

LEGAL DESCRIPTION:

A Parcel of land being a part of the West 1/2 of Lot 7 and part of Lot 8, in Section 34, Township 28 South, Range 37 East of the Florida Indian River Land Company Subdivision as recorded in Plat Book 1, Page 164, Public Records of Brevard County, Florida, the aforesaid parcel being more particularly described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of aforesaid Section 34, Township 28 South, Range 37 East; thence S89°21'35"E along the south line of said Southwest 1/4 of Section 34 a distance of 994.12 feet; thence N0°15'15"W a distance of 82.75 feet to the North Right-of-Way Line of Malabar Road (State Road 514) as recorded in O.R.B. 6149, Page 2342, Public Records of Brevard County, Florida, said point being the POINT OF BEGINNING of the herein described parcel; thence N89°21'59"W along said north Right-of-Way line a distance of 546.68 feet to the east boundary line of property described in O.R.B. 6212, Page 1917, Public Records of Brevard County, Florida; thence N0°31'38"E along aforesaid east boundary line a distance of 288.97 feet to the Northeast corner of property described in O.R.B. 6212, Page 1917; thence N89°22'07"W a distance of 275.16 feet to the east right-of-way line of Babcock Street (State Road 507) as also described in O.R.B. 6149, Page 2342; thence northerly along said east right-of-way line and along a curve which is concave westerly, having a radius of 8295.12 feet, a central angle of 2°38'53" and a chord bearing N107°23"W, an arc distance of 383.38 feet to a Point of Reverse Curve; thence continue Northerly along said east right-of-way line of Babcock Street and along a non-tangent curve which is concave easterly, having a radius of 11,392.16 feet, a central angle of 1°10'14" and chord bearing N1°52'38"W, an arc distance of 232.74 feet to a line which is 350.00 feet south of the North line of aforesaid Lot 8 in Section 34, Township 28 South, Range 37 East; thence S89°13'28"E parallel with aforesaid north line of Lot 8 a distance of 206.14 feet to the west line of property described in O.R.B. 6212, Page 1908, Public Records of Brevard County, Florida; thence N0°18'14"W a distance of 350.00 feet to the north line of aforesaid Lot 8 (said line also being the south right-of-way line of Biddle Street as shown on the plat of Port Malabar, Unit 6, as recorded in Plat Book 14, Page 116, Public Records of Brevard County, Florida; thence S89°13'28"E, along said south right-of-way line of Biddle Street and the north line of aforesaid Lot 8 and West 1/2 of Lot 7, a distance of 624.49 feet to the northeast corner of aforesaid West 1/2 of Lot 7; thence S0°15'15"E a distance of 25.00 feet to the Northeast corner of property as described in O.R.B. 6212, Page 1908, Public Records of Brevard County, Florida; thence N89°13'28"W a distance of 549.12 feet to the Northwest corner of said property described in O.R.B. 6212, Page 1908; thence S0°18'14"E a distance of 217.04 feet; thence S89°13'28"E a distance of 548.93 feet to the Southeast corner of aforesaid property described in O.R.B. 6212, Page 1908; thence S0°15'15"E along the east line of the West 1/2 of aforesaid Lot 7 a distance of 1010.63 feet to the Point of Beginning.

Contains 17.497 Acres, more or less.

