Buyer Info Packet

1550 Marie St. Malabar, FL 32950

Flood Disclosure

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, **Tim Reynolds**, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: **1550 Marie St. Malabar, FL 32950**

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

(1) Seller ☐ has ☒ has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
(2) Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
(3) Seller ☐ has ☒ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
(4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
    a. The overflow of inland or tidal waters.
    b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
    c. Sustained periods of standing water resulting from rainfall.

Seller: Tim Reynolds Date: **November 13, 2025**

Seller: _____ Date: _____

Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

ENVIRONMENTAL ASSESSMENT

On the

Malabar Road Commercial Project Site
Tax Account No. 2846316
Malabar, Florida

Conducted for:

Mr. Tim Reynolds
Wild Manta, LLC
c/o Mr. Tom Brandon
Brandon Development Enterprises, Inc.
2090 W Eau Gallie Boulevard
Melbourne, Florida 32935

Conducted by:

Atlantic Environmental of Florida, LLC
657 Montreal Avenue
Melbourne, Florida 32935

October 2, 2020

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

657 Montreal Avenue • Melbourne, FL 32935
ph 321.676.1505 • fax 321.676.1730

October 2, 2020

Mr. Tim Reynolds
Wild Manta, LLC
c/o Mr. Tom Brandon
Brandon Development Enterprises, Inc.
2090 W Eau Gallie Boulevard
Melbourne, Florida 32935

Re: Environmental Assessment
Malabar Road Commercial Project Site
Malabar, Florida
Tax Account No. 2846316
Atlantic Environmental File No. 20565

Dear Mr. Reynolds:

Atlantic Environmental of Florida, LLC (Atlantic Environmental) has completed an environmental assessment and feasibility study of the above-referenced property, an approximately 1.97-acre parcel of land located on the northwest corner of Malabar Road and Marie Street in Malabar, Florida (Figures 1 and 2). The field assessment of this parcel, hereinafter referred to as "the Property", occurred on September 29, 2020. This study is intended to assess any reasonably ascertainable environmental issues that might influence the developability of the subject property. Following are the results of our study.

Topography and Soils

Figure 3 shows the USGS Topographical Map for the Property and surrounding areas. According to this map, the Property is relatively flat. The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) map for Brevard County (Figure 4) depicts two soil types underlying the Property. Following is a description for these mapped soil types as they occur in a natural environment.

Anclote sand, depressional (2)
The Anclote, depressional component makes up 85 percent of the map unit. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. The natural drainage class is very poorly drained. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, June, July, August, September, October, November, and December. This soil meets hydric criteria.

Myakka sand (36)
The Myakka component makes up 85 percent of the map unit. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. The natural drainage class is poorly drained. This soil is not flooded or ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, and September. This soil does not

meet hydric criteria.

The soils underlying the Property appear fairly consistent with the above descriptions. However, past disturbance and nearby development have altered some of the soil characteristics within the Property.

Vegetation and Community Types

Different combinations of natural and human-influenced factors, such as surface elevation, hydrology, vegetative species and structure, soil characteristics, and degree and type of historical disturbance, will give rise to a variety of distinct ecological systems and functions, known as communities and land uses. The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) organizes most of the major categories of communities and land uses into particular descriptions, each corresponding to a different code number. Using our field observations and the FLUCFCS system as a guideline, Atlantic Environmental has identified two on-site communities as they currently exist on the Property. Figure 5 depicts the location and associated code number of the on-site FLUCFCS categories; specifically, Australian Pines (FLUCFCS Category number 437) and Wetlands (600)

Following is a description of these classifications, as they exist on the Property, along with an assessment of the jurisdictional wetland status based on the rules and regulations of the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE).

Australian Pines (437)
The majority (±1.81 acres) of the Property is dominated by this community type. As the name suggests, the dominant vegetation within this area is dense Australian pine. Other vegetation includes Brazilian pepper, laurel oak, and cabbage palm. There is also evidence that a house or other structure used to be present within this area. This community type consists of upland habitat and will require no wetland permitting or mitigation for direct wetland impacts.

Wetlands (600)
A relatively small, ±0.16-acre wetland is present within the southwestern corner of the Property. This wetland extents off-site to the west. Vegetation within this wetland is dominated by Brazilian pepper, cabbage palm, swamp fern, strawberry guava, and air potato. It appears this wetland may be isolated from Waters of the US and, if so, would not be claimed by USACE. Alternatively, SJRWMD will assert jurisdiction over this wetland. Additionally, SJRWMD will require the acquisition of permits and the provision of mitigation for any proposed impacts.

Habitat Potential for Protected Wildlife Species

A preliminary survey for listed species and suitable listed species habitats was completed on the Property. This survey resulted in the determination that the Property provides suitable foraging habitat to support the below listed species found in east central Florida.

