

ALTA/ACSM LAND TITLE SURVEY
(BOUNDARY WITH TOPOGRAPHY)

SECTION 24, TOWNSHIP 28S SOUTH, RANGE 37E EAST

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 10, HOPSON'S SUBDIVISION WHICH BEARS S89°02'54"W, PER DESCRIPTION PROVIDED, AND AS SHOWN HEREON.
2. THE BUILDINGS ON THE PARCEL DESCRIBED HEREIN ARE IN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #12009C 0540 E DATED 4-3-89.
3. THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 19-2010-978, DATED: 9-21-10, AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF RECORD.
4. PRIMARY BENCHMARK IS DESIGNATED "W401" BY NGS AND IS A STAINLESS STEEL ROD IN CASING EAST OF THE "RIVERS EDGE" SIGN ON THE WEST SIDE OF U.S. HIGHWAY NO. 1 AND ON SUBJECT PROPERTY, ELEVATION = 24.97 FEET, NGVD 1929.
5. BELOW GROUND IMPROVEMENTS MAY NOT BE DEPICTED ON THIS MAP OF SURVEY.
6. THE SAFE UPLAND LINE HAS BEEN SUGGESTED BY THE DEPARTMENT OF NATURAL RESOURCES AS BEING AT OR ABOVE THE MEAN/ORDINARY HIGH WATER LINE. THIS LINE IS NOT A BOUNDARY, AS THE TRUE MEAN/ORDINARY HIGH WATER LINE HAS NOT BEEN DETERMINED, PER THIS SURVEY.
7. ACREAGE SHOWN IS COMPUTED TO THE EXISTING SAFE UPLAND LINE OF 1.1' NGVD 1929, AS LOCATED ON 10-27-10.
8. THE FLORIDA DEPARTMENT OF NATURAL RESOURCES IS WAITING FOR THE NATIONAL OCEAN SURVEY (NOS) TO COMPLETE THEIR ANALYSIS OF DATA CONCERNING THE INDIAN AND BANANA RIVERS, AND WILL NOT AT THIS TIME RECOMMEND AN APPROVED METHOD OF DETERMINING THE BOUNDARY LINE ALONG THE INDIAN RIVER. (MEMO FROM THE FDP, DATED 3-09-05, IS ON FILE IN OUR OFFICE).
9. BUILDING OVERHANGS ARE NOT NECESSARILY SHOWN.
10. THE DESCRIPTION PROVIDED AND SHOWN HEREON CALLS "ALONG THE SOUTH LINE OF SAID LOT 6", WHICH IS INCORRECT, IT SHOULD READ "ALONG THE NORTH LINE OF SAID TROPICAL TRAILOR TOWN".
11. TREE LOCATIONS ARE LIMITED TO NATIVE TREES WITH 8" DBH OR LARGER WITHIN THE PROPOSED CONSTRUCTION AREA DEFINED BY CREECH ENGINEERING IN REQUEST FOR PROPOSAL DATED: 1-17-13.

To: Florida Institute of Technology, Inc., Old Republic National Title Insurance Company and Thomas R. Allen, P.A.:

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

DESCRIPTION (AS PROVIDED)