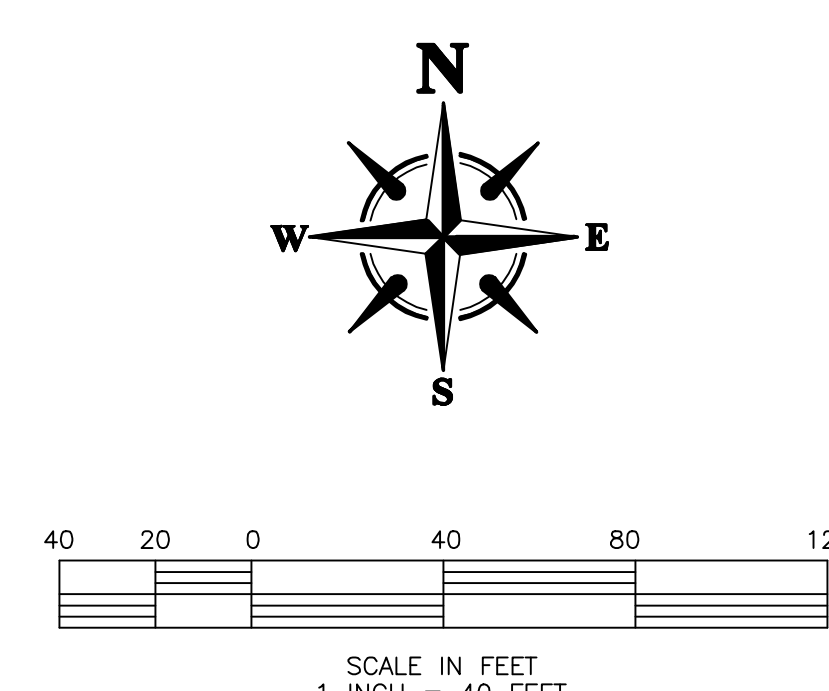
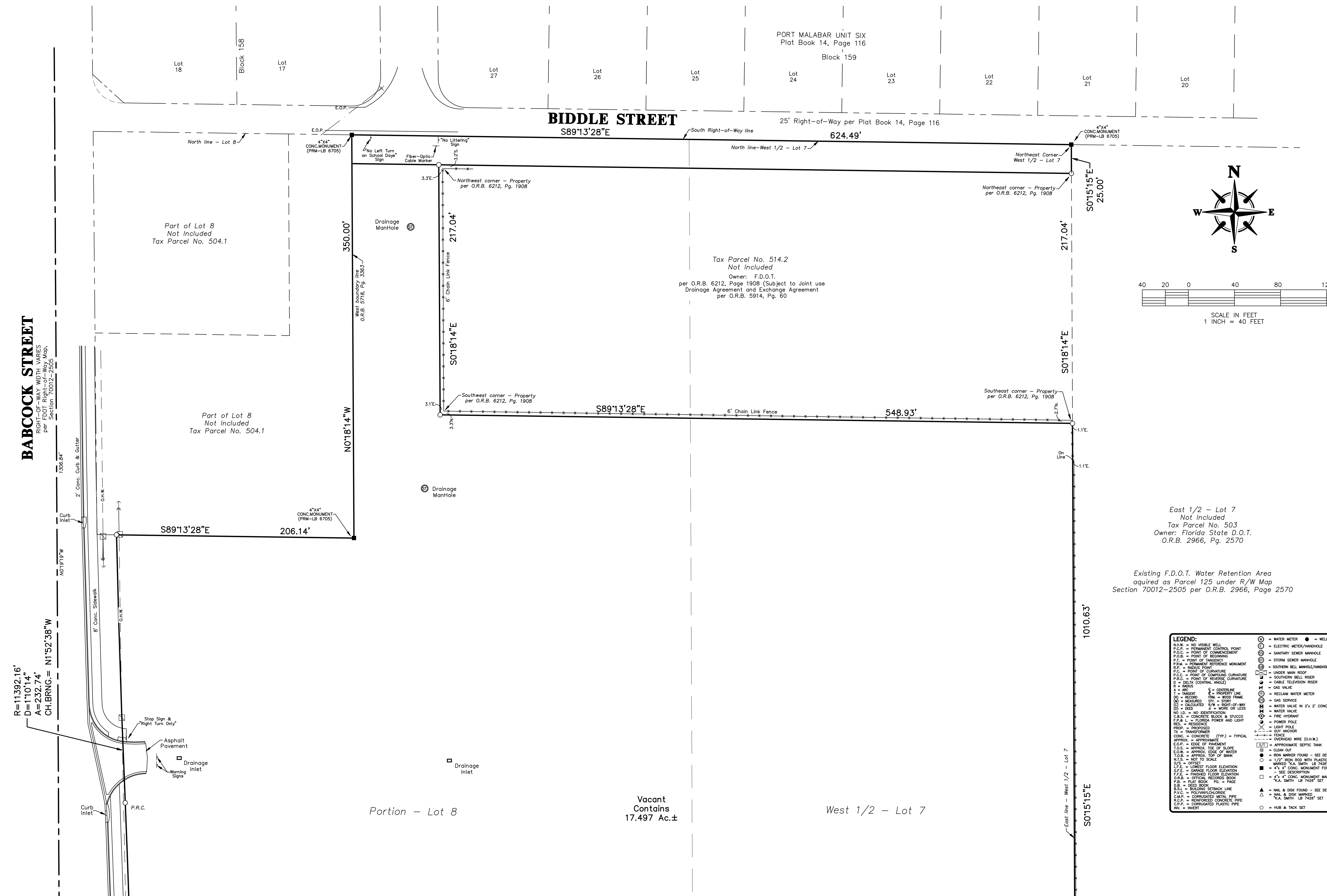
SURVEYOR'S NOTES: 1. LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. 2. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED. 3. DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES. 4. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE SPACINGS OF THE UNITED STATES (CHAPTER 5A17-6.00(17)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE. 5. PURSUANT TO FLORIDA LAW (F.A.C. 5A17-6.00(17)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE. 6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS. 7. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED AND SHOWN HEREIN. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY EXIST. 8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY CLIENT. 9. ELEVATIONS BASED ON 50.00' ASSUMED AT 34.252'. 10. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (PARENT B.M. 147A) ELEVATION 34.252' AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF. 11. BEARINGS BASED ON SUEDE LINE - SECTION 34-28-37 BEING S89°21'59"E (ASSUMED). 12. PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES. 13. LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED. 14. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION. 15. NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY. 16. ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE "OPEN TO TRAFFIC" BOTH BY FOOT AND VEHICLE UNLESS OTHERWISE NOTED BY CLOSED TO TRAVEL. 17. SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR. 18. HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MALKOVES, POWER POLES, BURNINGS, CULVERTS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET. 19. VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (GROUND, PAVEMENT, INLETS, ETC.) HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET. 20. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND IS SUBJECT TO BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE "PROPOSED" INFORMATION AS SHOWN, WITH THE TRUST PROVIDED FOR CONSTRUCTION DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK. 21. THE EXPECTED USE OF THE LAND IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY. 22. ALL "PROPOSED" IMPROVEMENTS SHOWN HEREIN ARE NOT "AS-BUILT." ALL CONSTRUCTION PERFORMED ACCORDING TO THE "PROPOSED" INFORMATION SHOWN HEREON IS SUBJECT TO BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING THE "PROPOSED" INFORMATION AS SHOWN, WITH THE TRUST PROVIDED FOR CONSTRUCTION DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK.