Wading Birds
Listed wading birds, including little blue herons, tricolored herons, sandhill cranes, and wood storks depend on freshwater marshes and shorelines for foraging and typically roost in forested wetland

systems. Although no evidence of these species was noted during the preliminary survey, it is possible that any or all of these birds use the on-site wetland from time to time on an opportunistic foraging basis. As such, it is not likely that permits will be required for potential impacts to these species.

Wetlands

Wetlands, including those located on the Property, are protected by state, federal, and/or local government rules against impacts from development. Should development be proposed which would affect these natural resources, permits authorizing these impacts would be needed, and mitigation for alterations to these wetlands can be required. Following is a general discussion of mitigation alternatives that may be applicable to the wetlands proposed to be impacted by development of the Property.

Prior to impacting a wetland on a particular piece of property, it is required that all efforts have been made to eliminate wetland impacts. If elimination of wetland impacts is not practicable, it is then required that site development alternatives are considered that reduce wetland impacts. This elimination and reduction exercise will be required should impacts to wetlands be proposed on the Property.

Once it has been determined that all reasonable efforts have been made to reduce wetland impacts, the wetland regulatory agencies will consider compensation for wetland impacts through compensatory mitigation. Although mitigation can take on many forms, mitigation usually consists of restoration, enhancement, creation, or preservation of wetlands, other surface waters, or uplands. However, the federal government (i.e. USACE) will not accept straight preservation (of wetlands or uplands) as a valid form of mitigation; some form of wetland improvement (enhancement, restoration, or creation) must be provided. Furthermore, USACE will not typically accept invasive species eradication as the sole form of compensatory mitigation.

The amount of compensatory mitigation required is determined by the amount of biological lift needed to offset the proposed impacts. The quantity of biological lift required is dependent on the acreage of proposed wetland impact, the location and landscape support of the proposed impact site, the habitat value of the proposed impact site, the functionality of the proposed impact site, as well as the vegetative and hydrologic quality of wetlands proposed for impact.

To determine the amount of biological lift provided by a mitigation site, an applicant must take into account all of the above criteria, as the mitigation site exists prior to mitigation action, and determine how the proposed mitigation action will biologically improve the mitigation site. If the biological lift provided by completing the mitigation action outweighs the biological loss incurred by the proposed impact, the regulatory agencies are expected to permit the proposed project.

As for this particular site, SJRWMD and, potentially, USACE will require that efforts be made to reduce wetland impacts to the greatest extent possible. Once such efforts have been made and proven to the regulatory agencies, an applicant can then propose impacts to wetlands in conjunction with providing compensatory mitigation for such impacts. With this having been said, if an applicant were to employ one of the SJRWMD out-provisions in which mitigation were offered that has a greater long-term ecological value than that of the wetlands proposed for impact and mitigation that

implements all or part of a plan that provides regional ecological value, one could bypass SJRWMD's elimination and reduction criteria. One method to employ this out-provision is to provide mitigation from a permitted mitigation bank. Atlantic Environmental estimates mitigation costs, for both direct and indirect impacts, to range from approximately $20,000.00 to $23,000.00 to impact all on-site wetlands.

Conclusions

Atlantic Environmental determined that the Property supports approximately 1.81 acres of uplands and ±0.16 acres of wetlands. No listed species permitting should be required for on-site impacts. Impacts to the on-site natural resources must be addressed in the development process, through permitting, avoidance, mitigation, or some combination thereof.

