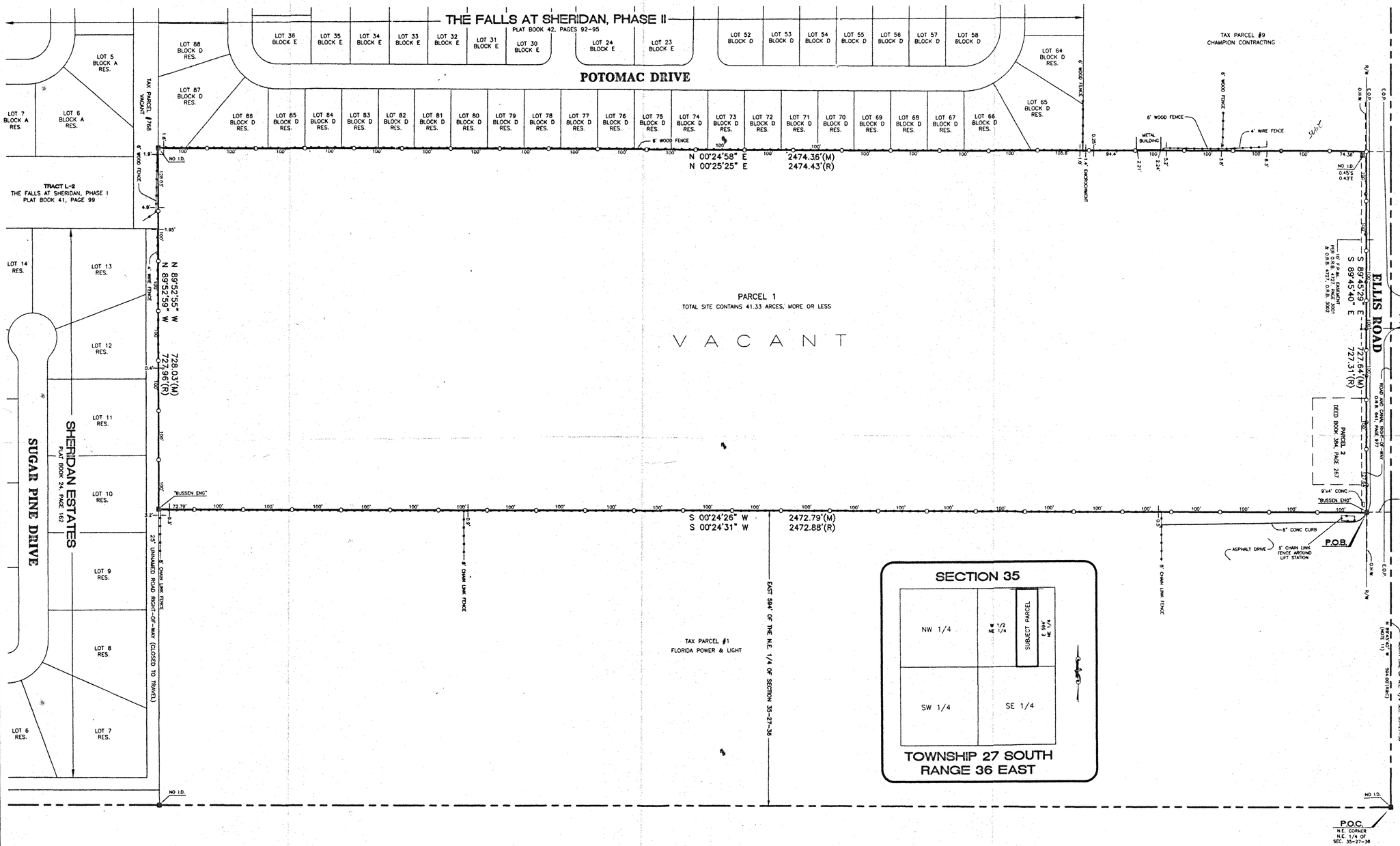
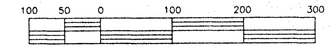
MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426