LEGEND: S.V.X. = NO VISIBLE WELL; P.C.P. = PERMANENT CONTROL POINT; P.O.B. = POINT OF BEGINNING; P.M.M. = PERMANENT REFERENCE MONUMENT; etc.

Table with columns: TYPE, SURVEY DATE, JOB NUMBER, CK. BY. Includes boundary survey info and scale 1" = 80'.

CERTIFIED TO: BOWMAN CONSULTING GROUP, LTD.





**LEGEND:**

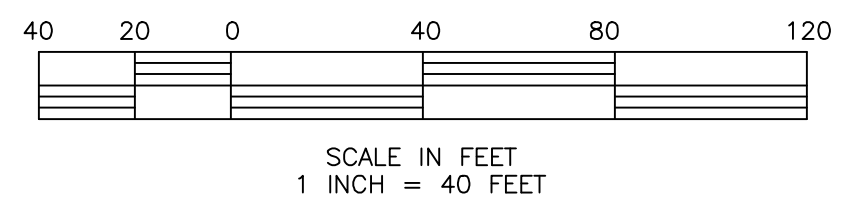
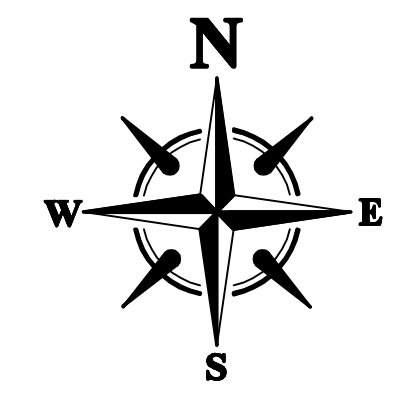
W.M. = NO MISCIBLE WELL	⊙ = WATER METER	⊙ = WELL
P.C.P. = PERMANENT CONTROL POINT	⊙ = ELECTRIC METER/HANDHOLE	
P.C.C. = POINT OF COMMENCEMENT	⊙ = SANITARY SINKER/HANDHOLE	
P.O.B. = POINT OF BEGINNING	⊙ = STORM SINKER/HANDHOLE	
P.T. = POINT OF TANGENCY	⊙ = SOUTHERN BELL MANHOLE/HANDHOLE	
P.R.M. = PERMANENT REFERENCE MONUMENT	⊙ = UNDER MAN ROOF	
P.C. = POINT OF CURVATURE	⊙ = SOUTHERN BELL RISER	
P.C.C. = POINT OF COMPOUND CURVATURE	⊙ = CABLE TELEVISION RISER	
P.R.C. = POINT OF REVERSE CURVATURE	⊙ = GAS VALVE	
D = DELTA (CENTRAL ANGLE)	⊙ = RECLAIM WATER METER	
R = RADIUS	⊙ = GAS SERVICE	
A = ARC	⊙ = WATER VALVE IN 2'x2' CONC.	
T = TANGENT	⊙ = WATER VALVE	
PT = POINT OF INTERSECTION	⊙ = POWER POLE	
MEAS. STY. = MEASURED STATION	⊙ = FIRE HYDRANT	
DISP. OF HWY. = DISPLACEMENT OF HIGHWAY	⊙ = POWER POLE	
NO ID. = NO IDENTIFICATION	⊙ = LIGHT POLE	
C.B.S. = CONCRETE BLOCK & STUCCO	⊙ = CONCRETE WIRE (C.A.W.)	
F.P.A. = FLORIDA POWER AND LIGHT	⊙ = APPROXIMATE SEPTIC TANK	
RES. = RESIDENCE	⊙ = CLEAN OUT	
TRANS. = TRANSFORMER	⊙ = IRON WALKER FOUND - SEE DESCRIPTION	
APPROX. = APPROXIMATE	⊙ = 1/2" IRON ROD WITH PLASTIC CAP	
(TYP.) = TYPICAL	⊙ = MARKER 7/8" DIA. WITH LB TACK SET	
E.O.P. = EDGE OF PAVEMENT	⊙ = 4" x 4" CONC. MONUMENT FOUND	
T.O.S. = APPROX. TOP OF SLOPE	⊙ = SEE DESCRIPTION	
E.O.W. = APPROX. EDGE OF WATER	⊙ = 4" x 4" CONC. MONUMENT MARKED	
T.O.B. = APPROX. TOP OF BANK	⊙ = N.A. SMITH LB TACK SET	
OFFSET = OFFSET	⊙ = NAIL & DISK FOUND - SEE DESCRIPTION	
L.F.E. = LOWEST FLOOR ELEVATION	⊙ = NAIL & DISK MARKED	
F.F.E. = FINISHED FLOOR ELEVATION	⊙ = N.A. SMITH LB TACK SET	
F.F.E. = FINISHED FLOOR ELEVATION	⊙ = CORRUGATED METAL PIPE	
O.R.B. = OFFICIAL RECORDS BOOK	⊙ = CORRUGATED METAL PIPE	
P.S. = PLAT BOOK	⊙ = CORRUGATED PLASTIC PIPE	
P.C. = PAGE	⊙ = HUB & TACK SET	
D.E. = DEED BOOK		
B.S. = BUILDING SETBACK LINE		
P.V.C. = POLYVINYLCHLORIDE		
C.S.P. = CORRUGATED METAL PIPE		
C.C.P. = CORRUGATED CONCRETE PIPE		
C.P.P. = CORRUGATED PLASTIC PIPE		
W.P. = WAST		

