FIELD WORK DATE: 10/18/2019

REVISION DATES: (REV.5 11/22/2019) (REV.5 10/25/2019) (REV.4 10/25/2019) (REV.3 10/24/2019) (REV.2 10/24/2019) (REV.1 10/24/2019)

EXACTA LAND SURVEYORS, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

1910.1344-01
BOUNDARY SURVEY
BREVARD COUNTY

PROPERTY ADDRESS	SURVEY NUMBER	FL1910.1344-01
787 OAK RIDGE DRIVE, INDIALANTIC, FLORIDA 32903		

PROPERTY PICTURE

GOOGLE MAP

TRANSACTION

CLIENT ORDER NUMBER: **DATE:** 11/22/19

BUYER: Daryl E. Goods, Jr. and Saskia M. Goods

SELLER: MILTON J. CARRIER AND SHERON D. CARRIER

CERTIFIED TO:
DARYL E. GOODS, JR. AND SASKIA M. GOODS; BELLA TITLE & ESCROW, INC.

LEGAL DESCRIPTION

LOT 10, BLOCK E, SHADY SHORES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 34, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975, LYING ALONG THE INDIAN RIVER ADJACENT TO LOT 10, BLOCK E, SHADY SHORES, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 20, PAGE 34, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK E, AND RUN 8. 31°53'19" W., ALONG THE SOUTHWESTERLY EXTENSION OF THE EASTERLY BOUNDARY LINE OF SAID LOT 10, BLOCK E, A DISTANCE OF 24.57 FEET TO A POINT ON THE FACE OF THE ONE FOOT WIDE CONCRETE SEAWALL AND THE EDGE OF WATER OF THE INDIAN RIVER; THENCE RUN N. 50°43'37" W., ALONG SAID FACE OF THE SEAWALL AND THE EDGE OF WATER OF THE INDIAN RIVER, A DISTANCE OF 100.84 FEET; THENCE LEAVING SAID SEAWALL AND RUN N. 31°53'19" E., ALONG THE SOUTHWESTERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF SAID LOT 10, BLOCK E, A DISTANCE OF 11.61 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK E, THENCE RUN S. 58°06'41" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 10, BLOCK E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

POINTS OF INTEREST

(1) CONCRETE DRIVEWAY OVER 5' PUBLIC UTILITY EASEMENT.

FLOOD INFORMATION

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 3.7). THIS PROPERTY WAS FOUND IN BREVARD COUNTY , COMMUNITY NUMBER 125092, DATED 03/17/14.

JOB SPECIFIC SURVEYOR NOTES

THE BEARING REFERENCE OF NORTH 31°53'19" EAST IS BASED ON THE SOUTHEASTERLY LINE OF LOT 11, BLOCK E, LOCATED WITHIN SHADY SHORES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 34 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

C-1
R=50.00' (P&M)
L=50.00' (P), 49.54' (M)
Δ=57°17'44" (P), 56°46'14" (M)
CH=S 04°03'24" W 47.94' (P),
S 03°31'28" W 47.54' (M)

C-2
R=50.00' (P), 50.03' (M)
L=71.65' (P), 71.31' (M)
Δ=82°06'11" (P), 81°39'50" (M)
CH=S 65°38'33" E 65.67' (P),
S 65°13'58" E 65.42' (M)