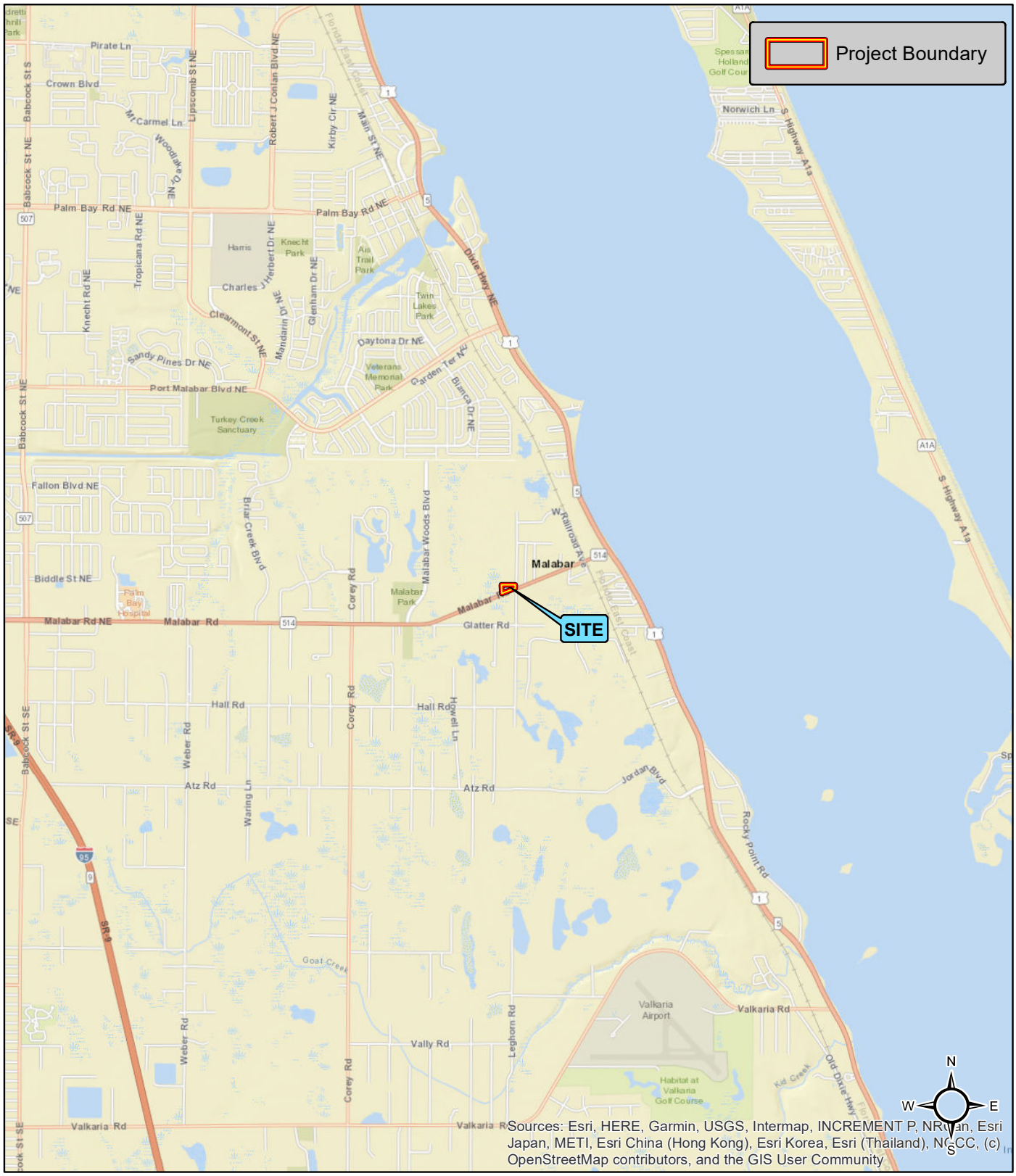
As the next step in the development process as it relates to environmental issues, Atlantic Environmental recommends delineating the on-site wetlands and gaining approval of our wetland lines through SJRWMD. We also recommend obtaining an approved jurisdictional determination through USACE to determine if they will claim the on-site wetland. Subsequent to the completion of this procedure, Atlantic Environmental can assist in the wetland permitting process and coordinate with the respective regulatory agencies to secure approved permits and mitigation.

