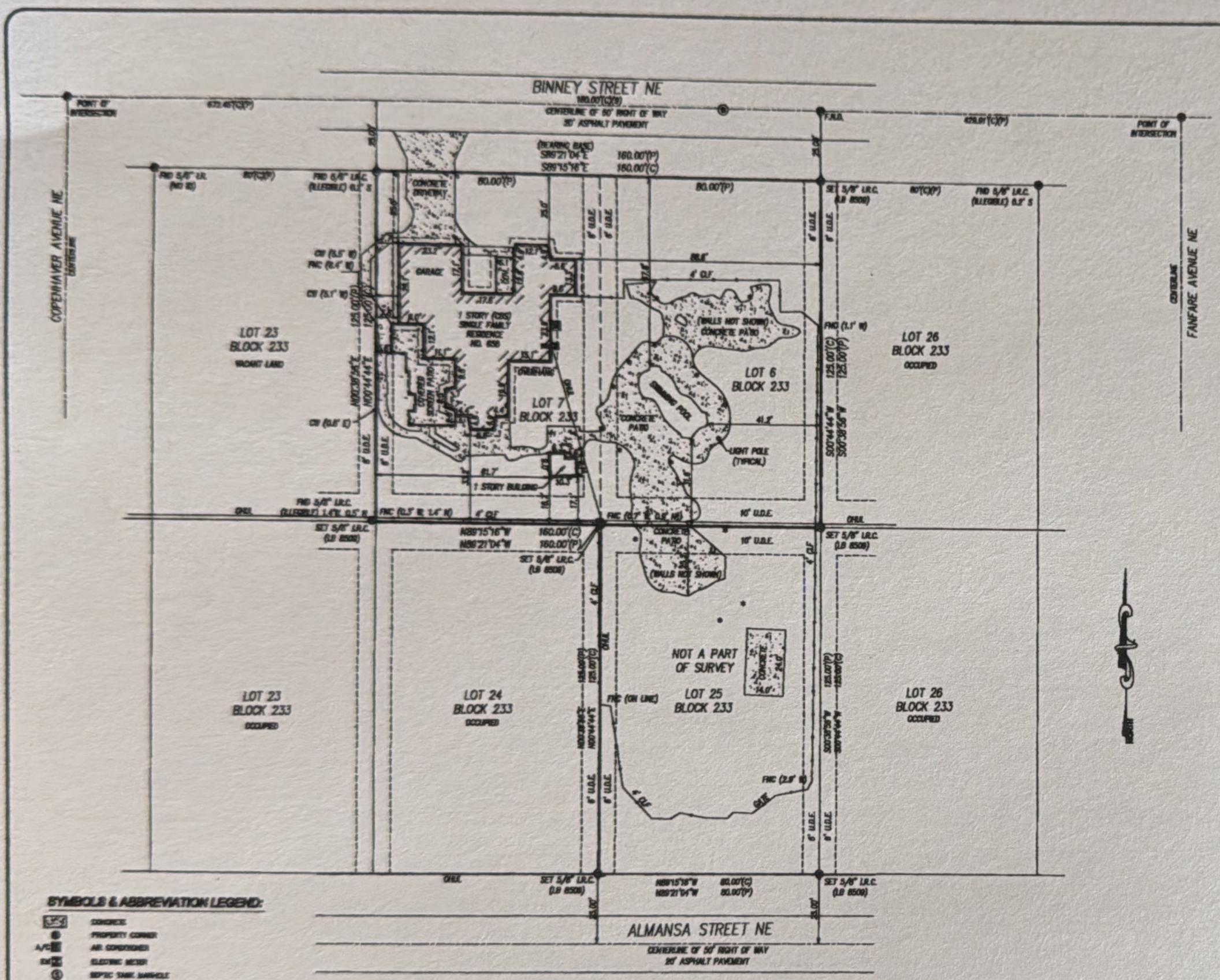

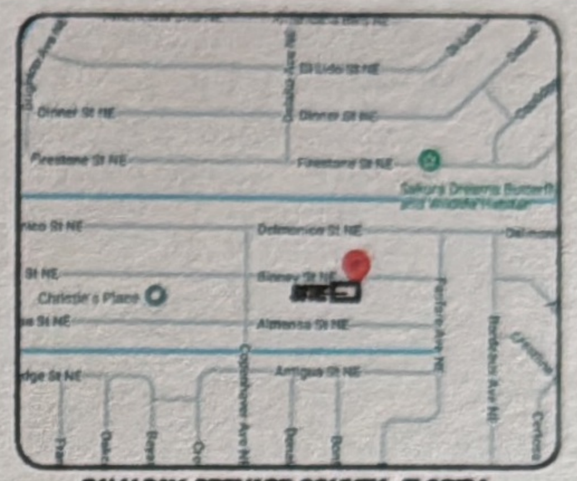

PALM BAY, BREVARD COUNTY, FLORIDA

VICINITY MAP

NO SCALE

BOUNDARY SURVEY

Prepared For:
CYNTHIA CONLEY ROMAHN

LEGAL DESCRIPTION

LOTS 6 AND 7, PORT MALABAR UNIT SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 125 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Address: 658 BINNEY STREET NE
PALM BAY, FLORIDA 32907

SYMBOLS & ABBREVIATION LEGEND:

- CONCRETE
- PROPERTY CORNER
- A/C AIR CONDITIONER
- EM ELECTRIC METER
- SEPTIC TANK MANHOLE
- WOOD UTILITY POLE
- LIGHT POLE
- LB LICENSED BUSINESS
- ID IDENTIFICATION
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- (P) PLAT
- (C) CALCULATED
- FNC FENCE CORNER
- FND FOUND
- I.R. IRON ROD
- I.R.C. IRON ROD & CAP
- OHUL OVERHEAD UTILITY LINE
- C.B.S. CONCRETE BLOCK STRUCTURE
- CON. CONCRETE
- F.N.D. FOUND NAIL & DISK
- C.L.F. CHAIN LINK FENCE
- CW CONCRETE WALKWAY

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON MARCH 4, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRESENTATIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF AERO LAND SURVEYORS – FLORIDA SOUTH COAST, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 4, 2025.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCEL(S) CONTAIN A TOTAL OF 33,000.00 SQUARE FEET (0.80 ACRES).
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM—EAST ZONE, AND GS (TRIM).