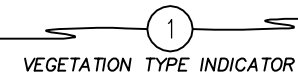


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
6965 HIGHWAY A1A

NATURAL VEGETATION LEGEND
1. BEACH DUNE (GRASSES AND GROUND COVERS)
2. COASTAL STRAND (SAW PALMETTO AND SALT PRUNED SHRUBS)
3. HAMMOCK (OVERHEAD FOREST CANOPY)
4. WETLAND (MANGROVE, MARSH, OR SWAMP)
5. EXOTICS (GREATER THAN 50 PERCENT AUSTRALIAN PINE, BRAZILIAN PEPPER, AUSTRALIAN SCAGLA OR OTHER INVASIVE NUISANCE SPECIES)



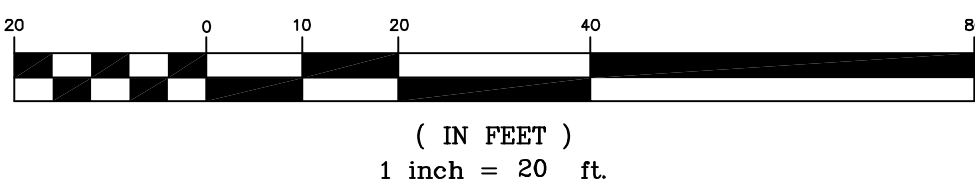
LEGEND

A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NOVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

NOTES:

- BEARINGS BASED ON REFERENCE MONUMENTS 70-80-A58 & AND 70-80-A59 AND A DIRECT INVERSE BETWEEN SAID MONUMENTS BEING S 26°58'51" E AS PER NORTH AMERICAN DATUM 1983 (2011).
- ELEVATIONS BASED ON NAVD 1988 AND REFERENCE MONUMENT 70-80-A58 BEING AT AN ELEVATION OF 10.78 FEET NAVD 1988. ELEVATIONS WERE CONVERTED FROM NOVD 1929 USING THE NATIONAL GEODETIC SURVEY VERTCON CONVERSION PROGRAM.
- FLOOD ZONE "1E" (ELEV 12 NAVD), MAP No. 12098C0703H and 12098C0711H, COMMUNITY No. 125092, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
- HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE SJ-17-6.003.
- BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
- ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
- UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.
- THE APPROXIMATE MEAN HIGH WATER LINE DEPICTED HEREON IS BASED ON AN INTERPOLATED VALUE APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE MEAN HIGH WATER LINE DEPICTED HEREON IS NOT IN ACCORDANCE WITH THE 1974 COASTAL MAPPING ACT.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2011 (NAD83/2011).
- THE SURVEYOR WAS FURNISHED AND HAS REVIEWED STEWART TITLE GUARANTEE COMPANY TITLE COMMITMENT No. 2018-2-1011 AND COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT No. 23915. SURVEY RELATED EXCEPTIONS HAVE BEEN NOTED AND/OR PLOTTED HEREON. IT SHALL BE NOTED THAT NEITHER COMMITMENT CONTAINED ANY EXCEPTION THAT WOULD INDICATE THAT THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A LIES SEAWARD OF THE R/W DEPICTED ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 70060, SHOWN HEREON.

GRAPHIC SCALE



LEGAL DESCRIPTION:

ORB 8127, Page 1335:
The Southerly 100 feet of the Northerly 200 feet of the following described property, measured along East Boundary Line of Highway A1A, to wit: Begin at a point on East Boundary of State Road A1A in Government Lot 1, Section 25, Township 29 South, Range 38 East, which point is seven hundred fifty feet (750) (N.S. measurement) Southerly from the North line of Section 25; thence go Northwesterly along the Boundary Line of A1A four hundred feet (400), thence South 89°20' East to the Atlantic Ocean, thence Southeasterly along the Atlantic Ocean, four hundred (400) feet; thence North 89°20' West to the Point of Beginning.

and

ORB 8133, Page 2259:
The North 100 feet as measured along the Right-of-Way of A1A, of the following described property: Begin at a point on East Boundary of State Road A1A in Government Lot 1, Section 25, Township 29 South, Range 38 East, which point is 750 feet North-South measurement from the North line of Section 25; thence go Northwesterly along the Boundary Line of A1A 400 feet, thence South 89°20' East to the Atlantic Ocean, thence Southeasterly along the Atlantic Ocean, 400 feet; thence North 89°20' West to the Point of Beginning, being in Brevard County, Florida.

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JAS

SCALE 1 INCH = 20 FEET

CERTIFIED TO:

Thomas Vice and Kimberly Vice