Should you have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

David G. Purkerson, MS, PWS
Senior Ecologist

Jon H. Shepherd, MS, PWS
President/Ecologist



Project: Malabar Road Commercial

Figure 1: Location Map

0 0.5 1 2 Miles

Brevard County, Florida

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

AE Proj #: 20565

Project: Malabar Road Commercial

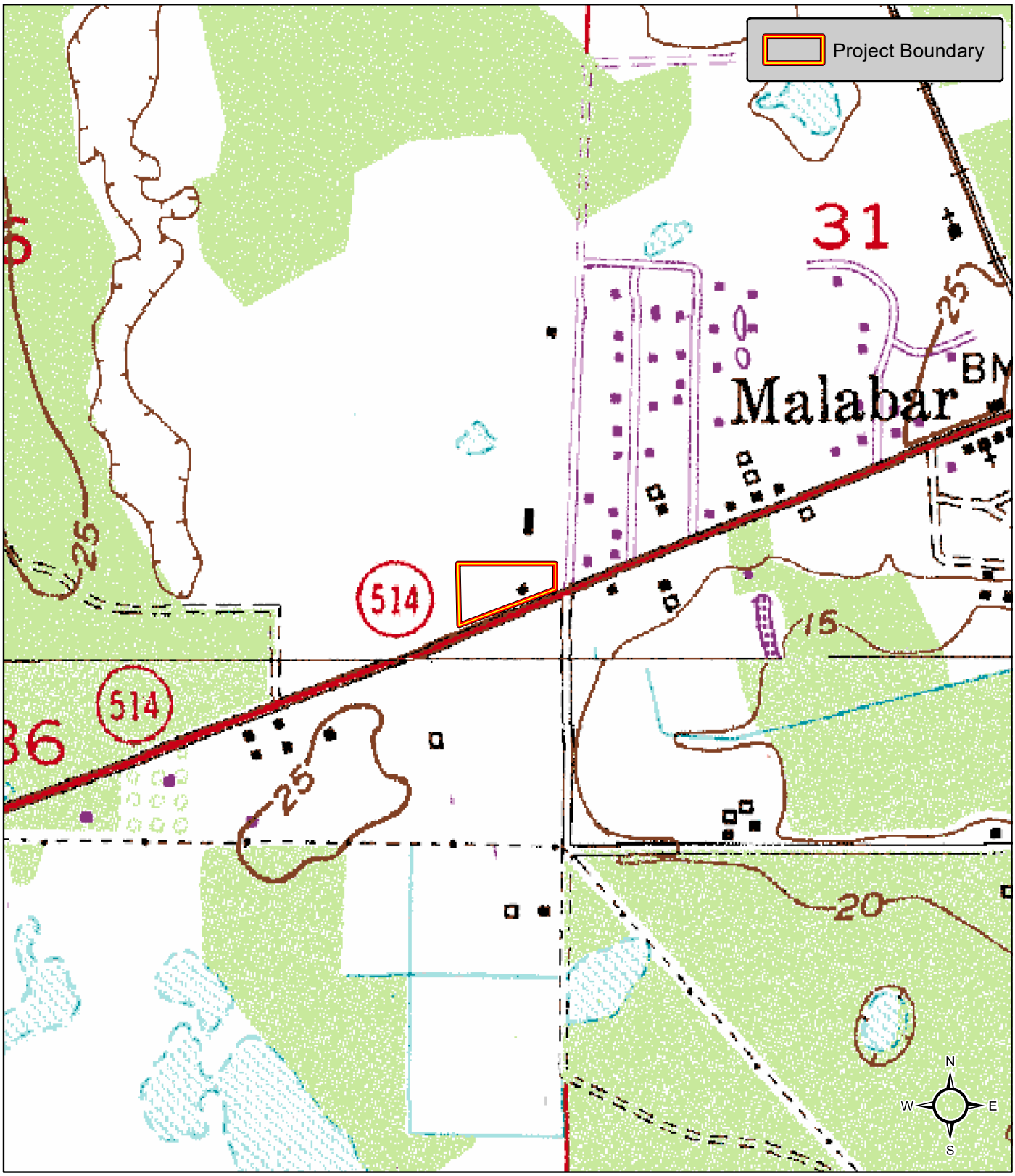
Figure 2: Aerial Map

0 50 100 200
Feet

2020 Aerial, Brevard County, Florida

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

AE Proj #: 20565



Project: Malabar Road Commercial

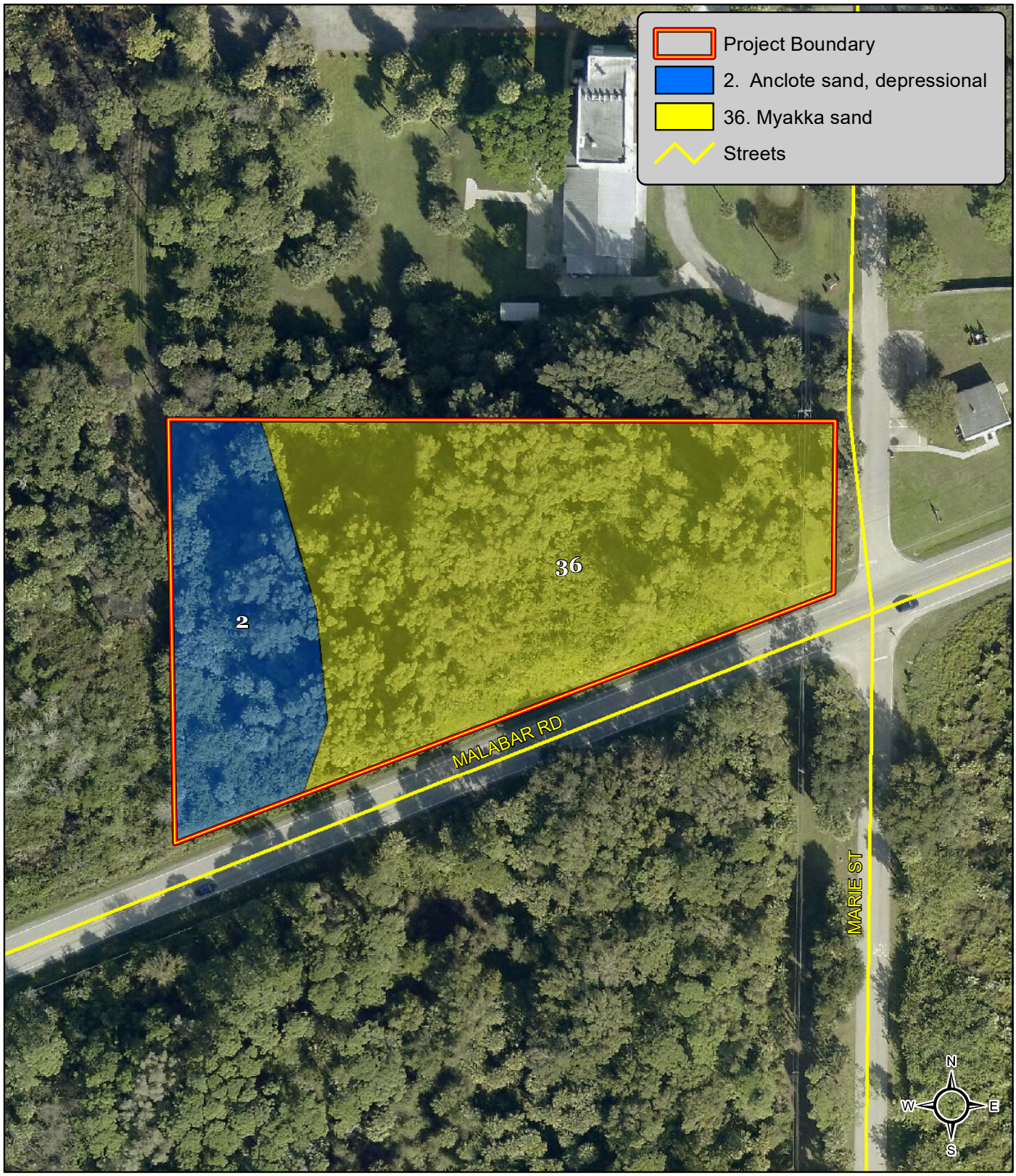
Figure 3: USGS Topo Map

0 250 500 1,000 Feet

Melbourne East & Grant Quadrangles, Brevard County, Florida

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