SEE SHEET 3 OF 3

SHEET 2 OF 3

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
BOUNDARY SURVEY	MARCH 13, 2019		
DRAWN BY: P.A.D.			

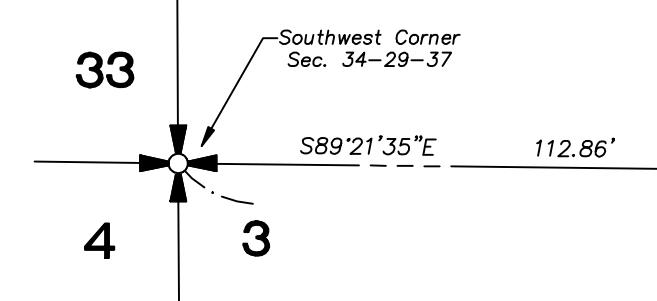
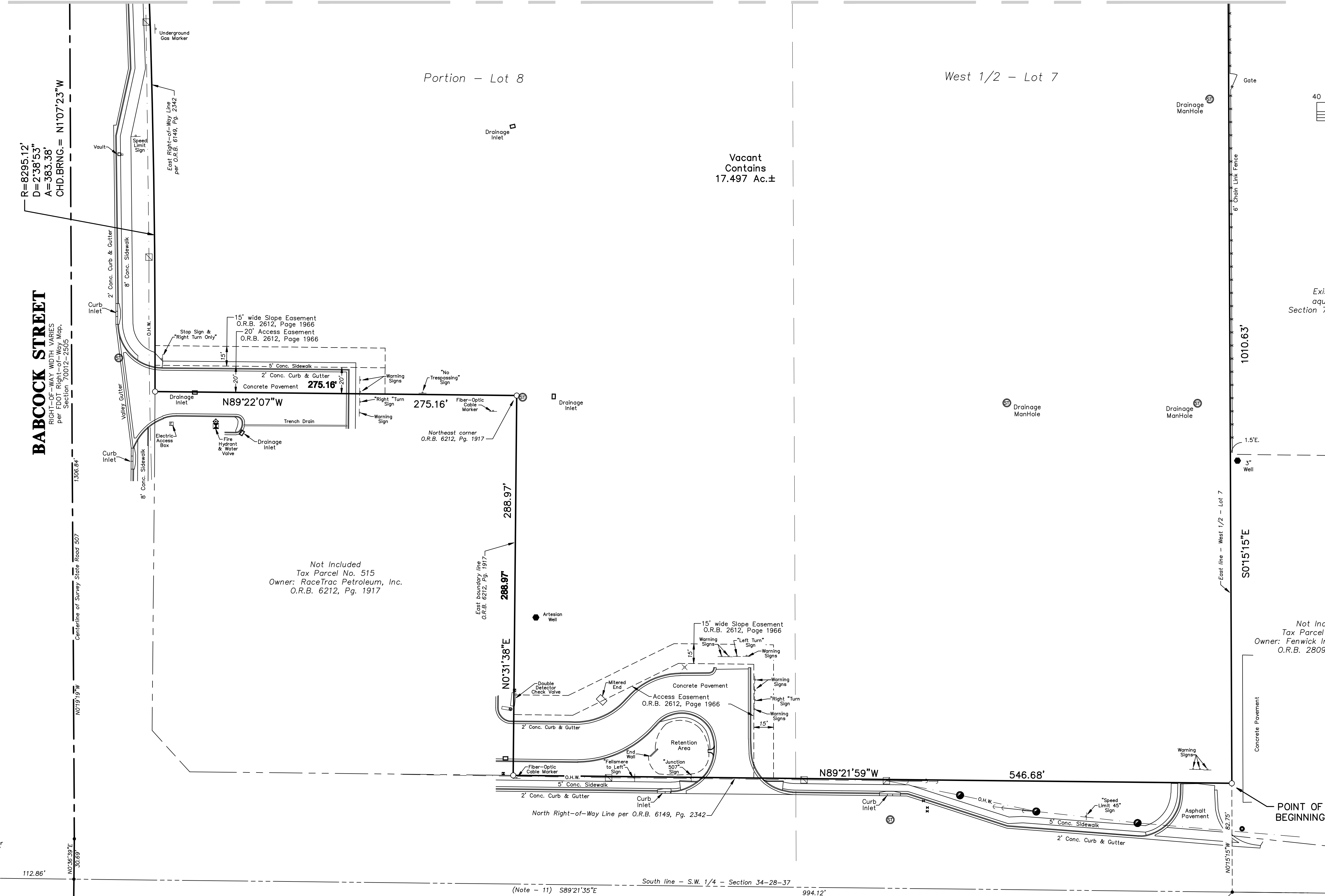
SEE SHEET 2 OF 3



