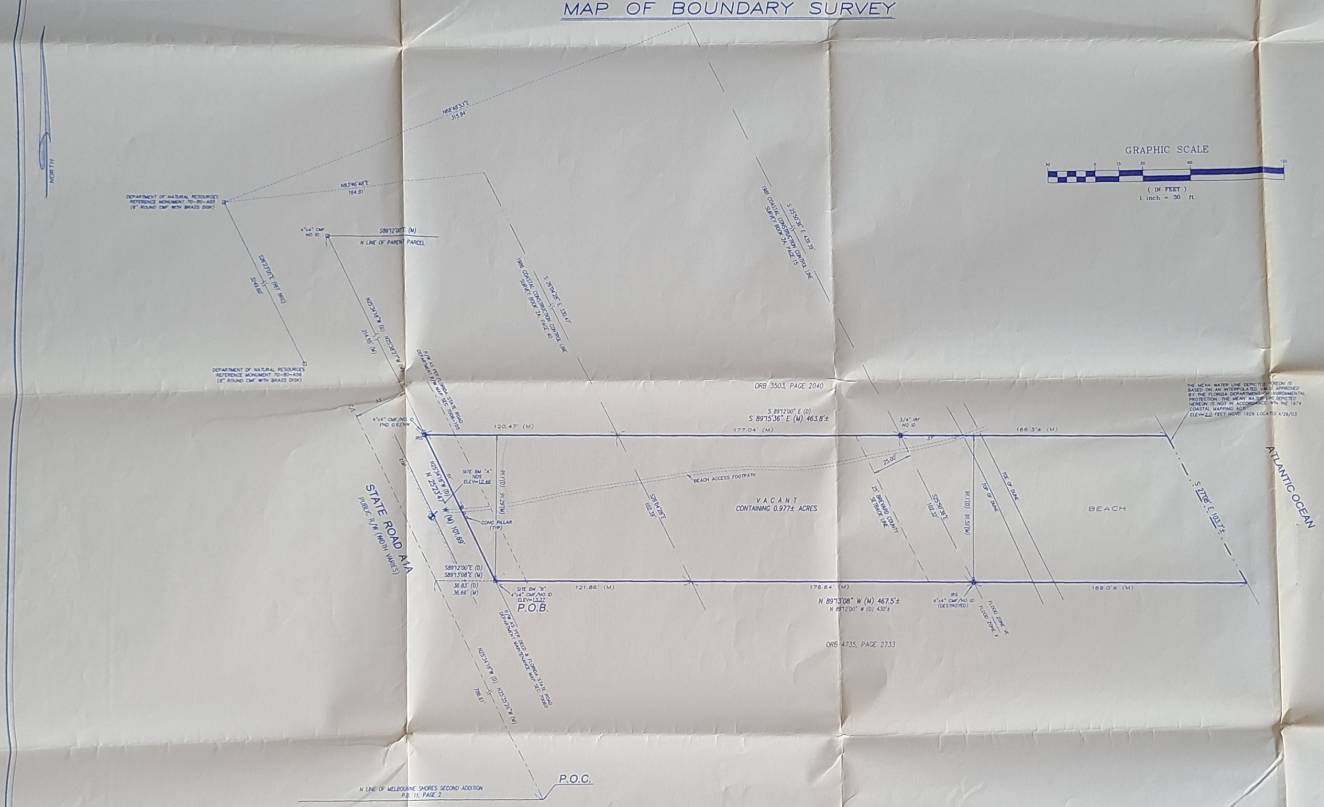
MAP OF BOUNDARY SURVEY



THE MEAN WATER LINE DEPICTED HEREON IS BASED ON AN INTERPRETATION NOT APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF BEACHES AND COASTAL SYSTEMS. THE MEAN WATER LINE DEPICTED HEREON IS NOT IN ACCORDANCE WITH THE 1974 COASTAL MAPPING ACT.
(1974=2.0 FEET, NGVD 1929 LOCATED 4/29/03)

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BRG = BEARING
BM = BENCHMARK
BW = BOARDWALK
BLDG = BUILDING
(C) = CALCULATED
CATV = CABLE TELEVISION
CHD = CHORD
CBS = CONCRETE BLOCK STRUCTURE
C/L = CENTERLINE
C.L.F. = CHAIN LINK FENCE
CONC = CONCRETE
CMS = CONCRETE MONUMENT FOUND
COR = CORNER
(D) = DEED
DB = DEED BOOK
Δ = DELTA ANGLE
D'ME = EASEMENT
ELEC = ELECTRIC
ENC = ENCROACHMENT
ELEV = ELEVATION
F.F.E. = FINISH FLOOR ELEVATION
FB = FIELD BOOK
F.F. = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
GOVT = GOVERNMENT
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET WITH CAP "KANE LB 7179"
LB = LICENSED BUSINESS NUMBER
LS = LICENSED BUSINESS REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
No. = NUMBER
NDF = NAIL & DISK FOUND
NCS = 1 1/4" NAIL & DISK SET "KANE LB 7179"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PCP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
PVMT = PAVEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
(SB) = SURVEY BOOK
TEL = TELEPHONE RISER
TWP = TOWNSHIP
U/G = UNDERGROUND
UP = UTILITY POLE
WD = WOOD
WF/CLF = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7179"
WM = WATER METER
X/F = CROSS CUT FOUND

NOTES:

1. BEARINGS BASED ON 1988 COASTAL CONSTRUCTION CONTROL LINE (SEE SKETCH)
2. ELEVATIONS BASED ON FECD NGVD & REFERENCE MONUMENT 70-80-A33 BEING AT AN ELEV OF 12.88 FEET NGVD 1929
3. FLOOD ZONE "V" & "C", MAP NO 120282C0183E COMMUNITY NO. 125092 NOVEMBER 19, 1987
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA STATUTE 61G17-6.003
5. BEARINGS, DISTANCES OF ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

LEGAL DESCRIPTION: (ORB 4719, PAGE 1592 – 1593)

THE SOUTH 91.10 FEET AT RIGHT ANGLE MEASUREMENT FROM THE SOUTH LINE THEREOF, OF THE FOLLOWING DESCRIBED PROPERTY: FROM THE INTERSECTION OF THE CENTERLINE OF STATE ROAD A1A, AND THE NORTH LINE OF MELBOURNE SHORES, SECOND ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 2, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN N 25°34'18" W A DISTANCE OF 786.61 FEET, THENCE RUN S 89°12'00" E, A DISTANCE OF 36.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A1A AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE RUN N 25°34'18" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 316.23 FEET; THENCE RUN S 89°12'00" E A DISTANCE OF 380 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE MEANDER IN A SOUTHEASTERLY DIRECTION, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 341 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE LYING 263.32 FEET SOUTH OF AND PARALLEL TO THE LAST DESCRIBED COURSE; THENCE RUN N 89°12'00" W A DISTANCE OF 430 FEET MORE OR LESS, TO THE POINT OF BEGINNING, SAID LAND LYING AND COMPRISING A PART OF GOVERNMENT LOT 1, SECTION 14, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE 5/05/03

MICHAEL J. KANE PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 4029

B | DRAWN BY: | SCALE 1 INCH = 30 FEET

CERTIFIED TO:

HOA N. NGUYEN & FAMILY LTD. PARTNERSHIP
SOUTH BEACH TITLE OF MELBOURNE, INC.
ATTORNEYS TITLE INSURANCE FUND, INC.

BOUNDARY:	DATE: 4/29/03	JOB No. 14432
		FB 3-7-55
		14-29-38/TP272

KANE SURVEYING
FLORIDA LICENSED BUSINESS No. LB 7179
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