

**SURVEY NOTES:**

SURVEY OF A PARCEL OF LAND IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

SURVEY FOR BOUNDARY AND DESCRIPTION ONLY.

IMPROVEMENTS AND/OR UTILITIES, WHETHER ABOVEGROUND OR UNDERGROUND, ARE NOT LOCATED OR SHOWN ON THIS SURVEY.

BEARING REFERENCE: ASSUMED BEARING OF N89°19'54"W ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON DRIVE ACCORDING TO OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

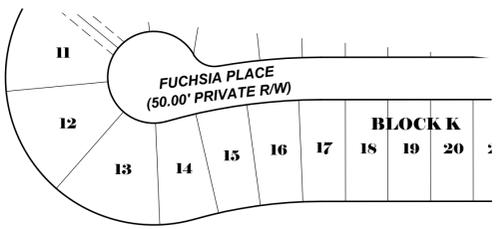
THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF LAST FIELD WORK: 01/25/2024



**ABBREVIATIONS**

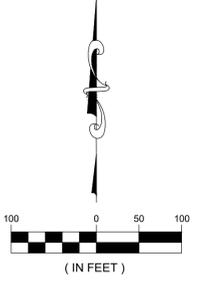
AC	ARC CENTERLINE
AL	ARC LENGTH
AV	AVENUE
BLVD	BULEVARD
BM	BENCH MARK
BS	BEGINNING OF CURVE
CL	CENTERLINE
CA	CENTRAL ANGLE
CR	CORNER
CBS	CONCRETE BLOCK STRUCTURE
CL	CHORD LENGTH
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
DELTA	DELTA CENTRAL ANGLE
DIR	DEVELOPMENT OF REGIONAL IMPACT
ELEC	ELECTRIC
ELEV	ELEVATION
EDC	END OF CURVE
EDP	EDGE OF PAVEMENT
EDW	EDGE OF WATER
ENCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ENBT	END POINT
FD	FLOOR
FEE	FURNISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLORIDA POWER AND LIGHT
FT	FEET
Hwy	HIGHWAY
ID#	IDENTIFICATION NUMBER
INV	INVERT
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LWP	LIGHTER WOOD POST
NAD	NAD 83
NAD83	NAD83 HORIZONTAL DATUM
NAD83	NORTH AMERICAN VERTICAL DATUM 1988
NAD83	NATIONAL GEODETIC VERTICAL DATUM 1988
NAD83	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC UTILITY
OR/ORB	OFFICIAL RECORDS BOOK
PLAT	PLAT BOOK
POC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
POS	PAGES
PK	PARKER-HALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POWER	POWER UTILITY FILE
PRC	POINT OF REVERSE CURVATURE
PLD	PLANNED UNIT DEVELOPMENT
PCV	POINT OF CURVATURE
R	RADIUS
R/W	RIGHT-OF-WAY
RF	REINFORCED CONCRETE PIPE
RR	RAILROAD
ST	STREET
TYP	TYPICAL

**SURVEY SYMBOL LEGEND**

- 1/4 SECTION CORNER, MARKED AS NOTED
- FOUND 5/8" IRON ROD AND CAP STAMPED PRM. ID# LB4905, UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD AND CAP, ID# LB4905, UNLESS OTHERWISE NOTED

COMMERCIAL PARCELS C-6 THROUGH C-9 (NOT INCLUDED)

COMMERCIAL PARCELS C-2 THROUGH C-5 (NOT INCLUDED)



