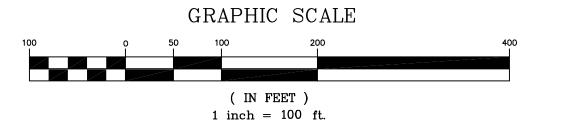
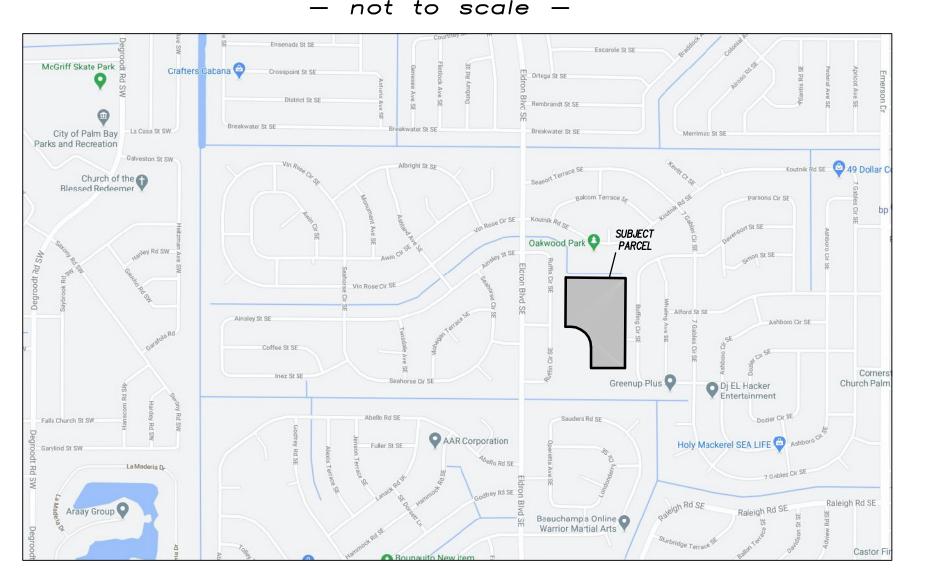
## "ALTA/NSPS LAND TITLE SURVEY" P.O.B. NW cor of Lot 15, Florida Indian River Land Company Subdivision Plat Book 1, Page 165 PORT MALABAR UNIT FIFTY PB 23, PAGES 4-21 S89°36'05"E (P) 665.23' S 89°30'06" E (M) 664.79' TOP TOE <u>50' DRAINAGE R/W</u> TOP TOE ----FNC 0.6' O FNC 1.2' OFF FNC 0.4' OFF FNC 0.5' ON SUBJECT PARCEL CONTAINING 12.54± ACRES A PART OF TAX PARCEL ID: 29-37-18-00-2 FNC 0.1' OF FNC 2.4' OFF FNC ON LINE FNC ON LINE FNC 6.3' ON-FNC 0.2' OFF C/L PILGRIM LANE, S.E. 60' PUBLIC R/W FNC 0.1' OFF FNC 0.4' OFF FND 0.3W1 <u>- Satz street, s.e.,</u> DELTA = 90°00'00" 1" NDF/LS 4202 60' PUBLIC R/W ARC = 353.43'FND 2.85'S, 1.12'W RADIUS = 225.00'CHORD BRG = N44°50'14"W FNC 6.3' OFF CHORD = 318.20'FNC 6.5' OFF FNC 4.5' OFF FNC 0.7' OFF---WEST 376.98' FNC 5.6' OFF 1" NDF NO ID NOT INCLUDED REMAINDER OF TAX PARCEL ID: 29-37-18-00-2 FNC 0.2' OFF N89°51'55"W (P) 664.77' N 89°43'54" W (M) 664.71' MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL No. 45

#### CERTIFICATION: To: Hampton Manor Premier Assisted Living, Mosley & Wallis Title Services, Inc., Aliant National Title Insurance Company This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, and 8 of Table A thereof. The fieldwork was completed on October 6, 2020. Date of Plat or Map: October 7, 2020 Joel A. Seymour, Florida PSM No. 6133 SCALE 1 INCH = 100 FEET DRAWN BY: JAS



# VICINITY MAP



#### LEGAL DESCRIPTION:

A portion of the West half of the Southeast quarter of the Northeast quarter of Section 18, Township 29 South, Range 37 East, also known as, Lot 18, Florida Indian River Land Company Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 165, of the Public Records of Brevard County, Florida and being more particularly described as follows: Begin at the Northwest corner of said Lot 18 and run S 89°30'06" E along the North line of said Lot 18 and along the South line of a 50' wide drainage right—of—way as shown on Port Malabar Unit Fifty, according to the Plat thereof, as recorded in Plat Book 23, Pages 4—21 of said Public Records, a distance of 664.79 feet to the Northeast corner of said Lot 18; thence S 00°22'38" W along the East line of said Lot 18 and along the West line of Blocks 2693 and 2694 of said Port Malabar Unit Fifty, a distance of 999.49 feet; thence West 376.98 feet; thence N 00°09'46" E 231.12 feet to a point of curvature of a circular curve concave to the Southwest, having a radius of 225.00 feet; thence run Northwesterly along the arc of said curve, through a central angle of 90°00'00", a arc distance of 353.43 feet to a point of tangency; thence N 89°50'14" W to the intersection with the West line of said Lot 18; thence N 00°22'26" E along the West line of said Lot 18 and along the East line of Block 2687 of said Port Malabar Unit Fifty, a distance of 548.32 feet to the Point of Beginning. Containing 12.54 acres, more or less.

