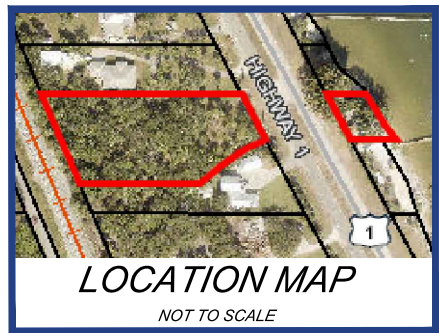
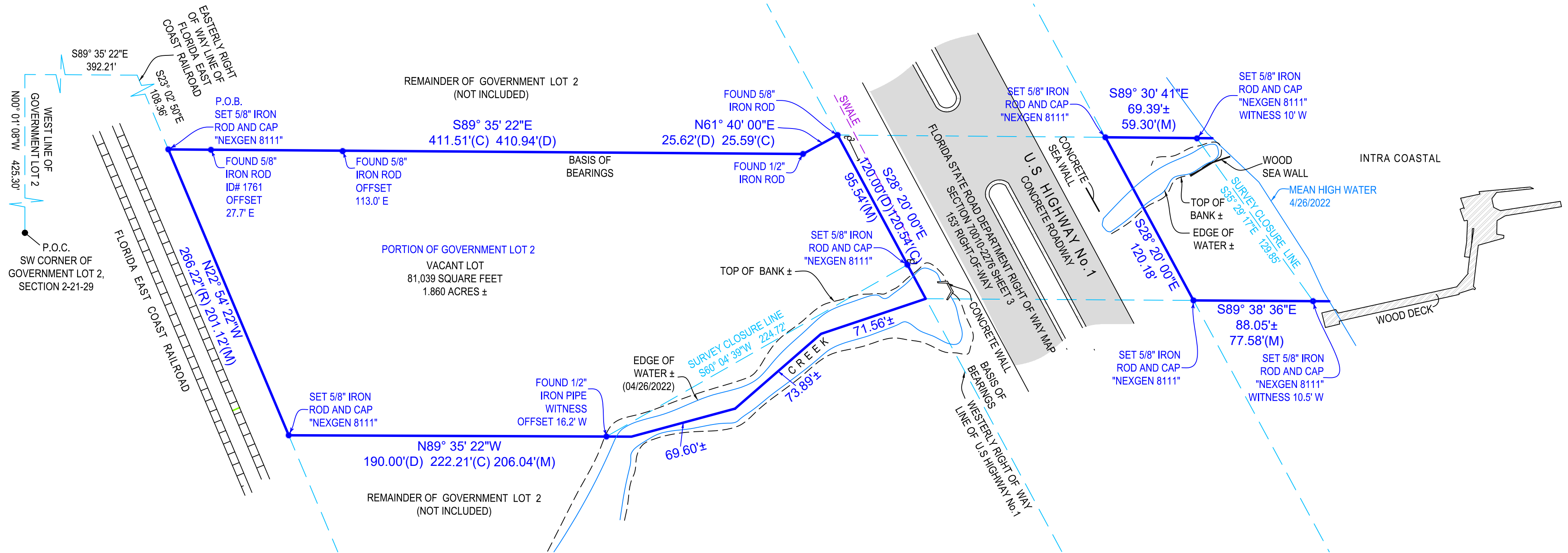




BOUNDARY SURVEY

XX US HIGHWAY 1, GRANT VALKARIA, FL 32949



LEGAL DESCRIPTION:

FROM THE SW CORNER OF GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 29 S., RANGE 38 E., BREVARD COUNTY, FLORIDA, RUN N. 0°01'08" E. ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 425.3 FT.; THENCE S. 89°35'22" E. A DISTANCE OF 392.21 FT. TO THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE S. 22°54'22" E. ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 108.89 FT. TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE S. 89°35'22" E. A DISTANCE OF 410.94 FT.; THENCE N. 61°40' E., 25.62 FT. TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE S. 28°20' E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 120 FT., MORE OR LESS, TO THE CENTERLINE OF A CREEK; THENCE SOUTHWESTERLY ALONG SAID CREEK AND THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN DEED BOOK 433, PAGE 211, A DISTANCE OF 200 FT., MORE OR LESS, THENCE N. 89°35'22" W., 190 FT. TO THE EASTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, N. 22°54'22" W. ALONG SAID RIGHT OF WAY A DISTANCE OF 266.22 FT. TO THE POINT OF BEGINNING. TOGETHER WITH ANY AND AN RIPARIAN RIGHTS THERETO APPERTAINING.

CERTIFIED TO:

VAHID RAJABIAN

FLOOD ZONE:

12009C0683H
ZONE: AE
ELEV: 5 FT
EFF: 01/29/2021

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE, THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT
AL-ARC LENGTH	P.B.-PLAT BOOK
(C)-CALCULATED	PG-PAGE
(M)-MEASURED	U.E.-UTILITY EASEMENT
(P)-PLAT	D.E.-DRAINAGE EASEMENT
EOW-EDGE OF WATER	P.U.E.-PUBLIC UTILITY EASEMENT
TOB-TOP OF BANK	L.A.E.-LIMITED ACCESS EASEMENT
OHL-OVERHEAD LINE	L.M.E.-LAKE MAINTENANCE EASEMENT
C/O-CLEAN OUT	O.H.E.-OVERHEAD EASEMENT
R-RADIUS(R)	O.R.B.-OFFICIAL RECORD BOOK
ELEV-ELEVATION	FF-FINISHED FLOOR
SQ.FT.-SQUARE FEET	LS-LICENSED SURVEYOR
AC-ACRES	LB-LICENSED BUSINESS
DB-DEED BOOK(D)-DEED	PSM-PROFESSIONAL SURVEYOR & MAPPER
# -NUMBER	⊗ -WELL
-ASPHALT	⊗ -WATER VALVE
-CONCRETE	⊗ -CENTER LINE
-PAVER/BRICK	⊗ -CATCH BASIN
-WOOD	⊗ -FIRE HYDRANT
☆ -LIGHT POLE	⊗ -FENCE
	⊗ -PLUS OR MINUS
	⊗ -POLE
	⊗ -MANHOLE
	⊗ -TOPOGRAPHIC ELEVATION

- SURVEY NOTES:

NO NOTABLE CONDITIONS FOUND.

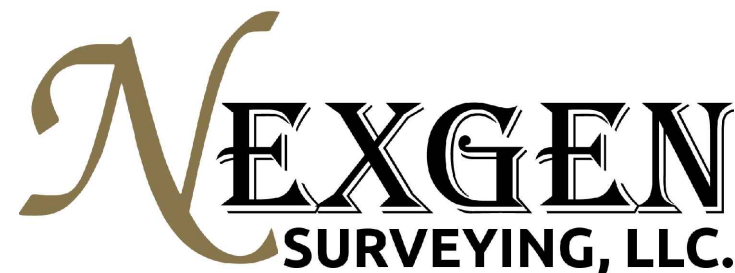
FIELD DATE: 04/26/2022

DRAWN BY: E.V.

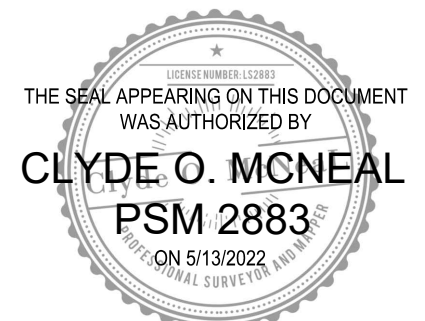
ORDER NO: 170615

REVISIONS:

1421 OGLETHORPE ROAD
WEST PALM BEACH, FL 33405
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
FAX: 561.508.6309



I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SHEET 1 OF 1