East 1/2 - Lot 7  
 Not Included  
 Tax Parcel No. 503  
 Owner: Florida State D.O.T.  
 O.R.B. 2966, Pg. 2570

Existing F.D.O.T. Water Retention Area  
 acquired as Parcel 125 under R/W Map  
 Section 70012-2505 per O.R.B. 2966, Page 2570

LEGEND:	
●	WATER METER
○	WELL
○	ELECTRIC METER/HANDHOLE
○	SAINTMARY SEWER MANHOLE
○	STORM SEWER MANHOLE
○	SOUTHERN BELL MANHOLE/HANDHOLE
○	UNDER MAIN ROOF
○	CABLE TELEVISION RISER
○	GAS VALVE
○	REGULATED WATER METER
○	GAS VALVE
○	GAS SERVICE
○	WATER VALVE
○	WATER VALVE IN 2' x 2' CONC.
○	FREE HYDRANT
○	POWER POLE
○	LIGHT POLE
○	TRANSFORMER
○	CONCRETE (TYP.) = TYPICAL
○	APPROXIMATE
○	APPROX. EDGE OF IMPAVMENT
○	APPROX. EDGE OF DRIVE
○	APPROX. EDGE OF WATER
○	APPROX. TOP OF DANK
○	NOT TO SCALE
○	NOT TO SCALE
○	LOWEST FLOOR ELEVATION
○	DAMPEN FLOOR ELEVATION
○	FINISHED FLOOR ELEVATION
○	OFFICIAL RECORDS BOOK
○	PAVEMENT
○	PAVE
○	DEED BOOK
○	RELIEF/REBACK LINE
○	POLYVINYLCHLORIDE
○	REINFORCED CONCRETE PIPE
○	REINFORCED CONCRETE PIPE
○	CONCRETE PLASTIC PIPE
○	INVERT



**MALABAR ROAD**  
 RIGHT-OF-WAY WIDTH VARIES  
 per FDOT Right-of-Way Map,  
 Section 70012-2505

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP  
 © COPYRIGHT 2019 SMITH & ASSOCIATES SURVEYING AND MAPPING, INC.  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROPERTY IS IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE  
 MAP NUMBERS 12009C0613 G & 12009C0680G, EFFECTIVE  
 DATE MARCH 17, 2014

TYPE	SURVEY DATE	CK. BY

CERTIFIED TO: BOWMAN CONSULTING GROUP, LTD

BOUNDARY SURVEY  
 DRAWN BY: P.A.D.  
 MARCH 13, 2019  
 19-0374  
 SCALE: 1" = 80'