



SURVEYOR'S NOTES:

- 1) Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the North Right of Way line of Ranch Road, having a Grid bearing of S.84°38'11"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
- 4) This survey is intended to be displayed at 1" = 40" or smaller.
- 5) All dimensions, unless otherwise noted, are survey dimensions.
- 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The subject parcel lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12009C0310G for Brevard County, Community No. 125092, Brevard County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency.
- 8) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "I-95 L 12", having a published elevation of 47.76 feet (NAVD 88).
- 9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 10) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
- 11) Wetland flags shown hereon were flagged by Andrew Conklin Environmental Services, LLC on July 13, 2020.

LEGAL DESCRIPTION: (per Quit Claim Deed, ORB 6124, Page 2988)

COCOA INDIAN RIVER PROPERTIES MAP NO 2, East 1/2 of Tracts 147 & 150

AREA = 9.79 ACRES, MORE OR LESS

LEGEND

- (P) ----- Plat Dimension
O.R. ----- Official Records Book
FIR ----- Found Iron Rod
FCM ----- Found Concrete Monument
P.R.M. ----- Permanent Reference Monument
Elev ----- Elevation
BM ----- Benchmark
- Service Power Pole
Fiber Optic Handhole
Buried Fiber Optic Warning Marker
Overhead Utility Lines
- Location of reading
Spot Elevation

Wetland Point Table		
Flag #	Northing	Easting
WF W1-1	1510392.4180	717626.1010
WF W1-2	1510359.7280	717612.1830
WF W1-3	1510325.4250	717614.1850
WF W1-4	1510279.5200	717600.7340
WF W1-5	1510248.1060	717590.6850
WF W1-6	1510231.1410	717548.1610
WF W1-7	1510229.6370	717514.1010
WF W1-8	1510231.1500	717478.0640
WF W1-9	1510228.9800	717457.3250
WF W1-10	1510188.0050	717464.3010
WF W1-11	1510141.7990	717464.2530
WF W1-12	1510093.1470	717475.6100
WF W1-13	1510049.6010	717506.2940
WF W1-14	1510004.6010	717535.1360
WF W1-15	1509972.3830	717544.0460
WF W1-16	1509960.6640	717576.2690
WF W1-17	1509952.4290	717606.4390
WF W1-18	1509953.3520	717649.6790
WF W1-19	1509947.3480	717680.2570
WF W1-20	1509905.4250	717746.7950
WF W2-1	1509743.1100	717390.3360
WF W2-2	1509764.4120	717379.9200
WF W2-3	1509770.0190	717350.1180
WF W2-4	1509773.9180	717302.0560
WF W2-5	1509802.2900	717269.3960
WF W2-6	1509803.1570	717233.7570
WF W2-7	1509816.5650	717195.0130

Wetland Point Table		
Flag #	Northing	Easting
WF W2-8	1509839.8740	717164.2720
WF W2-9	1509885.0290	717145.8580
WF W2-10	1509929.5530	717137.5250
WF W2-11	1509960.9180	717149.0210
WF W2-12	1510002.9470	717112.1400
WF W2-13	1510047.4030	717106.6440
WF W2-14	1510114.0420	717098.8840
WF W2-15	1510159.2370	717114.4620
WF W2-16	1510197.6140	717143.7770
WF W2-17	1510207.8070	717169.7840
WF W2-18	1510193.4430	717205.1660
WF W2-19	1510162.3300	717224.3160
WF W2-20	1510120.1130	717230.3130
WF W2-21	1510099.8170	717251.4350
WF W2-22	1510064.8030	717279.3660
WF W2-23	1510040.8430	717308.3590
WF W2-24	1510024.4750	717336.8870
WF W2-25	1510017.0600	717367.7010
WF W2-26	1510039.4340	717406.4970
WF W2-27	1510078.1370	717406.8670
WF W2-28	1510126.6670	717404.1650
WF W2-29	1510185.9190	717393.0730
WF W2-30	1510229.2870	717383.8950
WF W2-31	1510243.8860	717358.0640
WF W2-32	1510278.2770	717344.2630
WF W2-33	1510325.3730	717348.8920
WF W2-34	1510381.6060	717340.7300

PROJECT: RANCH ROAD		
PHASE: RANCH ROAD B&T		
DRAWN: JDL	DATE: 7/21/20	CHECKED BY: JDL
P.CHIEF: AW		
DATA FILE: COCOA-BT(US88)AW		
REVISIONS		
DATE	DESCRIPTION	DRAWN BY

SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6915**

DATE OF LAST FIELD SURVEY:
July 20, 2020

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary, Topographic and Wetland Survey
PREPARED FOR
BLUE PROJECTS USA LLC
LOCATED IN
Section 15, Township 23 S., Range 35 E.
Brevard County, Florida

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SHEET NUMBER: 01 of 01