



LOT 16 SECTION 15

MAP OF BOUNDARY AND IMPRIMENT SURVEY

FOUND 5/8" IRON ROD "PLS4210"

N 89° 32' 06" E

587.53' (F)

FOUND 1/8" IRON ROD "PLS4210"

TAX PARCEL 787

LEGAL DESCRIPTION:

THAT PART OF LOT 2, FLORIDA INDIAN RIVER LAND COMPANY, LYING IN TOWNSHIP 29 SOUTH, RANGE 37 EAST AS FEET AND LESS THE VALKARIA ROAD AND I-95 RIGHT-OF-WAYS, SECTION 15, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING: RECORDED IN PLAT BOOK 1, PAGE 165, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 2, AND THE NORTH RIGHT-OF-WAY LINE OF VALKARIA ROAD THENCE NORTH 87° 28' 43" WEST 25.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87° 28' 43" WEST 285.88 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE SOUTH 89° 55' 09" E 51' EAST TO A POINT 25.00 FEET WEST OF THE EAST LINE OF SAID LOT 2; THENCE SOUTH 89° 55' 09" E 51' EAST TO A POINT 25.00 FEET WEST OF THE EAST LINE OF SAID LOT 2, 692.88 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 25 FEET OF LOT 2, SECTION 15, TOWNSHIP 29 SOUTH, RANGE 37 EAST, PLAT OF FLORIDA INDIAN RIVER LAND COMPANY, PLAT BOOK 1, PAGE 165, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING: VALKARIA ROAD RIGHT-OF-WAY.

CERTIFIED TO:
JAMES L. MCNAMARA & JEA
STATE TITLE PARTNERS, LL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SUBJECT PARCEL
(VACANT)
TAX PARCEL 758
6.45 ± ACRES

SECTION 15 (P)

N 13° 22' 31" W

EAST RIGHT-OF-WAY LINE

508.18' (F)

S 89° 55' 09" E 446.17' (D)

N 89° 44' 29" W

444.95' (F)

SET 5/8" IRON ROD "LB 6847"

SET 5/8" IRON ROD "LB 6847"

N 00° 00' 02" E (F)
691.75' (F)

LOT 2 SECTION 15
TAX PARCEL 758

FOUND 5/8" IRON ROD "PLS4210"

S 00° 00' 01" E (F)

TAX PARCEL 757

FOUND 5/8" IRON ROD "PLS4210"

S 00° 00' 01" E (F)

TAX PARCEL 793

SET 5/8" IRON ROD "LB 6847"

S 00° 00' 01" E (F)

TAX PARCEL 794

POINT OF BEGINNING

N 87° 28' 43" W 285.88' (D)

N 87° 28' 43" W 310.90' (D)

NORTH RIGHT-OF-WAY LINE OF VALKARIA ROAD F.D.O.T. STATE ROAD NO. 9 (I-95) SECTION 70220-2411 SEET 5 OF 10

VALKARIA ROAD

LEGEND:
(D) DENOTES DESCRIBED
(P) DENOTES PLAT
(F) DENOTES FIELD

NOT VALID UNTIL THE SURVEYOR'S FEE IS PAID.
NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
LICENSED SURVEYOR

- NOTE:
- 1) NO TITLE RESEARCH WAS PERFORMED OR PROVIDED TO THE CLIENT SURVEYOR.
 - 2) DIMENSIONS PLATTED AND SURVEYED OTHERWISE NOTED.
 - 3) NO UNDERGROUNDS LOCATED OWN ON DRAWING.
 - 4) BEARINGS: THE ASSUMPTION THAT THE LINE OF SUBJECT PARCEL BEARS N W ASSUMED.
 - 5) PROPERTY SECTION 15, TOWNSHIP RANGE 37 EAST.
 - 6) PROPERTY ZONE X, FLOOD IN THE MAP NUMBER 1200900 (1/4/89).
 - 7) MONUMENTS: LEGIBLE NUMBER 13.
 - 8) SKETCH REFERENCE TO VALKARIA ROAD GRANTED 177 PAGE 3327.
 - 9) INGRESS/EGRESS TO VALKARIA ROAD GRANTED 177 PAGE 3327.

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