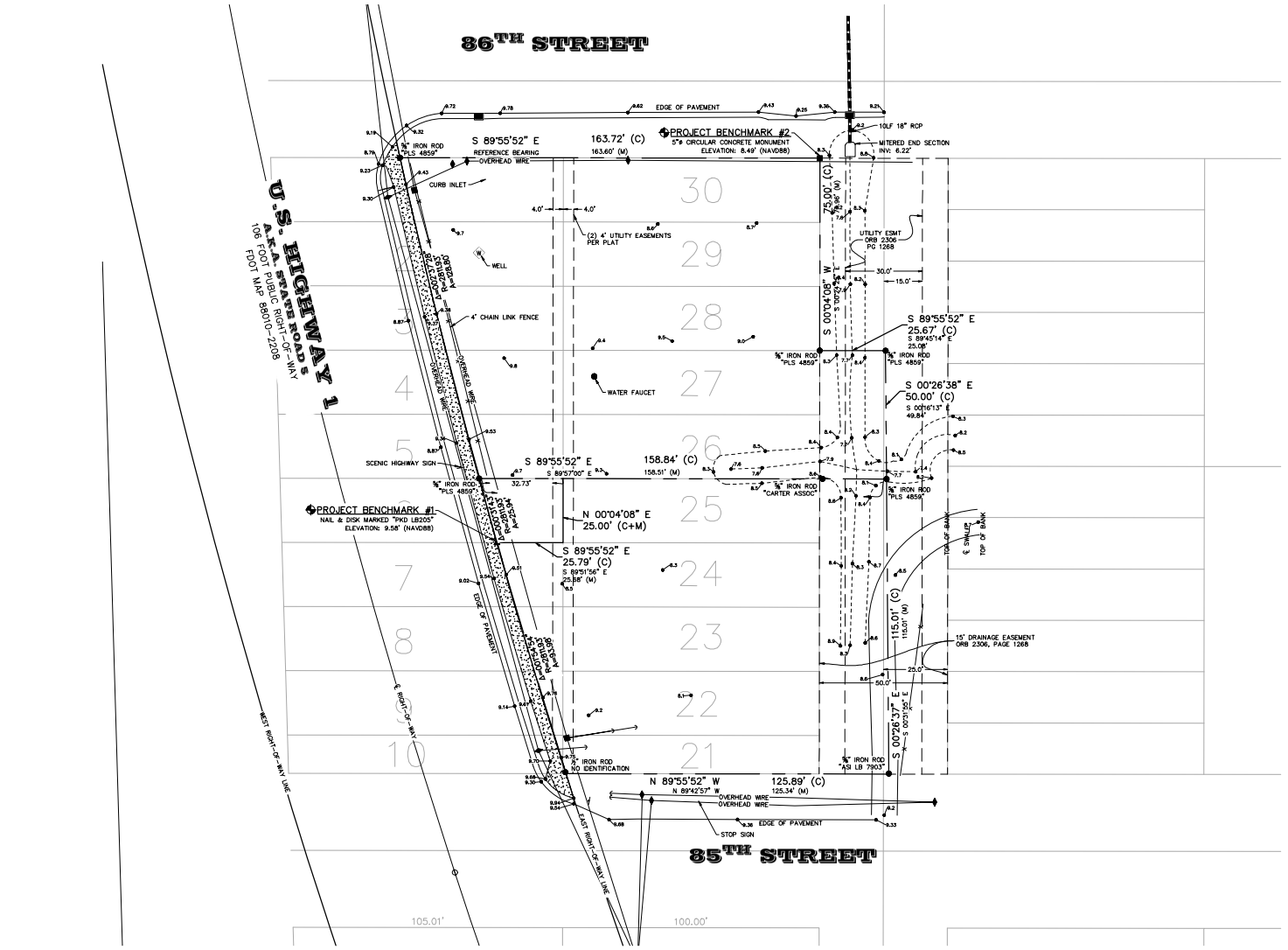
BLOCK 2, WEONA PARK BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FEET



SCHEDULE II-B

PER TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 500307, DATED SEPTEMBER 25, 2017 @ 11:00 PM