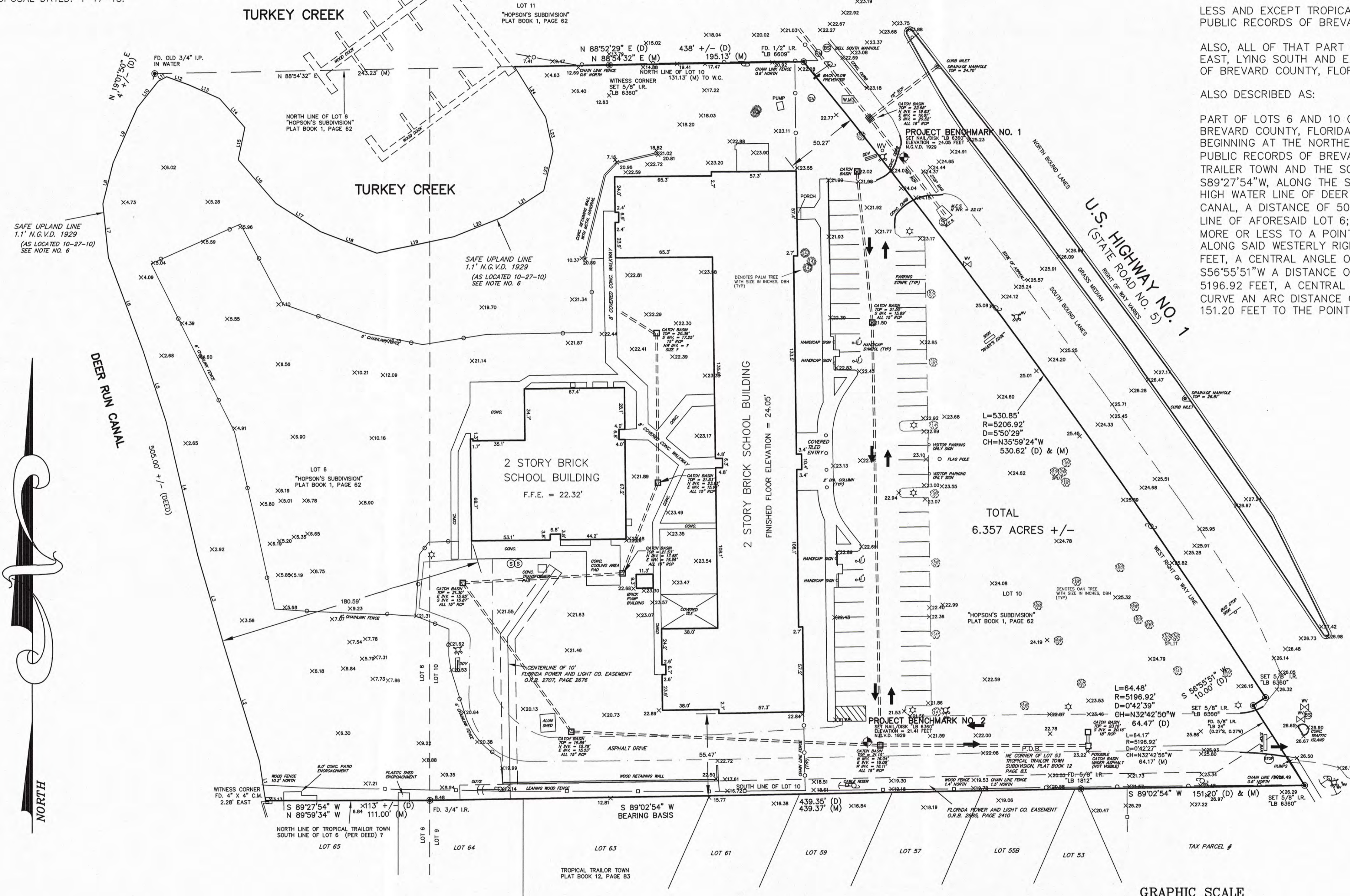
BEING THAT PART OF LOT 6 OF HOPSON'S SUBDIVISION OF THAT PORTION OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 37 EAST, LYING SOUTH AND WEST OF LOT 10 OF THE SAME SUBDIVISION AND EXTENDING WESTWARD TO TURKEY CREEK AND DEER RUN, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 62, AND DEED RECORDED IN DEED BOOK V, PAGE 697, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,

LESS AND EXCEPT TROPICAL TRAILOR TOWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 83, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALSO, ALL OF THAT PART OF LOT 10, OF HOPSON'S SUBDIVISION OF THAT PART OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 37 EAST, LYING SOUTH AND EAST OF TURKEY CREEK, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1.

ALSO DESCRIBED AS:

PART OF LOTS 6 AND 10 OF HOPSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 62, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF LOT 53, TROPICAL TRAILOR TOWN, AS RECORDED IN PLAT BOOK 12, PAGE 83, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S89°02'54"W, ALONG THE NORTH LINE OF SAID PLAT OF TROPICAL TRAILOR TOWN AND THE SOUTH LINE OF SAID LOT 10 OF HOPSON'S SUBDIVISION, A DISTANCE OF 439.35 FEET; THENCE S89°27'54"W, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 113 FEET, MORE OR LESS TO THE EASTERLY ORDINARY HIGH WATER LINE OF DEER RUN CANAL; THENCE NORTHERLY ALONG SAID EASTERLY ORDINARY HIGH WATER LINE OF DEER RUN CANAL, A DISTANCE OF 505 FEET, MORE OR LESS, THENCE N19°01'50"E, A DISTANCE OF 4 FEET, MORE OR LESS, TO THE NORTH LINE OF AFORESAID LOT 6; THENCE N88°52'29"E ALONG THE NORTH LINE OF SAID LOTS 6 AND 10 A DISTANCE OF 438 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (S.R. NO. 5); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG A CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5206.92 FEET, A CENTRAL ANGLE OF 5°50'29" AND A CHORD BEARING OF S35°59'24"E, AN ARC DISTANCE OF 530.85 FEET, THENCE S56°55'51"W A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5196.92 FEET, A CENTRAL ANGLE OF 0°42'39" AND A CHORD BEARING OF S32°42'50"E; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 64.48 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE S89°02'54"W, A DISTANCE OF 151.20 FEET TO THE POINT OF BEGINNING.



