



KIN SURVEYORS
ALTA AND ADJUT
PROFESSIONAL SURVEYING AND MAPPING
LICENSED BUSINESS #8593
5220 US-1 #104, VERO BEACH, FL 32967
PHONE - (888) 396-7770
WWW.KINSURVEYORS.COM

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT "B", LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 4545, PAGE 1428, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "B" AS RECORDED IN OFFICIAL RECORDS BOOK 4545, PAGE 1428, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 370.97 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL, #42-R (PARCEL "C"), AS RECORDED IN OFFICIAL RECORDS BOOK 774, PAGE 277, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 02°32'30" EAST FOR A DISTANCE OF 582.42 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B", THENCE RUN NORTH 89°45'12" EAST ALONG SAID NORTH LINE OF TRACT "B" FOR A DISTANCE OF 274.54 FEET TO THE POINT OF BEGINNING.

ALTANSPS LAND TITLE SURVEY

for

PARCEL ID:29-37-19-00-754
XXXX COGAN DRIVE,
PALM BAY, FL 32909
BREVARD COUNTY

TO STEIN INVESTMENT COMPANY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
THIS IS A LAND TITLE SURVEY MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND
INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED ON 02/08/2023

BILL HYATT
PROFESSIONAL SURVEYOR AND MAPPER #4636
DATE
FIRM DATE: MARCH 17, 2014
BASE FLOOD ELEVATION: NA
COMMUNITY NAME: PALM BAY, CITY OF
COMMUNITY NUMBER: 120404

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE	TRAFFIC SIGNAL BOX	SANITARY MANHOLE
LIGHT POLE	SIGNAL LIGHT POLE	CLEAN OUT
GUY WIRE	SIGNAL LIGHT	GAS MANHOLE
ELECTRIC MANHOLE	VAULT	GAS VALVE
ELECTRIC METER	SIGN (AS NOTED)	GAS METER
ELECTRIC VAULT	TOWER	HANDICAPPED PARKING
TRANSFORMER	MONITORING WELL	INTERFERED END SECTION
AIR CONDITIONER UNIT	FLAG POLE	BENCHMARK
TELEPHONE MANHOLE	WATER VALVE	RECORD
TELEPHONE PEDESTAL	FIRE HYDRANT	MEASURED
CABLE BOX	SAMESE FIRE HYDRANT	CALCULATED
STORM DRAIN MANHOLE	WATER MANHOLE	VOL. VOLUME
STORM DRAIN INLET	BACKFLOW PREVENTER	PAGE
STORM PIPE	WATER METER	O.R. OFFICIAL RECORDS
GREASE TRAP	WELL HEAD	P.B. PLAT BOOK
TOPOGRAPHIC ELEVATION	POINT OF ACCESS	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
OVERHEAD WIRES	UNDERGROUND ELECTRIC LINE	ADJUDICATED TO UTILITY AGREEMENT BY AND BETWEEN BREVARD COUNTY AND THE CITY OF PALM BAY, FLORIDA, RECORDED SEPTEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 5270 PAGE 351 OF THE PUBLIC RECORDS OF BREVARD COUNTY, NOT AN EASEMENT.
GAS LINE	GAS LINE	
WATER LINE	WATER LINE	
STORM DRAIN LINE	SEWER LINE	
FENCE LINE		

ITEMS CORRESPONDING TO SCHEDULE B

UTILITIES, DRAINAGE AND SPECIALTY EASEMENT AGREEMENT BY AND BETWEEN TOWN CENTER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, RECORDED SEPTEMBER 22, 2000 IN OFFICIAL RECORDS BOOK 4224, PAGE 2411, AS AFFECTED BY TYPICAL CERTAIN MODIFICATION OF UTILITIES, DRAINAGE AND SPECIALTY EASEMENT AGREEMENT, RECORDED SEPTEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 4545, PAGE 1428, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, PLOTTED AND SHOWN.

EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED OCTOBER 5, 2004 IN OFFICIAL RECORDS BOOK 5398, PAGE 3177 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DOES NOT EFFECT THE SUBJECT PROPERTY.

ASSIGNMENT OF DEVELOPMENT RIGHTS TO NEW, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 5270, PAGE 351 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, NOT AN EASEMENT.

ARCHITECTURAL AGREEMENT BY AND BETWEEN TOWN CENTER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND NEW, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 5529, PAGE 8379 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, NOT AN EASEMENT.

ADJUDICATED TO UTILITY AGREEMENT BY AND BETWEEN BREVARD COUNTY AND THE CITY OF PALM BAY, FLORIDA, RECORDED SEPTEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 5270 PAGE 351 OF THE PUBLIC RECORDS OF BREVARD COUNTY, NOT AN EASEMENT.

ZONING INFORMATION

ZONING INFORMATION NOT FURNISHED

AERIAL MAP - NOT TO SCALE



SURVEYORS NOTES

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJACENT DEEDS, EASES, ADJUT ACT DETERMINATIONS, TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UNDERGROUND PIPED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED, TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WERE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVED EVIDENCE OF STREET OR DRAINAGE CONSTRUCTION UNLESS OTHERWISE NOTED.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEY SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES ARE NOT SHOWN UNLESS SPECIFICALLY NOTED.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEY SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE SURVEYED PROPERTY CONTAINS A TOTAL AREA OF 2.99ACRES, OR 130,079.03 SQUARE FEET, MORE OR LESS.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED PROPERTY IS 0. WITH 0 OF THEM BEING MARKED HANDICAPPED.
- LATEST FIELD SURVEY DATE - 08/04/2023.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED PROPERTY IS 0. WITH 0 OF THEM BEING MARKED HANDICAPPED.
- THE LEGAL DESCRIPTION FOR THE SURVEYED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.

FLOOD NOTE

FLOOD INFORMATION:
FIRM NUMBER: 1209080660G
FIRM DATE: MARCH 17, 2014
BASE FLOOD ELEVATION: NA
COMMUNITY NAME: PALM BAY, CITY OF
COMMUNITY NUMBER: 120404

REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/11/2023	FIRST DRAFT		
08/22/2023	FIRST REVISION		
09/07/2023	ADD TREES		

ENCROACHMENT STATEMENT

NONE OBSERVED