1. NOT AN APPLICABLE SURVEY MATTER.
2. A. NOT AN APPLICABLE SURVEY MATTER.
   B. NOT AN APPLICABLE SURVEY MATTER.
   C. ALL ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES ARE MAPPED AND SHOWN HEREON.
   D. NOT AN APPLICABLE SURVEY MATTER.
   E. NOT AN APPLICABLE SURVEY MATTER.
3. NOT AN APPLICABLE SURVEY MATTER.
4. NOT AN APPLICABLE SURVEY MATTER.
5. MATTERS SHOWN ON THE PLAT OF WEONA PARK SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 17, ARE MAPPED AND SHOWN HEREON.
6. NOT AN APPLICABLE SURVEY MATTER.
7. NOT AN APPLICABLE SURVEY MATTER.
8. EASEMENTS IN RESOLUTION No. 2008-178 RECORDED IN OFFICIAL RECORDS BOOK 2306, PAGE 1268, ARE MAPPED AND SHOWN HEREON.

LEGAL DESCRIPTION

PER TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 500307, DATED SEPTEMBER 25, 2017 @ 11:00 PM

LOTS 7, 8, 9,10, 21,22, 23, 24, 25, BLOCK 2, WEONA PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17; ALSO THAT PORTION OF THE ABANDONED RIGHT-OF-WAY SOWN IN RESOLUTION No. 2008-178 AS RECORDED IN O.R. BOOK 2306, PAGE 1268, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR STATE ROAD 5, PER ORDER OF TAKING, RECORDED IN O.R. BOOK 11, PAGE 463, AND O.R. BOOK 105, PAGE 431, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGEND

(C)	=	CALCULATED	●	=	IRON MARKER FOUND
(D)	=	DESCRIPTION	○	=	IRON MARKER SET
(M)	=	MEASURED	▲	=	NAIL & DISK FOUND
(P)	=	PLAT	△	=	NAIL & DISK SET
CO	=	CLEANOUT	■	=	CONCRETE MONUMENT FOUND
CH	=	CHORD	□	=	CONCRETE MONUMENT SET
D	=	DELTA	⊕	=	PROJECT BENCHMARK
EL	=	ELEVATION	▭	=	DRAINAGE STRUCTURE
INV	=	INVERT	▬	=	SPOT ELEVATION, NATURAL GROUND
LF	=	LINEAR FEET	▬●	=	SPOT ELEVATION, HARD SURFACE
PC	=	POINT OF CURVATURE	♦	=	WOODEN POWER POLE
POB	=	POINT OF BEGINNING	■	=	CONCRETE POWER POLE
POC	=	POINT OF COMMENCEMENT			
PT	=	POINT OF TANGENCY			
PVC	=	POLYVINYL CHLORIDE			
R/W	=	RIGHT OF WAY			
RU	=	REUSE			
SS	=	SANITARY SEWER			
TYP	=	TYPICAL			
VLT	=	VAULT			
VERT	=	VERTICAL			

SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC SURVEY.
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED IN FEET, TO THE PROJECT BENCHMARK. SAID BENCHMARKS WERE GATHERED FROM THE APPROVED CONSTRUCTION PLANS. SAID BENCHMARKS WERE FIELD VERIFIED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.
3. NORTHINGS AND EASTINGS SHOWN HEREON REFER TO FLORIDA'S STATE PLANE COORDINATE SYSTEM, EAST ZONE, 901, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
4. SOME FEATURES SHOWN HEREON ARE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.
5. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN HEREON. THIS INCLUDES ONLY THOSE PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS MADE NO SEARCH OF THE PUBLIC RECORDS FOR SUCH. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

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Revision
1
2
3
4
5

Drawn: N. White Date: 10/12/2017
Checked: C. Bowers Date: 10/12/2017

This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, and reproduction of this drawing without written permission of the surveyor is hereby forbidden.

FRANGIPANI KW, LLC
COLLINS, BROWN, BARKETT, GARAVAGLIA & LAWN, CHARTERED
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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The Survey and this drawing have been prepared to conform with applicable Standards of Practice as set forth by The Florida Board of Professional Surveyors and Mappers in Rule 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This Certification is a statement of professional opinion based on the surveyor's knowledge, information and belief, which is based on the existing field evidence and documentary evidence as provided to the surveyor and is not an expressed or implied warranty or guaranty. This survey is not valid without original surveyor signature and raised seal.

Christopher S. Bowers, PSM.
Florida Certificate No. 5990

Field Survey Date: 09/27/2017

Project #: 2017-084
Drawing #: CHARLOTTE WAS ASSCD DWG
Scale:
Horiz.: 1" = 20'
Vert.: N/A
Sheet #:
BDRY
SHEET 1 OF 1