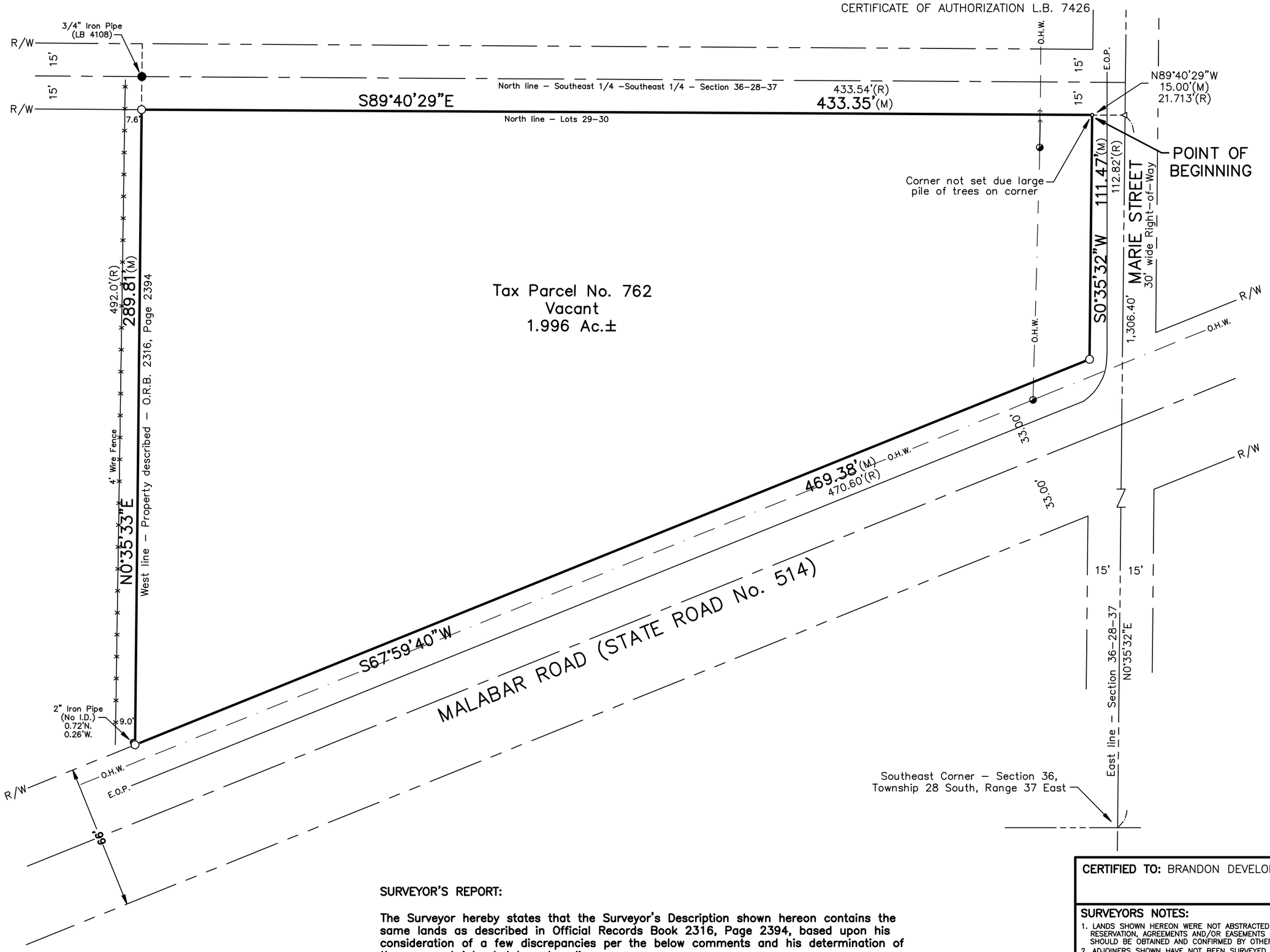
Phone (321)724-2940
Fax (321)951-4879
E-MAIL: SMITHSURVEYINGFL@GMAIL.COM

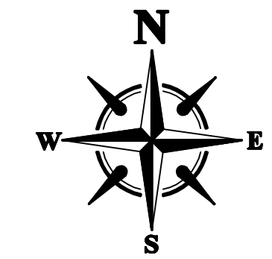
SMITH & Associates
SURVEYING & MAPPING, INC.

