

PART OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, LYING EAST OF WICKHAM ROAD, SOUTH OF NASA BOULEVARD, AND WEST OF THE CRANE CREEK DRAINAGE DISTRICT CANAL L-7, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF NASA BOULEVARD (WHICH IS THE SOUTH LINE OF THE NORTH 760 FEET OF SAID SECTION 36, PER RIGHT-OF-WAY DEED RECORDED IN O.R.B. 899, AT PAGE 805 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AND THE WEST LINE OF SAID L-7 CANAL; THENCE S 00°18'24" E ALONG SAID WEST LINE OF SAID L-7 CANAL A DISTANCE OF 204.00 FEET; THENCE S 89°41'36" W A DISTANCE OF 209.41 FEET; THENCE S 00°18'24" E A DISTANCE OF 23.00 FEET; THENCE S 89°41'36" W A DISTANCE OF 85.23 FEET TO THE EAST RIGHT OF WAY OF WICKHAM ROAD AS DESCRIBED IN O.R.B. 3011, AT PAGE 3716, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 01°11'41" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 203.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°19'59" A DISTANCE OF 15.42 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF NASA BOULEVARD (AS DESCRIBED IN O.R.B. 899, AT PAGE 805); THENCE N 87°53'36" E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 284.46 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS FOR ACCESS AND UTILITIES AS SET OUT IN DECLARATION OF EASEMENT, RIGHTS, PRIVILEGES, COVENANTS, CONDITIONS AND RESTRICTIONS, AND TERMINATION OF RECIPROCAL EASEMENT AGREEMENT TO BE RECORDED IN THE PUBLIC RECORDS.

NOTES:

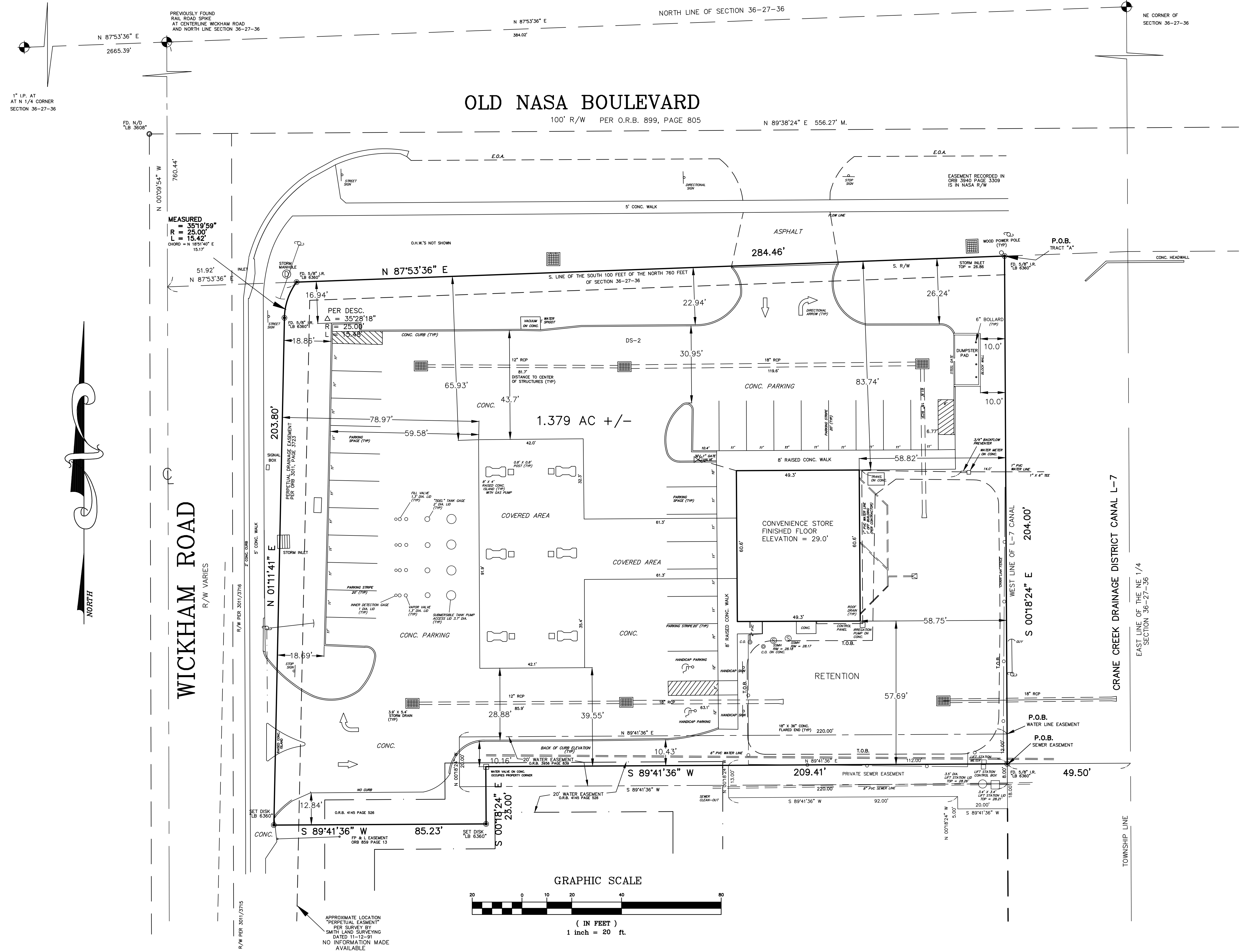
- 1) BEARING BASIS IS BASE LINE SURVEY AND CENTERLINE CONSTRUCTION OF NASA BOULEVARD AS PER ASBUILT/ PLAN AND PROFILE DRAWINGS BY KIMLEY-HORN DATED 4-13-89. MONUMENTED LINE BEARS N 89°38'24" E.
- 2) BENCHMARK IS A RAIL ROAD SPIKE IN A POWER POLE ON THE SOUTH SIDE OF NASA BOULEVARD ON THE EAST SIDE OF THE CRANE CREEK DRAINAGE DISTRICT CANAL L-7. ELEVATION = 27.49' N.G.V.D.
- 3) THE PARCEL HEREON DESCRIBED IS IN ZONE "X" FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #12099C 0506 E DATED 4-3-89. COMMUNITY #120335 0506 E DATED 11-19-97.
- 4) THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE AS PROVIDED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 113080056, DATED 12-10-13, AND HAVE NOT BEEN ABSTRACTED BY THE UNDERSIGNED.
- 5) ALL BELOW GROUND IMPROVEMENTS MAY NOT BE DEPICTED ON THIS SKETCH OF SURVEY

LEGEND

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

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
⊙ = INVERT
⊙ = IRON PIPE
⊙ = IRON ROD
⊙ = INVERT
⊙ = L
⊙ = MEAS.
⊙ = M.H.W.L.
⊙ = M.W.L.
⊙ = N.G.V.D.
⊙ = NAIL WITH DISK
⊙ = O.H.W.
⊙ = OFFICIAL RECORDS BOOK
⊙ = PLAT
⊙ = P.C.
⊙ = P.C.P.
⊙ = P.I.
⊙ = P.O.B.
⊙ = P.O.C.
⊙ = P.P.
⊙ = P.R.M.
⊙ = PROP.
⊙ = P.U. & D.E.
⊙ = P.U.E.
⊙ = R.
⊙ = R.C.P.
⊙ = R/W
⊙ = S.S.M.H.
⊙ = T.O.B.
⊙ = T.O.S.
⊙ = TYP.
⊙ = W.M.
⊙ = Δ
⊙ = ℄



HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC. LB 6360
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SCALE 1" = 20'

DATE 12-19-13
FIELD BOOK 207
& PAGE 22
FIELD DATE 12-17-13

REVISION TABLE

DATE	DESCRIPTION	BY	APVD

PREPARED FOR THE EXCLUSIVE USE OF:
POMPANO BY THE SEA, LLC
THE BANK OF HEMET,
a California corporation
ALLIANCE TITLE INSURANCE AGENCY, INC.
CHICAGO TITLE INSURANCE COMPANY

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 5J-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:

POMPANO BY THE SEA

DRAWING NUMBER:

6227