AE Proj #: 20565



Project: Malabar Road Commercial

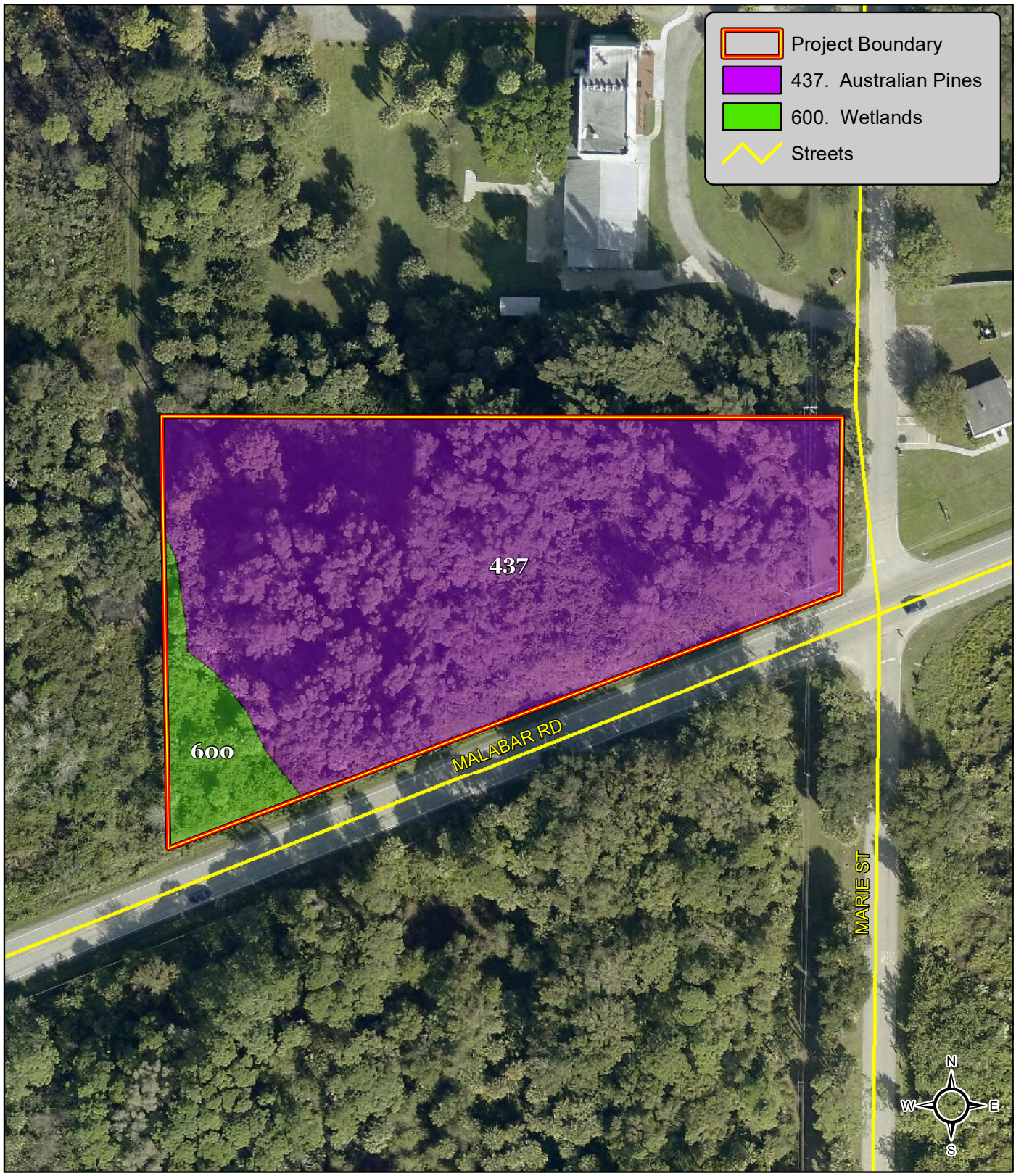
Figure 4: NRCS Soils Map

0 50 100 200 Feet

2020 Aerial, Brevard County, Florida

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

AE Proj #: 20565



Project: Malabar Road Commercial

Figure 5: Land Use (FLUCFCS) Map

0 50 100 200 Feet

2020 Aerial, Brevard County, Florida

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

AE Proj #: 20565

Property – Corner of Malabar and Marie Street, Malabar FL, 1.97 Acres, truncated wedge shape

S – Malabar Rd, ~469' frontage
N – Banyan Estate (historic property) – ~433'
E – Marie Street, ~111' frontage
W – Wildlife preserve – ~289'

Re-Zoned to General Commercial in 2020, Cannot put convenience store on property as an allowable use. Site plans are approved by Town of Malabar.