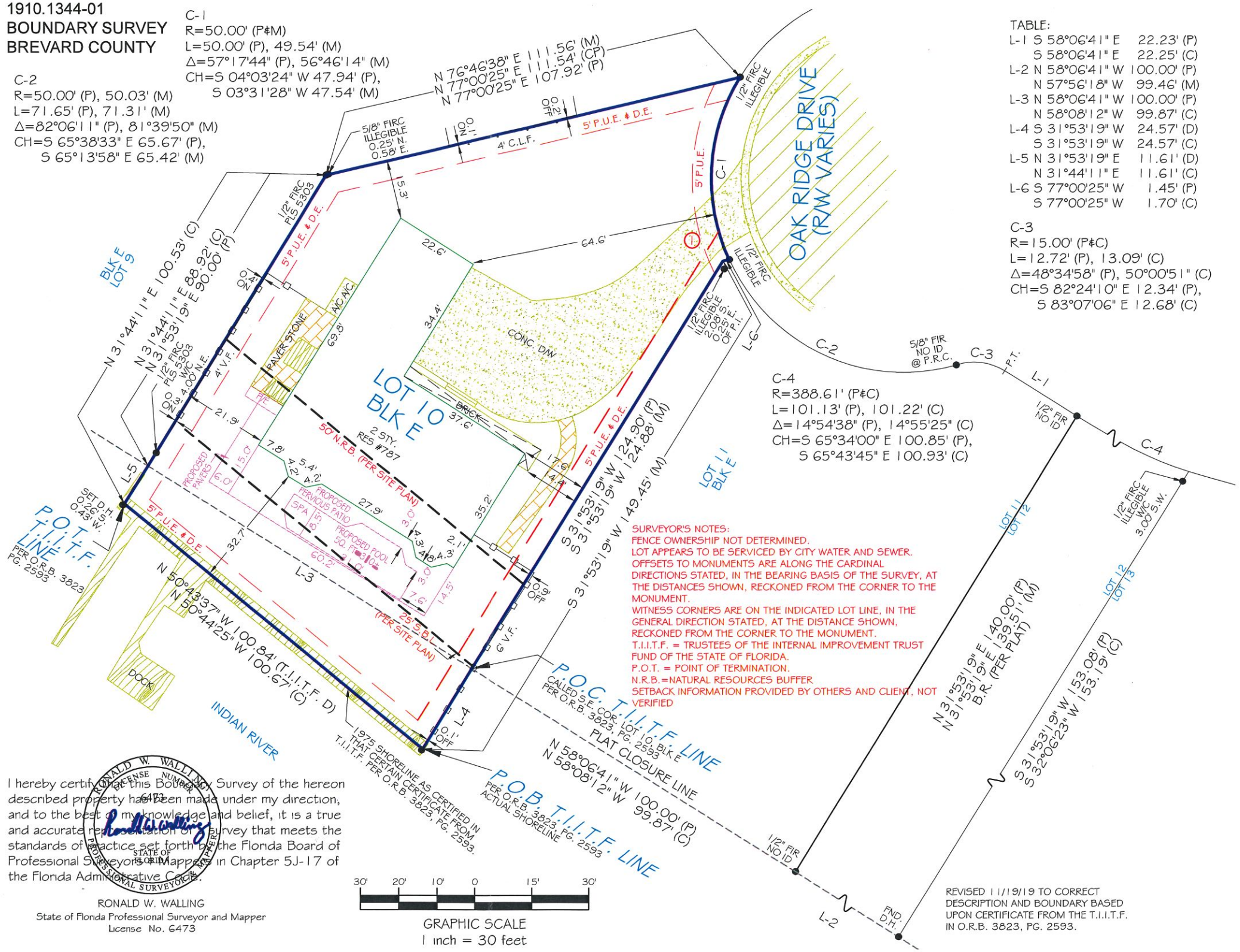


TABLE:

L-1	S 58°06'41" E	22.23' (P)
	S 58°06'41" E	22.25' (C)
L-2	N 58°06'41" W	100.00' (P)
	N 57°56'18" W	99.46' (M)
L-3	N 58°06'41" W	100.00' (P)
	N 58°08'12" W	99.87' (C)
L-4	S 31°53'19" W	24.57' (D)
	S 31°53'19" W	24.57' (C)
L-5	N 31°53'19" E	11.61' (D)
	N 31°44'11" E	11.61' (C)
L-6	S 77°00'25" W	1.45' (P)
	S 77°00'25" W	1.70' (C)

C-3
R=15.00' (P&C)
L=12.72' (P), 13.09' (C)
Δ=48°34'58" (P), 50°00'51" (C)
CH=S 82°24'10" E 12.34' (P),
S 83°07'06" E 12.68' (C)