SCALE IN FEET
1 INCH = 100 FEET

SURVEYORS NOTES:

1. LANDS SHOWN HEREON 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. ADJOINDERS 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 STANDARDS OF THE UNITED STATES (CHAPTER 61G17-6.003(1)(B) F.A.C.)
5. PURSUANT TO FLORIDA LAW (F.A.C. 61G17-6. 003(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 HEREON. THE SURVEYOR WAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED VERBALLY BY CLIENT.
9. ELEVATIONS BASED ON 50.00' ASSUMED AT N/A
10. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (PARENT B.M. N/A ELEVATION N/A) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
11. BEARINGS BASED ON N. LINE OF N.E. 1/4 SEC. 35-27-36 BEING N 89°45'40"W (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 TRAVEL" 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, MAILBOXES, POWER POLES, DRIVEWAYS, 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 FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
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 EQUIPMENT USED IN PERFORMING THE FIELD WORK ASSOCIATED WITH THIS SURVEY WAS TESTED AND CALIBRATED. ALL WORK WAS PERFORMED WITH AN ELECTRONIC TOTAL STATION READING DIRECTLY TO A MINIMUM OF 5 SECONDS PER ANGLE WITH A DISTANCE ACCURACY OF 1 PART IN 50,000. ALL DATA WAS RECORDED USING A FIELD DATA COLLECTOR AND CONVENTIONAL FIELD NOTES. THE BOUNDARY WAS PERFORMED BY CREATING A CLOSED GEOMETRIC FIGURE AND ANY SIDE SHOTS WERE DONE USING A REDUNDANCY OF MEASUREMENTS.

LEGEND:

N.V.W. = NO VISIBLE WELL
P.C.P. = PERMANENT CONTROL POINT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
P.R.M. = PERMANENT REFERENCE MONUMENT
R.P. = BOUND POINT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
Δ = DELTA (CENTRAL ANGLE)
R = RADIUS
L = ARC
T = TANGENT
(M) = RECORD
(F) = MEASURED
(C) = CALCULATED
(D) = DEED
NO I.D. = NO IDENTIFICATION
F.P.L. = FLORIDA POWER AND LIGHT
RES. = RESIDENCE
PROP. = PROPOSED
TX = TRANSFORMER
CONC. = CONCRETE
APPROX. = APPROXIMATE
E.O.P. = EDGE OF PAVEMENT
T.O.C. = APPROX. TOE OF SLOPE
T.O.B. = APPROX. TOP OF BANK
T.O.W. = APPROX. TOP OF WATER
N.T.S. = NOT TO SCALE
O/S = OFFSET
L.F.E. = LOWEST FLOOR ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
P.V.C. = POLYVINYLCHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
INV. = INVERT
(T.P.) = TYPICAL
(R/W) = RIGHT-OF-WAY
(P/L) = PROPERTY LINE
(P/W) = WOOD PRIME
(ST) = STORM
(R/W) = RIGHT-OF-WAY
± = MORE OR LESS
B.C.&S. = BLOCK & STUCCO
= WATER METER
= ELECTRIC METER/HANDHOLE
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= SOUTHERN BELL MANHOLE/HANDHOLE
= UNDER MAIN ROOF
= SOUTHERN BELL RISER
= CABLE TELEVISION RISER
= GAS VALVE
= RECLAIM WATER METER
= GAS SERVICE
= WATER VALVE IN 2'x 2' CONC.
= WATER VALVE
= FIRE HYDRANT
= POWER POLE
= LIGHT POLE
= GUY ANCHOR
= FENCE
= OVERHEAD WIRE (O.H.W.)
= APPROXIMATE SEPTIC TANK
= IRON MARKER FOUND - SEE DESCRIPTION
= IRON ROD WITH PLASTIC CAP MARKED "N.A. SMITH LB 7426" SET (CHAPTER 61G6-6.0020(4)(B) F.A.C.)
= 4"x 4" CONC. MONUMENT FOUND - SEE DESCRIPTION
= 4"x 4" CONC. MONUMENT MARKED "N.A. SMITH LB 7426" SET (CHAPTER 61G6-6.0020(4)(B) F.A.C.)
= NAIL & DISK FOUND - SEE DESCRIPTION
= NAIL & DISK MARKED "N.A. SMITH LB 7426" SET (CHAPTER 61G6-6.0020(4)(B) F.A.C.)
= HUB & TACK SET