Survey Performed – Smith Surveying – 7/1/2020

Studies Conducted

- Environmental Assessment
- Building Compaction and percolation testing
- Engaged Builder (Brandon Construction for estimation of site work)

Work performed

- Wide path clearing performed under permit to conduct site soil tests. Scraped to soil ~20' wide by 350' from East side.

Wetlands

- 0.26 Wetlands in SW corner. Likely man-made due to poor swale maintenance. Estimate to mitigate ~ $30K-$40K, may be able to be petitioned as man-bade due to poor drainage.

Note: No negative information on property that would prevent general commercial usage.

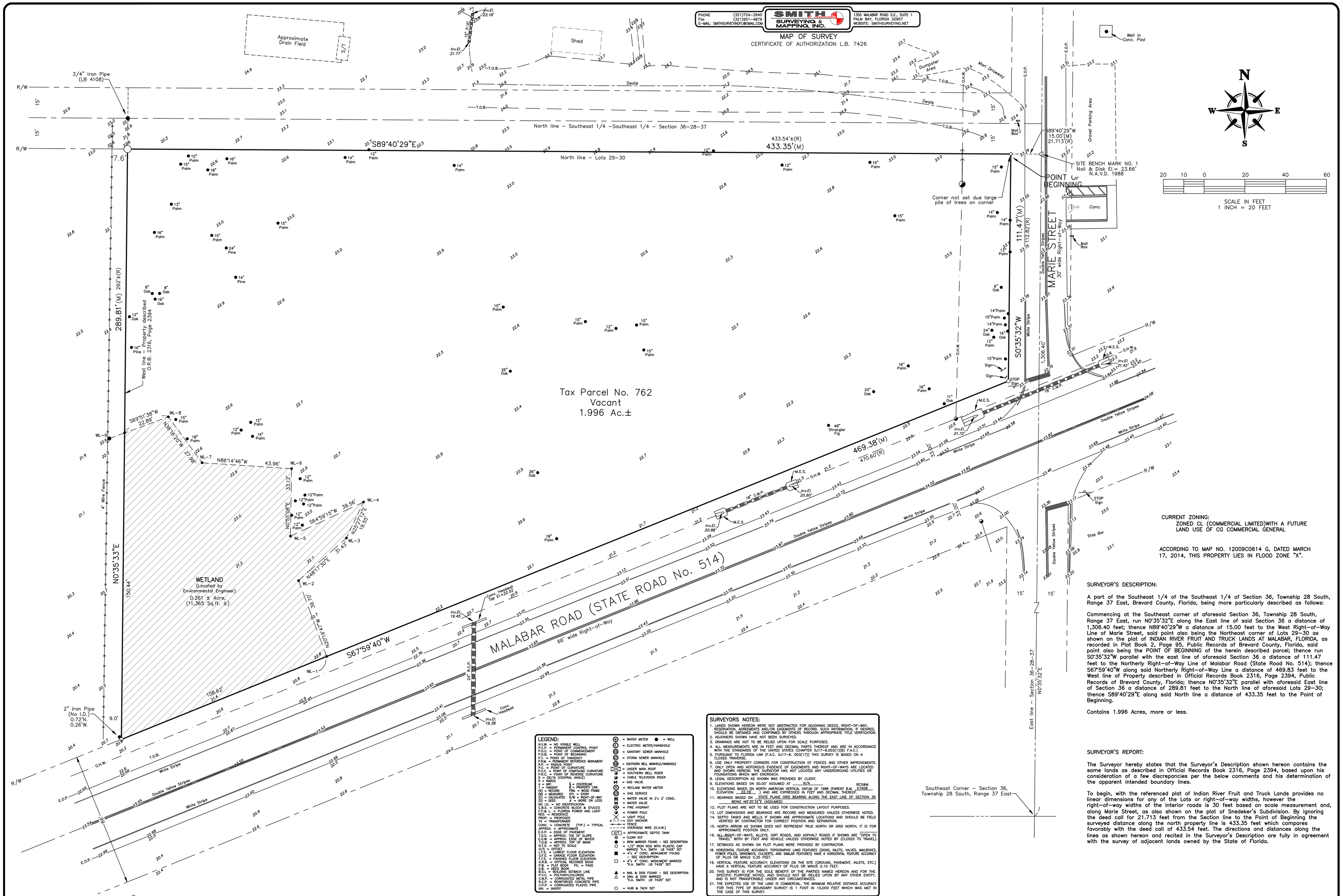
PHONE (321)724-2940
Fax (321)951-4879
E-MAIL: SMITHSURVEYINGFL@GMAIL.COM