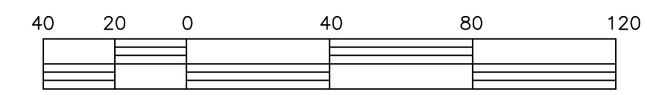
1350 MALABAR ROAD S.E., SUITE 1
PALM BAY, FLORIDA 32907
WEBSITE: SMITHSURVEYING.NET

MAP OF SURVEY

CERTIFICATE OF AUTHORIZATION L.B. 7426







SCALE IN FEET
1 INCH = 40 FEET

SURVEYOR'S DESCRIPTION:

A part of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 28 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of aforesaid Section 36, Township 28 South, Range 37 East, run N0°35'32"E along the East line of said Section 36 a distance of 1,306.40 feet; thence N89°40'29"W a distance of 15.00 feet to the West Right-of-Way Line of Marie Street, said point also being the Northeast corner of Lots 29-30 as shown on the plat of INDIAN RIVER FRUIT AND TRUCK LANDS AT MALABAR, FLORIDA, as recorded in Plat Book 2, Page 95, Public Records of Brevard County, Florida, said point also being the POINT OF BEGINNING of the herein described parcel; thence run S0°35'32"W parallel with the east line of aforesaid Section 36 a distance of 111.47 feet to the Northerly Right-of-Way Line of Malabar Road (State Road No. 514); thence S67°59'40"W along said Northerly Right-of-Way Line a distance of 469.83 feet to the West line of Property described in Official Records Book 2316, Page 2394, Public Records of Brevard County, Florida; thence N0°35'32"E parallel with aforesaid East line of Section 36 a distance of 289.81 feet to the North line of aforesaid Lots 29-30; thence S89°40'29"E along said North line a distance of 433.35 feet to the Point of Beginning.

Contains 1.996 Acres, more or less.

ACCORDING TO MAP NO. 12009C0614 G, DATED MARCH 17, 2014, THIS PROPERTY LIES IN FLOOD ZONE "X".

SURVEYOR'S REPORT:

The Surveyor hereby states that the Surveyor's Description shown hereon contains the same lands as described in Official Records Book 2316, Page 2394, based upon his consideration of a few discrepancies per the below comments and his determination of the apparent intended boundary lines.

To begin, with the referenced plat of Indian River Fruit and Truck Lands provides no linear dimensions for any of the Lots or right-of-way widths, however the right-of-way widths of the interior roads is 30 feet based on scale measurement and, along Marie Street, as also shown on the plat of Snedeker's Subdivision. By ignoring the deed call for 21.713 feet from the Section line to the Point of Beginning the surveyed distance along the north property line is 433.35 feet which compares favorably with the deed call of 433.54 feet. The directions and distances along the lines as shown hereon and recited in the Surveyor's Description are fully in agreement with the survey of adjacent lands owned by the State of Florida.

CERTIFIED TO: BRANDON DEVELOPEMENT ENTERPRISES, INC.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
© COPYRIGHT 2020 SMITH & ASSOCIATES SURVEYING AND MAPPING, INC.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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. 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 STANDARDS OF THE UNITED STATES (CHAPTER 5J17-6.003(1)(B) F.A.C.)
5. PURSUANT TO FLORIDA LAW (F.A.C. 5J17-6. 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 HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
8. LEGAL DESCRIPTION AS SHOWN WAS PREPARED BY SURVEYOR.
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 STATE PLANE GRID BEARING ALONG THE EAST LINE OF SECTION 36 BEING N0°35'32"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 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.

LEGEND:

S.B.M. = SITE BENCH MARK
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. = RADIUS POINT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
D = DELTA (CENTRAL ANGLE)
R = RADIUS
A = ARC
T = TANGENT
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
(D) = DEED
NO I.D. = NO IDENTIFICATION
C.B.S. = CONCRETE BLOCK & STUCCO
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.S. = APPROX. TOE OF SLOPE
E.O.W. = APPROX. EDGE OF WATER
℄ = CENTERLINE
℄ = PROPERTY LINE
FRM. = WOOD FRAME
STY. = STORY
R/W = RIGHT-OF-WAY
± = MORE OR LESS
(TYP.) = TYPICAL
B.S.L. = BUILDING SETBACK LINE
T.O.B. = APPROX. TOP OF BANK
N.T.S. = NOT TO SCALE
O/S = OFFSET
L.F.E. = LOWEST FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
P.V.C. = POLYVINYL CHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
INV. = INVERT
EL. = ELEVATION
F.Z.L. = FLOOD ZONE LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
= CLEANOUT
= WATER METER
= ELECTRIC METER/HANDHOLE
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= SOUTHERN BELL MANHOLE/HANDHOLE
= 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.)
S/T = APPROXIMATE SEPTIC TANK
= UNDER MAIN ROOF
= WELL
= IRON MARKER FOUND – SEE DESCRIPTION
= 1/2" IRON ROD WITH PLASTIC CAP MARKED "K.A. SMITH LB 7428" SET
= 4"x 4" CONC. MONUMENT FOUND – SEE DESCRIPTION
= 4"x 4" CONC. MONUMENT MARKED "K.A. SMITH LB 7428" SET
= NAIL & DISK FOUND – SEE DESCRIPTION
= SET MAGNETIC NAIL
= HUB & TACK SET

SEE ABOVE FOR LEGAL DESCRIPTION

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
BOUNDARY SURVEY	JULY 1, 2020	20-0921	

DRAWN BY: P.A.D. | SCALE: 1" = 40'

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

KEVIN A. SMITH
License Number 4457
STATE OF FLORIDA
Professional Surveyor and Mapper