### TITLE COMMITMENT NOTES:

ALLIANT NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT No. 200004084, DATED 2/29/2020 (Note: This Commitment is for the overall parcel)

### SCHEDULE BII EXCEPTIONS:

ITEMS 1-8: - Standard or non-survey related exceptions.

ITEM 9: - Resolution No. 2013-42 recorded in Official Records Book 6999, Page 62, of the Public Records of Brevard County, Florida. - This Resolution appears to no longer be in effect as it has expired.

ITEM 10: — Resolution No. 2014—35 recorded in Official Records Book 7225, Page 2961, of the Public Records of Brevard County, Florida. - This Resolution appears to no longer be in effect as it has expired.

ITEM 11: — Resolution No. 2015—39 recorded in Official Records Book 7462, Page 652, of the Public Records of Brevard County, Florida. - This Resolution appears to no longer be in effect as it has expired.

ITEM 12: — Recorded Notice of Environmental Resource Permit recorded in Official Records Book 8259, Page 834, of the Public Records of Brevard County, Florida. - Non-survey related exception.

A/C = AIR CONDITIONERÁLTA = AMERICAN LAND TITLE ASSOCIATION BFE = BASE FLOOD ELEVATION BLDG = BUILDING

LEGEND

- BLK = BLOCK
- BM = BENCHMARK BRG = BEARING
- (C) = CALCULATED
- CÁTV = CABLE TELEVISION CBS = CONCRETE BLOCK STRUCTURE
- CHD = CHORD
- C/L = CENTERLINECLF = CHAIN LINK FENCE
- CMF = CONCRETE MONUMENT FOUND
  CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER(D) = DEED

ELEC = ELECTRIC

- $\overrightarrow{DB} = DEED BOOK$ DA = DELTA ANGLE
- ELEV = ELEVATION ENC = ENCROACHMENT
- EOP = EDGE OF PAVEMENT ESMT = EASEMENTFB = FIELD BOOK
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY FF = FINISHED FLOOR
- FNC = FENCE
- FP&L = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION IPF = IRON PIPE FOUND
- IRC = IRON ROD & CAP FOUND
- IRS = 5/8" IRON ROD SET "LB 7838" LB = LÍCENSED BUSINESS NUMBER
- LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
- (M) = MEASURED
- NAVD = NORTH AMERICAN VERTICAL DATUM NDF = NAIL & DISK FOUND NDS = 1 1/4" NAIL & DISK SET "LB 7838"
- NGVD = NATIONAL GEODETIC VERTICAL DATUM No. = NUMBER
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS O/H = OVERHEAD
- ORB = OFFICIAL RECORDS BOOK 0/S = OFFSET
- (P) = PLATPB = PLAT BOOK
- PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT PI = POINT OF INTERSECTION
- PLS = PROFESSIONAL LAND SURVEYOR POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
  PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT PUE = PUBLIC UTILITY EASEMENT R = RADIUS
- REF = REFERENCE
- R/W = RIGHT OF WAYSEC = SECTION
- SFHA = SPECIAL FLOOD HAZARD AREAS TEL= TELEPHONE RISER TWP = TOWNSHIP
- TYP = TYPICAL UP = UTILITY POLE
- WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
- WM = WATER METER XCF = CROSS CUT FOUND

1. BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE. NORTH AMERICAN DATUM OF 1983/90 AND READJUSTED IN 2012. THIS COORDINATE SYSTEM YIELDS A BEARING OF NOO'09'46"E FOR THE C/L OF RUFFIN CIRCLE (SEE SKETCH)

2. ELEVATIONS BASED ON — (NOT APPLICABLE)

- 3. FLOOD ZONE "X", MAP No. 12009C0660G COMMUNITY No. 120404, MARCH 17, 2014. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
- . HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003
- 5. BEARINGS. DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
- 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING
- 7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN
- 3. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
- 9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

REVISIONS	DATE	JOB No.
FIRLC LOT NUMBER	DATE: 11/3/2020	FB
		PROJ

Kane Surveying, Inc. FLORIDA LICENSED BUSINESS No. LB 7838 505 DISTRIBUTION DRIVE MELBOURNE, FLORIDA 32904 (321) 676-0427 FAX (321) 984–1448

LASPALMASALF.ASC FB 20–9–34 18–29–37/HamtonALTA