREE LEGEND:

PALM TREE	★
BUSH	●
OAK TREE	⊙

*Alcohol note*



## 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.

## NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BANANA RIVER DRIVE BEING N 0°00'00" W BASED ON STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (N.A.D. 83/09).
- DATE OF FIELD SURVEY: DECEMBER 1, 2019.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), PRIMARY BENCHMARK-BREVARD COUNTY 467-66 2018. TEMPORARY BENCHMARK AS SHOWN.
- TOTAL PARCEL AREA = 45,496 SF / 1.04 AC  
LAND AREA = 37,126 SF / 0.85 AC  
CANAL AREA = 8,370 SF / 0.19 AC  
THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN); ZONE "X" (SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD); AND ZONE "AT" (AREAS OF SPECIAL FLOOD HAZARD; BASE FLOOD ELEVATION 2.7 FT., NAV88) AS DETERMINED FROM FLOOD INSURANCE RATE MAP 12000C0350, MAP DATED MARCH 17, 2014 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UNDERGROUND IMPROVEMENTS (SEPTIC TANKS, FOUNDATIONS, DRAINFIELDS, ETC.) AND UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED.
- THE SURVEYOR HAS NOT INSPECTED THE SUBJECT PARCEL FOR THE POSSIBILITY OF WETLANDS, HAZARDOUS WASTE, ENDANGERED SPECIES HABITAT, NOR ANY OTHER POSSIBLE ENVIRONMENTAL ITEMS.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (N.A.D. 83/09). ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES.
- THE FOLLOWING HORIZONTAL CONTROL STATIONS WERE UTILIZED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON:  
STATION NAME: BREVARD GPS 5013 (PID: DG8719);  
NORTHINGS: 1,453,296.66; EASTINGS: 758,151.38  
LATITUDE: 28°19'52.76767" (N); LONGITUDE: 080°40'58.72937" (W)  
COMBINED SCALE FACTOR: 0.99995310 CONVERGENCE: 00°09'01.6"
- STATION NAME: BREVARD GPS 5014 (PID: DG8720);  
NORTHINGS: 1,450,597.13; EASTINGS: 758,190.58  
LATITUDE: 28°19'26.03728" (N); LONGITUDE: 080°40'58.37008" (W)  
COMBINED SCALE FACTOR: 0.99995311 CONVERGENCE: 00°09'01.7"
- STATION NAME: BREVARD GPS 5060 DAVIS (PID: DG8756);  
NORTHINGS: 1,459,654.76; EASTINGS: 743,925.62  
LATITUDE: 28°20'56.06648" (N); LONGITUDE: 080°43'17.76180" (W)  
COMBINED SCALE FACTOR: 0.99995358 CONVERGENCE: 00°07'46.4"
- 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, AS OF THE DATE OF THIS SURVEY.
- I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SEE TITLE BLOCK FOR SIGNATURE AND SEAL.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW. COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
- CERTIFIED CORRECT TO:  
MARKER 24 MARINA, LLC

## VICINITY MAP



Sec. 6  
Twp. 25 South  
Rng. 37 East

Digitally signed by Joseph Barry Cabaniss  
Date: 2020.06.02 15:48:30 -04'00'

J. BARRY CABANISS, P.L.S.  
LICENSE NO. 4524

Florida  
Brevard County  
Bussen-Mayer Engineering Group, Inc.  
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953  
PH. NO. (321) 453-0010 • CERTIFICATE NO. 3005

BOUNDARY AND TOPOGRAPHIC SURVEY  
PREPARED FOR:  
MARKER 24 MARINA LLC

Date: NOV. 21, 2019  
Scale: 1" = 20'  
Proj. No.: 410101  
Sheet Name:  
BOUNDARY AND TOPOGRAPHIC SURVEY  
Sheet: 1 of 1  
SURVEY DEPT.