LEGAL DESCRIPTION (AS DESCRIBED IN O.R.B. 3258, PAGE 4807):

THAT CERTAIN PARCEL OF PROPERTY LOCATED IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, LESS THE FOLLOWING OUT-PARCELS: (1) THE EAST 594.0 FEET OF THE ABOVE-DESCRIBED PARCEL; (2) THAT CERTAIN OUT-PARCEL AS DESCRIBED IN DEED BOOK 384, PAGE 267; AND (3) THAT CERTAIN ROAD RIGHT-OF-WAY AND CANAL RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 841, PAGE 977; ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID PARCEL 1 CONTAINS 40.87 ACRES, MORE OR LESS.

PARCEL 2: THAT CERTAIN PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN DEED BOOK 384, PAGE 267, EXCLUDING THE ROAD RIGHT-OF-WAY THEREOF, ALL AS PER THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIA. PARCEL 2 CONTAINS APPROXIMATELY .44 ACRES, MORE OR LESS.

ALSO KNOWN AS AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING THAT PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, WHICH LIES SOUTH OF THE RIGHT-OF-WAY OF ELLIS ROAD AND WEST OF THE EAST 594.00 FEET OF SAID NORTHEAST ONE-QUARTER, SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE N 89 DEGREES 45 MINUTES 40 SECONDS W, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 594.00 FEET TO THE NORTHWEST CORNER OF THE AFORESAID EAST 594.00 FEET OF THE NORTHEAST ONE-QUARTER; THENCE S 00 DEGREES 24 MINUTES 31 SECONDS W, ALONG THE WEST LINE OF SAID EAST 594.00 FEET, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELLIS ROAD (A 50.00 FOOT WIDE RIGHT-OF-WAY). SAID POINT ALSO BEING THE POINT-OF-BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 00 DEGREES 24 MINUTES 31 SECONDS W, ALONG SAID WEST LINE, A DISTANCE OF 2472.88 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 35; THENCE N 89 DEGREES 52 MINUTES 59 SECONDS W, ALONG SAID SOUTH LINE, A DISTANCE OF 727.96 FEET TO THE SOUTHWEST CORNER OF SAID EAST ONE-HALF; THENCE N 00 DEGREES 25 MINUTES 25 SECONDS E, ALONG THE WEST LINE OF SAID EAST ONE-HALF, A DISTANCE OF 2474.43 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF ELLIS ROAD; THENCE S 89 DEGREES 45 MINUTES 40 SECONDS E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 727.31 FEET TO THE POINT-OF-BEGINNING. CONTAINING 41.32 ACRES, MORE OR LESS.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
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FLOOD ZONE - FLOOD INSURANCE RATE MAP NUMBER -

Brevard County (321)724-2940
Indian River County (772)589-3228
Fax (321)951-4879
SMITH SURVEYING & MAPPING, INC.
1350 MALABAR ROAD S.E., SUITE 1
PALM BAY, FLORIDA 32905
E-MAIL: SMITHSURVEYING @ AOL.COM

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TYPE	SURVEY DATE	JOB NUMBER	CK. BY
BOUNDARY SURVEY	NOV. 24, 2008	08-1082 ~ 471/26-27	KWS
DRAWN BY: JAMES WILKERSON		SCALE: 1" = 100'	

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
KEVIN A. SMITH -- FLORIDA CERTIFICATE NO. 4457
ANDREW J. SMITH -- FLORIDA CERTIFICATE NO. 5690

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