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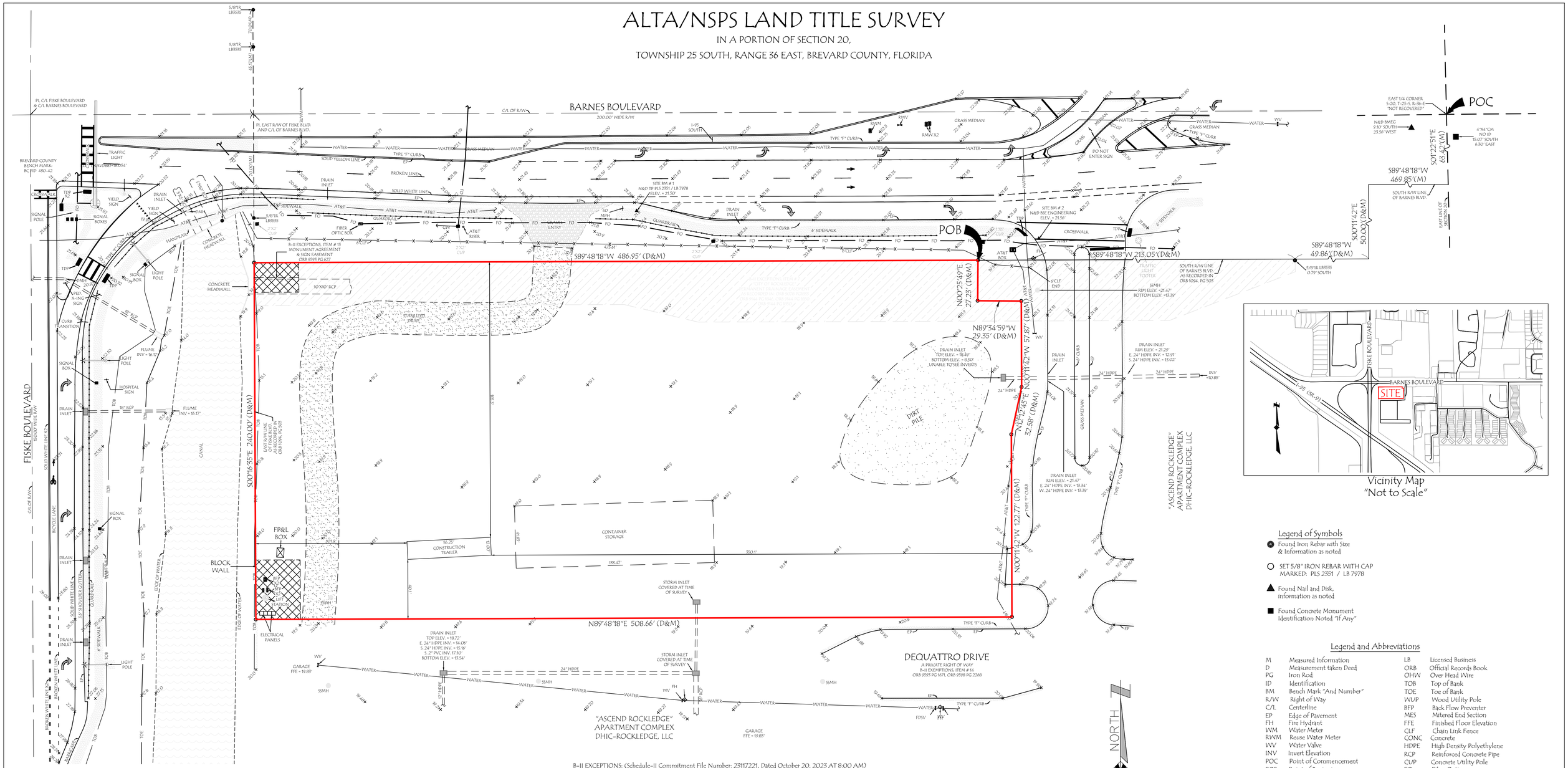
ALTA/NSPS LAND TITLE SURVEY

IN A PORTION OF SECTION 20,

TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



Vicinity Map
"Not to Scale"

Legend of Symbols

- Found Iron Rebar with Size & Information as noted
- SET 5/8" IRON REBAR WITH CAP MARKED: PLS 2351 / LB 7978
- Found Nail and Disk, information as noted
- Found Concrete Monument Identification Noted "If Any"

Legend and Abbreviations

M	Measured Information	LB	Licensed Business
D	Measurement taken Deed	ORB	Official Records Book
PG	Iron Rod	OHW	Over Head Wire
ID	Identification	TOB	Top of Bank
BM	Bench Mark "And Number"	TOE	Toe of Bank
R/W	Right of Way	WVP	Wood Utility Pole
C/L	Centerline	BFP	Back Flow Preventer
EP	Edge of Pavement	MES	Mitered End Section
FH	Fire Hydrant	FFE	Finished Floor Elevation
WM	Water Meter	CLF	Chain Link Fence
RWM	Reuse Water Meter	CONC	Concrete
WV	Water Valve	HDPE	High Density Polyethylene
INV	Invert Elevation	RCP	Reinforced Concrete Pipe
POC	Point of Commencement	CVP	Concrete Utility Pole
POB	Point of Beginning	FO	Fiber Optic
TYP	Typical		
GW	Guy Wire		
W/	"With"		