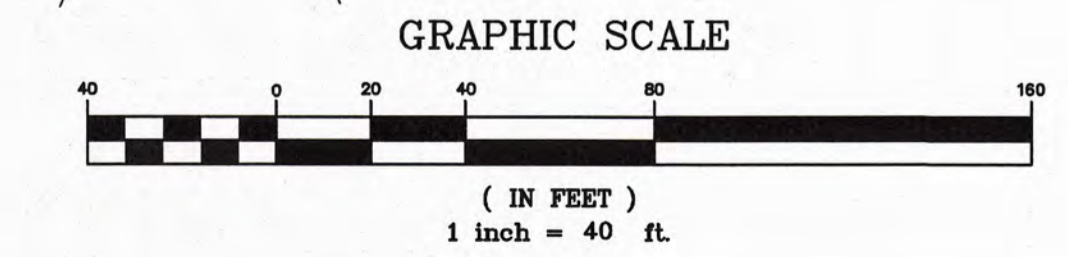
LEGEND

A.K.A.	= ALSO KNOWN AS	O.H.W.	= OVERHEAD WIRE
C.B.S.	= CONCRETE BLOCK STRUCTURE	O.R.B.	= OFFICIAL RECORDS BOOK
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	P.	= PLAT
C.M.	= CONCRETE MONUMENT	P.C.	= POINT OF CURVATURE
C.M.P.	= CORRUGATED METAL PIPE	P.C.P.	= POINT OF INTERSECTION
CALC.	= CALCULATED	P.I.	= POINT OF BEGINNING
CONC.	= CONCRETE	P.O.C.	= POINT OF COMMENCEMENT
DEED	= DEED	P.P.	= POWER POLE
D.D.V.	= DOUBLE DETECTOR VALVE	P.P.M.	= PERMANENT REFERENCE MONUMENT
E.O.A.	= EDGE OF ASPHALT	P.U. & D.E.	= PUBLIC UTILITY EASEMENT
ELEV.	= ELEVATION	R.	= RADIUS OF CURVE
ENCL.	= ENCLOSED	R.C.P.	= REINFORCED CONCRETE PIPE
F.H.	= FIRE HYDRANT	R.W.	= RIGHT OF WAY
F.L.	= FLOW LINE	S.S.M.H.	= SANITARY SEWER MANHOLE
FD.	= FOUND	T.O.S.	= TOP OF BANK
I.P.	= IRON PIPE	T.O.S.L.	= TOE OF SLOPE
I.R.	= IRON ROD	TYP.	= TYPICAL
INV.	= INVERT	W.M.	= WATER METER
L.	= ARC LENGTH OF CURVE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
M.	= MEASURED	N/D	= NAIL WITH DISK
M.H.W.L.	= MEAN HIGH WATER LINE		
M.W.L.	= MEAN WATER LINE		

LINE TABLE

LINE	LENGTH	BEARING
L1	26.52	N08°49'05"W
L2	83.13	N17°00'46"W
L3	62.56	N16°25'35"W
L4	91.98	N13°17'18"W
L5	50.11	N17°57'51"W
L6	67.38	N20°20'40"W
L7	36.36	N05°53'01"W
L8	28.55	N13°54'16"W
L9	40.85	N23°47'50"W
L10	22.74	N38°03'47"E
L11	6.35	N62°24'18"E
L12	15.78	S69°43'07"E
L13	22.82	S66°01'54"E
L14	26.21	S40°56'59"E
L15	22.32	S11°31'45"W
L16	38.74	S40°49'36"E
L17	35.75	S57°33'09"E
L18	40.79	S69°02'46"E
L19	53.17	N78°02'15"E
L20	36.26	N68°19'42"E
L21	32.40	N56°50'52"E
L22	27.22	N13°12'34"E
L23	23.69	N12°01'08"W
L24	40.29	N31°21'00"W

- UTILITY LEGEND
- BELL SOUTH MANHOLE/RISER
 - CABLE TV RISER
 - CLEAN OUT
 - DRAINAGE CURB INLET
 - DRAINAGE MANHOLE
 - ELECTRICAL BOX
 - FIRE HYDRANT
 - FLOOD LIGHT
 - GAS VALVE
 - GRATE TOP INLET
 - GUY ANCHOR
 - HANDICAPPED SIGN/SPACE
 - IRRIGATION CONTROL VALVE
 - LIGHT IN GROUND
 - PHONE RISER
 - POWER POLE CONCRETE
 - POWER POLE WOOD
 - SEWER MANHOLE
 - SOIL POLE
 - SIGN DOUBLE POLE
 - SPEED LIMIT SIGN
 - STOP SIGN
 - TRAFFIC BOX
 - TURN ARROW, RIGHT
 - TURN ARROW, LEFT
 - WATER METER
 - WATER STUB-OUT
 - WATER VALVE
 - WELL



SITE PLAN APPROVED
MAR 03 2015

CITY OF PALM BAY

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: HORIZONSURVEYORS@CFL.RR.COM
PHONE: (321) 254-8133

SCALE	1" = 40'	REVISION TABLE			
DATE	5-30-13	DATE	DESCRIPTION	BY	APVD
FIELD BOOK	203	1-15-15	CATCH BASINS		
& PAGE	27				
FIELD DATE	5-29-13				

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT R. DOERRER, JR.
PROFESSIONAL LAND SURVEYOR #3982

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND AN EMBOSSED SURVEYOR'S SEAL.

SURVEY FOR:
F.I.T. - PB
DRAWING NUMBER:
6084.1