C-4
R=388.61' (P&C)
L=101.13' (P), 101.22' (C)
Δ=14°54'38" (P), 14°55'25" (C)
CH=S 65°34'00" E 100.85' (P),
S 65°43'45" E 100.93' (C)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER.
OFFSETS TO MONUMENTS ARE ALONG THE CARDINAL DIRECTIONS STATED, IN THE BEARING BASIS OF THE SURVEY, AT THE DISTANCES SHOWN, RECKONED FROM THE CORNER TO THE MONUMENT.
WITNESS CORNERS ARE ON THE INDICATED LOT LINE, IN THE GENERAL DIRECTION STATED, AT THE DISTANCE SHOWN, RECKONED FROM THE CORNER TO THE MONUMENT.
T.I.I.T.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA.
P.O.T. = POINT OF TERMINATION.
N.R.B. =NATURAL RESOURCES BUFFER
SETBACK INFORMATION PROVIDED BY OTHERS AND CLIENT, NOT VERIFIED

REVISED 11/19/19 TO CORRECT DESCRIPTION AND BOUNDARY BASED UPON CERTIFICATE FROM THE T.I.I.T.F. IN O.R.B. 3823, PG. 2593.

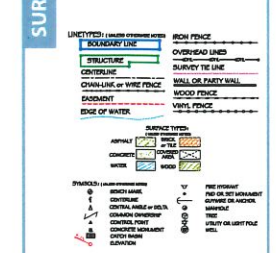
I hereby certify that this Boundary Survey of the hereon described property has been made under my direction; and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER 6473

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

30' 20' 10' 0 15' 30'
GRAPHIC SCALE
1 inch = 30 feet

SURVEYOR'S LEGEND



(C)	CALCULATED
(D)	DEED
(F)	FIELD
(M)	MEASURED
(P)	PLAT
(R)	RECORD
(S)	SURVEY
A.S.B.L.	ACCESSORY SETBACK LINE
A/C	AIR CONDITIONING
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
B.R.	BEARING REFERENCE
B.R.L.	BUILDING RESTRICTION LINE
B/W	BAY/BOX WINDOW
BLDG.	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BSMT.	BASEMENT
C	CURVE
C.B.	CONCRETE BLOCK
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
CATV	CABLE TV RISER
CH	CHORD BEARING
CHIM.	CHIMNEY
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
D.E.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
ELEV.	ELEVATION
EM	ELECTRIC METER
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EUB	ELECTRIC UTILITY BOX
F.F.	FINISHED FLOOR
F.O.P.	EDGE OF PAVEMENT
F/DH	FOUND DRILL HOLE
FCM	FND. CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR.	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN.	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISC
FRR/SPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
MES	MITERED END SECTION
MH	MANHOLE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND 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.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P/E	POOL EQUIPMENT
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS or RADIAL
R.P.	RADIUS POINT
R/W	RIGHT OF WAY
RES.	RESIDENCE
RGE.	RANGE
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
S.T.L.	SURVEY TIE LINE
S.W.	SEAWALL
S/GD	SET GLUE DISC
S/W	SIDEWALK
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
SV	SEWER VALVE
T.O.B.	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
UG	UNDERGROUND
UR	UTILITY RISER
V.F.	VINYL FENCE
W.F.	WOODEN FENCE
W/C	WITNESS CORNER
W/F	WATER FILTER
WM	WATER METER/VALVE BOX
WV	WATER VALVE
A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRX.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

THANKS TO

Florida Land Title Association — FLTA

AFFILIATE MEMBERS

GENERAL SURVEYOR NOTES

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 36"diameter, 18" iron rebar with a cap stamped LB# 8291.
10. If you are reading this survey ir. an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature file related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Land Surveyors, LLC.. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to I.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

Use of this survey other than intended, without written verification, will be at the users' sole risk and without liability to the surveyor.

PERFORMED BY

EXACTA LAND SURVEYORS, LLC.
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