SMITH 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



N

W E

S

20 10 0 20 40 60

SCALE IN FEET
1 INCH = 20 FEET

CURRENT ZONING:
ZONED CL (COMMERCIAL LIMITED)WITH A FUTURE LAND USE OF CG COMMERCIAL GENERAL

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

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.

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.

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. = RADIUS POINT
P.C. = POINT OF CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
D = DELTA (CENTRAL ANGLE)
R = RADIUS
A = ARC LENGTH
C = CHORD
℄ = CENTERLINE
(M) = MEASURED FIN. = WOOD FENCE
(R) = RECORD STY. = STORY
(C) = CALCULATED R/W = RIGHT-OF-WAY
(D) = DEED MH = MORE OR LESS
NO I.D. = NO IDENTIFICATION
C.B.S. = CONCRETE BLOCK & STUCCO
O.H.P.L. = OVERHEAD POWER AND LIGHT
RES. = RESIDENCE
PROP. = PROPOSED
TR = TRANSFORMER
CONC. = CONCRETE (TYP.) = TYPICAL
APPROX. = APPROXIMATE
E.O.P. = EDGE OF PAVEMENT
T.O.B. = APPROX. TOP OF SLOPE
E.O.W. = APPROX. EDGE OF WATER
T.O.B. = APPROX. TOP OF BANK
N.T.S. = NOT TO SCALE
O/S = OFFSET
F.F.E. = FINISHED FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK PG. = PAGE
U.E. = UTILITY EASEMENT
B.S.L. = BUILDING SETBACK LINE
P.V.C. = POLYVINYLCHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
INV. = INVERT

= WATER METER ● = WELL
= 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.)
S/T = APPROXIMATE SEPTIC TANK
= CLEAN OUT
= IRON MARKER FOUND – SEE DESCRIPTION
= 1/2" IRON ROD WITH PLASTIC CAP MARKED "K.A. SMITH LB 7426" SET
= 4"x 4" CONC. MONUMENT FOUND – SEE DESCRIPTION
= 4"x 4" CONC. MONUMENT MARKED "K.A. SMITH LB 7426" SET
= NAIL & DISK FOUND – SEE DESCRIPTION
= NAIL & DISK MARKED "K.A. SMITH LB 7426" SET
= HUB & TACK SET

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 BY THIS SURVEY. THIS SURVEY HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY CLIENT.
9. ELEVATIONS BASED ON 50.00' ASSUMED AT N/A BCS&M
10. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (PARENT B.M. #7408 ELEVATION 22.78') 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 COMMERCIAL, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY.

21

KEVIN A. SMITH — LICENSED SURVEYOR & MAPPER — No. 4407 — STATE OF FLORIDA — Professional Surveyor & Mapper

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
KEVIN A. SMITH – FLORIDA CERTIFICATE NO. 4407
ANDREW A. SMITH – FLORIDA CERTIFICATE NO. 6997

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
TOPOGRAPHIC & TREE SURVEY	APRIL 9, 2021	21-0792	
ADDED: LOCATION	MAY 6, 2021	21-0861	
REVISED	JULY 6, 2020		
BOUNDARY SURVEY	JULY 1, 2020	20-0921	
DRAWN BY: P.A.D.		SCALE: 1" = 20'	

CERTIFIED TO: BRANDON DEVELOPMENT ENTERPRISES, INC.