**DESCRIPTION OF RIVERWOOD AT EVERLANDS - PHASE 3**

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCEL C-1 IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 1, THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES: 1) THENCE S89°19'54"E, A DISTANCE OF 295.73 FEET; 2) THENCE S00°40'06"W, A DISTANCE OF 80.80 FEET; 3) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 4) THENCE S71°38'50"E, A DISTANCE OF 50.49 FEET; 5) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 6) THENCE S26°19'21"W, A DISTANCE OF 237.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 114°21'45", A CHORD BEARING OF S30°51'32"E, AND A CHORD LENGTH OF 168.08 FEET), A DISTANCE OF 199.60 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 16°16'51", A CHORD BEARING OF S79°53'59"E, AND A CHORD LENGTH OF 189.74 FEET), A DISTANCE OF 190.38 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N20°22'44"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 20.01 FEET; 10) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 11) THENCE N01°08'06"E, A DISTANCE OF 58.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 218°29'16", A CHORD BEARING OF S69°37'16"E, AND A CHORD LENGTH OF 328.56 FEET), A DISTANCE OF 663.52 FEET TO THE END OF SAID CURVE; 13) THENCE S39°37'23"W, A DISTANCE OF 58.49 FEET; 14) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 15) THENCE S20°22'44"W, A DISTANCE OF 20.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 16) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 24°03'54", A CHORD BEARING OF S55°27'00"E, AND A CHORD LENGTH OF 279.35 FEET), A DISTANCE OF 281.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 17) THENCE S46°34'57"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 18) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 4°16'43", A CHORD BEARING OF S41°16'42"E, AND A CHORD LENGTH OF 41.06 FEET), A DISTANCE OF 41.07 FEET TO A POINT OF REVERSE CURVATURE; 19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 9°10'29", A CHORD BEARING OF S43°43'34"E, AND A CHORD LENGTH OF 47.99 FEET), A DISTANCE OF 48.04 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 20) THENCE N41°14'11"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 21) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 28°40'14", A CHORD BEARING OF S63°08'55"E, AND A CHORD LENGTH OF 92.17 FEET), A DISTANCE OF 93.21 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S12°00'58"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 290.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 35°10'19", A CHORD BEARING OF N60°23'53"W, AND A CHORD LENGTH OF 284.01 FEET), A DISTANCE OF 288.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 9°40'37", A CHORD BEARING OF S34°25'02"W, AND A CHORD LENGTH OF 42.17 FEET), A DISTANCE OF 42.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S60°25'16"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 16°16'51", A CHORD BEARING OF S15°07'27"W, AND A CHORD LENGTH OF 113.54 FEET TO THE END OF SAID CURVE; THENCE S00°40'06"W, A DISTANCE OF 41.32 FEET; THENCE S89°19'54"E, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 60.00 FEET; THENCE N89°19'54"W, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 267.45 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-2 THROUGH C-5, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE CONTINUE S00°40'06"W, ALONG THE WEST BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, A DISTANCE OF 800.00 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5 AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N89°19'54"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-6 THROUGH C-9 IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE N00°40'06"E, ALONG THE EAST LINE OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9, A DISTANCE OF 800.00 FEET TO THE NORTHEAST CORNER OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9; THENCE N00°40'06"E, A DISTANCE OF 368.77 FEET TO BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 28°54'38", A CHORD BEARING OF N15°07'25"E, AND A CHORD LENGTH OF 162.25 FEET), A DISTANCE OF 163.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 255.47 FEET; THENCE N89°17'00"W, A DISTANCE OF 829.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS HERITAGE PARKWAY, A 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°43'00"E ALONG SAID EAST RIGHT-OF-WAY LINE OF ST. JOHNS HERITAGE PARKWAY, A DISTANCE OF 581.32 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCEL C-1; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCEL C-1, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE N89°19'54"W, A DISTANCE OF 182.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 7°14'51", A CHORD BEARING OF S85°42'28"E, AND A CHORD LENGTH OF 117.56 FEET), A DISTANCE OF 117.64 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; 3) THENCE N00°42'13"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 307.33 FEET TO THE POINT OF BEGINNING. CONTAINING 23.54 ACRES, MORE OR LESS.

<p>FIELD BOOK: ---</p> <p>PAGE(S): ---</p>	<p><b>B.S.E. CONSULTANTS, INC.</b> CONSULTING - ENGINEERING - LAND SURVEYING</p> <p>312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FLORIDA 32901 PHONE: (321) 725-3874 FAX: (321) 723-1159</p> <p>CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4925 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB004905</p>	<p><b>RIVERWOOD AT EVERLANDS PHASE 3</b></p> <p><b>BOUNDARY SURVEY</b></p>	<p>SCOTT M. GLAUBITZ PROFESSIONAL LAND SURVEYOR FLORIDA LICENSE NUMBER 4151</p> <p>LESLIE E. HOWARD PROFESSIONAL SURVEYOR &amp; MAPPER FLORIDA LICENSE NUMBER 5611</p>	<p>PROJECT NO. 10860.710</p> <p>DRAWING NO. 10860710_100_002</p> <p>SHEET 1 of 1</p>
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