NORTH

CAMPBELL SURVEYING

30' 0' 30' 60' 90'

Scale: 1" = 30'

LEGAL DESCRIPTION AS FURNISHED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 23117221, DATED OCTOBER 20, 2023

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 20, AND RUN S01°03'19"E, ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 63.42 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BARNES BOULEVARD (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE N89°52'10"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.85 FEET; THENCE S00°07'50"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF BARNES BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 1094, PAGE 503, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET; THENCE N89°52'10"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 49.86 FEET; THENCE CONTINUE N89°52'10"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 215.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N89°52'10"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 486.95 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF FISKE BOULEVARD AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1094, PAGE 503; THENCE S00°02'57"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 240.00 FEET; THENCE S89°52'10"E A DISTANCE OF 508.66 FEET; THENCE N00°07'50"E A DISTANCE OF 122.77 FEET; THENCE N12°32'17"E A DISTANCE OF 52.58 FEET; THENCE N00°07'50"E A DISTANCE OF 57.87 FEET; THENCE N89°15'27"W A DISTANCE OF 29.55 FEET; THENCE N00°44'33"E A DISTANCE OF 27.25 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. The intended purpose of this survey is for boundary information only, as shown hereon.
2. The undersigned surveyor has 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 shown hereon are based on the South Right of Way line of BARNES BOULEVARD having a bearing of S89°48'18"W between recovered monumentation as recovered using Global Positioning Systems.
8. The Elevations as shown hereon are referenced to a Brevard County Surveying & Mapping Bench Mark Stamped: BC 430-42, FLDOT, having a published elevation of 18.054 Feet N.A.V.D. 1988. The Elevations shown on this Survey reflect this Datum.
9. The surveyor no longer certifies the Federal Emergency Management Agency Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lie Entirely within Flood Insurance Rate Map Zone "X" areas outside the 0.2% annual chance flood plain in Brevard County Unincorporated Community Panel No. 12009C 0310 H dated 01/29/2021.
10. This drawing is not valid unless bearing an original signature and embossed Land Surveyors Seal.

B-II EXCEPTIONS: (Schedule-II Commitment File Number: 23117221, Dated October 20, 2023 AT 8:00 AM)

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (Not a Survey Matter)
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. (Land has been Surveyed and speaks for itself)
3. Rights or claims of parties in possession. (This is a matter of Law Not a Survey Matter)
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. (Surveyor was not provided any notice to owners and therefore can not comment)
5. Easements or claims of easements not shown by the public records. (Not a Survey Matter)
6. General or special taxes and assessments required to be paid in the year 2024 and subsequent years. (Not a Survey Matter)
7. Permanent Drainage Easement recorded in Official Records Book 9078, page 1833; affected by Resolution No. 21-060 recorded in Official Records Book 9144, page 1846, and Assignment of Easements recorded in Official Records Book 9144, page 1850. (This Instrument deals with an Agreement between Brevard County and the City of Rockledge and is a matter of law and is shown on the Survey)
8. City of Rockledge Developers Agreement recorded in Official Records Book 9330, page 404. (This Instrument deals with an Agreement between the Developer and the City of Rockledge and is a Legal and is a matter of law and is shown on the Survey)
8. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 9471, page 790. (Not a Survey Matter)
9. Declaration of Restrictive Covenants recorded in Official Records Book 9489, page 635. (Not a Survey Matter)
10. Sign Agreement with the City of Rockledge recorded in Official Records Book 9593, page 627. (Shown on Survey)
11. Outparcel Landscaping Agreement recorded in Official Records Book recorded in Official Records Book 9593, page 638. (Not a Survey Matter)
12. Drainage Piping Easement recorded in Official Records Book 9593, page 650. (This Instrument deals with an Agreement and can not be shown on the Survey)
13. Resolution No. 2022-870 recorded in Official Records Book 9593, page 1671 and in Official Records Book 9598, page 2268. (Not a Survey Matter)
14. Construction and Easements Agreement recorded in Official Records Book 9811, page 724. (Shown on Survey)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, The fieldwork was completed on 01/04/2024.

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.

DocuSigned by: John Campbell 90B22403C0F2459...

John R. Campbell

Professional Land Surveyor # 2351
Licensed Business # 7978

JOHN R. Campbell Surveying LLC
Licensed Business #7978
115 Alma Blvd., Suite 102 / Mailing Address: PO Box 541866
Merritt Island, FL. 32954 Phone: 321-507-4811

BOUNDARY/ALTA SURVEY

PREPARED FOR AND CERTIFIED TO:

VARUN NEELAGIRI

ADDRESS : Parcel ID: 25-36-20-00-774

DWG :2022-315.DWG	CHECKED BY: J.R. CAMPBELL	SECTION 20
2023-313	DRAWN BY: CGG	TOWNSHIP 25 SOUTH
	DATE: 01/04/2024	RANGE 36 EAST

REVISIONS	DATE	DESCRIPTION