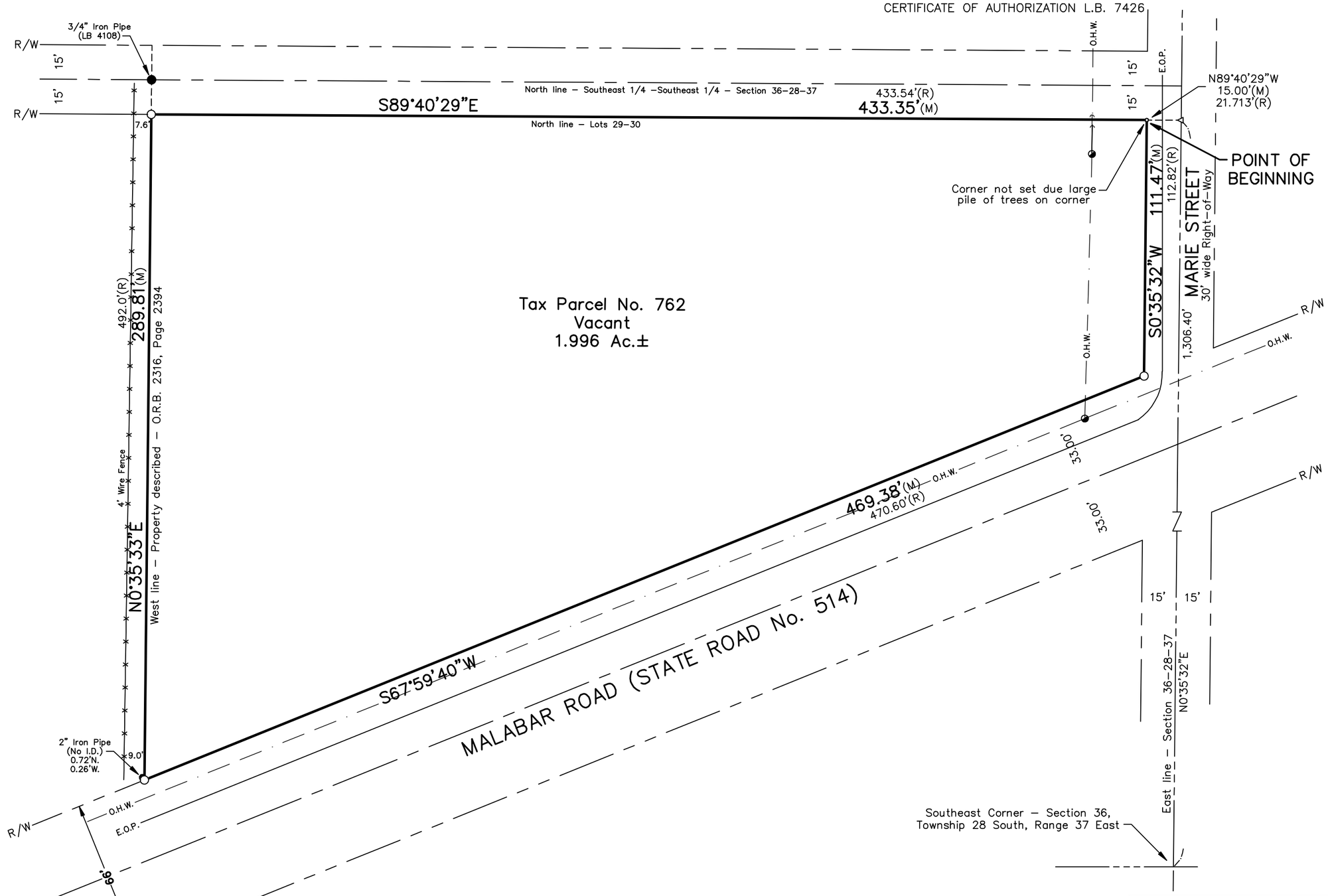
Phone (321)724-2940
Fax (321)951-4879
E-MAIL: SMITHSURVEYINGFL@GMAIL.COM

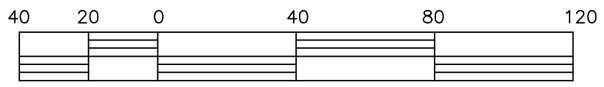
SMITH SURVEYING & MAPPING, INC.

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

Tax Parcel No. 762
Vacant
1.996 Ac.±

SURVEYOR'S DESCRIPTION:

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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.

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:

B.S.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 ℄ = CENTERLINE
T = TANGENT ℘ = PROPERTY LINE
(R) = RECORD FRM. = WOOD FRAME
(M) = MEASURED STY. = STORY
(C) = CALCULATED R/W = RIGHT–OF–WAY
(D) = DEED ± = MORE OR LESS
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 (TYP.) = TYPICAL
APPROX. = APPROXIMATE
E.O.P. = EDGE OF PAVEMENT
T.O.S. = APPROX. TOE OF SLOPE
E.O.W. = APPROX. EDGE OF WATER

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
(W) = WATER METER
(E) = ELECTRIC METER/HANDHOLE
(SS) = SANITARY SEWER MANHOLE
(ST) = STORM SEWER MANHOLE
(SB) = SOUTHERN BELL MANHOLE/HANDHOLE
= SOUTHERN BELL RISER
= CABLE TELEVISION RISER

= GAS VALVE
(R) = RECLAIM WATER METER
(GS) = 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 7426" SET
■ = 4"x 4" CONC. MONUMENT FOUND – SEE DESCRIPTION
□ = 4"x 4" CONC. MONUMENT MARKED "K.A. SMITH LB 7426" 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'

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

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