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. DIMENSIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY OPINION" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON AND WERE REFERENCE THE SOUTH RIGHT OF WAY LINE OF BINNEY STREET NE, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TOPCON HARDWARE TOGETHER WITH NORTHSTAR SURVEY SCALING PROCEDURES AND WAS BASED ON "L-NET" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEET THE "CONSTRUCT ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 200 HORIZ CLASS ONE FOR UNDERGROUND CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN ENHANCED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED PROPERTIES.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT SHOWN AND ARE NOT LABELED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF GENERAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO FEMA, FIRM MAPPER (SURVEYING (CITY OF PALM BAY LISTED) BASED ON EFFECTIVE DATE OF MARCH 17, 2014, FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LINES, REFER TO APPROXIMATED FIRM PANELS.
15. COMPUTED (C) BEARINGS AS SHOWN REFER TO FLORIDA STATE PLANE AND REFLECTS A RECALCULATION OF (FIELD), THIS IS THE DIFFERENCE BETWEEN FLORIDA STATE PLANE AND PLAT BEARINGS.

AERO LAND SURVEYORS
AERO LAND SURVEYORS FLORIDA SOUTHEAST, INC.
3.5 SOUTHEAST 42 AVENUE, SUITE 1
POMPANO BEACH, FLORIDA 33060
EMAIL: POMPANO@AEROSURVEYORS.COM

LOT: 6 & 7 BLOCK: 233 SECTION: N/A
PLAT BOOK AND PAGES: BOOK 14, PAGES 125-135
MAP OF: "PORT MALABAR UNIT SEVEN"
TITLE NO.: N/A
MAP FILED DATE: N/A
COUNTY TAX MAP ID: 28-37-32-FR-233-6
SITUATED IN: PALM BAY, BREVARD COUNTY, FLORIDA
CERTIFIED TO: CYNTHIA CONLEY ROMAHN
REVISION: ADD LOT 6 & 7 ONLY

Christopher Henn

CHRISTOPHER HENN SIGNATURE DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER