

PROFESSIONAL SURVEYING AND MAPPING

LICENSED BUSINESS #8553
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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:

[illegible]

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 TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
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 02/06/2023

BILL HYATT	DATE
10/1/2010	10/1/2010
10/2/2010	10/2/2010
10/3/2010	10/3/2010
10/4/2010	10/4/2010
10/5/2010	10/5/2010
10/6/2010	10/6/2010
10/7/2010	10/7/2010
10/8/2010	10/8/2010
10/9/2010	10/9/2010
10/10/2010	10/10/2010
10/11/2010	10/11/2010
10/12/2010	10/12/2010
10/13/2010	10/13/2010
10/14/2010	10/14/2010
10/15/2010	10/15/2010
10/16/2010	10/16/2010
10/17/2010	10/17/2010
10/18/2010	10/18/2010
10/19/2010	10/19/2010
10/20/2010	10/20/2010
10/21/2010	10/21/2010
10/22/2010	10/22/2010
10/23/2010	10/23/2010
10/24/2010	10/24/2010
10/25/2010	10/25/2010
10/26/2010	10/26/2010
10/27/2010	10/27/2010
10/28/2010	10/28/2010
10/29/2010	10/29/2010
10/30/2010	10/30/2010
10/31/2010	10/31/2010

PROFESSIONAL SURVEYOR AND MAPPER #4636

STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL, RAISED SEAL OR ELECTRONIC SEAL OF THE
FLORIDA LICENSED SURVEYOR ABOVE. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC
SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5-17.002 OF THE
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

	SANITARY MANHOLE
	CLEAN OUT
	GAS MANHOLE
	TRAFFIC SIGNAL BOX
	SIGNAL LIGHT POLE
	LIGHT POLE
	GUY WIRE

7 UTILITIES, DRAINAGE AND SIDEWALK EASEMENT AGREEMENT BY AND BETWEEN TOWN CENTRAL PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, RECORDED SEPTEMBER 22, 2000 IN OFFICIAL RECORD BOOK 422, PAGE 241, AS AFFECTED BY THAT CERTAIN AMENDMENT OF UTILITIES, DRAINAGE AND SIDEWALK EASEMENT AGREEMENT RECORDED MARCH 8, 2002 IN OFFICIAL RECORDS BOOK 456, PAGE 1429, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, **PLOTTED AND SHOWN.**

ZONING INFORMATION NOT FURNISHED

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, RIGHTS-OF-WAY, ASSESSMENTS, OR OTHER MATTERS WITH JURISDICTIONAL 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.
3. 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.
4. BUILDING SURVEYORS DID NOT CHANGE AN EXISTING RIGHT OF WAY LINES, COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION, UNLESS OTHERWISE NOTED.
5. 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 SIDEWALK CONSTRUCTION, UNLESS OTHERWISE NOTED.
6. SO DITCH DRAINAGE, SWAMP OR SATURATED LAND, OR THE SURVEY SITE BEING USED AS A DITCH, DRAINAGE, SWAMP OR SATURATED LAND.
7. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
8. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF THE SURVEYOR AND AN ELECTRONIC OR ORIGINAL SIGNED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES.
10. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
11. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CEMENTILES, GRAVE SITES, AND BURIALS AT THE TIME OF THE SURVEY.
12. BEARINGS ARE BASED UPON THE DEED BEARING TO THE NORTHERLY LINE OF TRACT B.
13. THE SURVEY SITE IS ACCESSIBLE BY WAY OF COGAN CREEK.
14. POSTED PROPERTY ADDRESS: PARCEL ID: 20-23-14-0-0-74.
15. THE TOTAL NUMBER OF BEING PARKING SPACES DEDICATED TO THE SURVEYED PROPERTY IS 6 WITH 0 OF THEM BEING MARKED HANDICAPPED.
16. LATEST FIELD SURVEY DATE: 08/04/2023.
17. THE CLIENT/OWNER DID NOT DEFINE WHICH PARTY/DIVISION SHALL BE RESPONSIBLE FOR THE SURVEYED PROPERTY FORMS A MATHEMATICALLY CLOSED POLYGON WITH NO GAPS, GIBBS OR OVERLAPS.

An aerial photograph of a residential area. A yellow star is placed on a road that runs horizontally across the middle of the image. To the right of the star is a large, light-colored building with a flat roof and several windows. To the left of the star is a road that curves around a large, dark, irregularly shaped pond. The surrounding area is filled with green trees and other residential buildings.

TRACT "A"
ORB 4224, PG 2397
FFE=25.23

N89°45'12"E 633.49'

FIR 1/2"
(NO ID)
NW CORNER
OF TRACT B

PARCEL ID.
29-37-19-00-752

TRACT "B"
ORB 4545, PG 1428

FLOOD NOTE

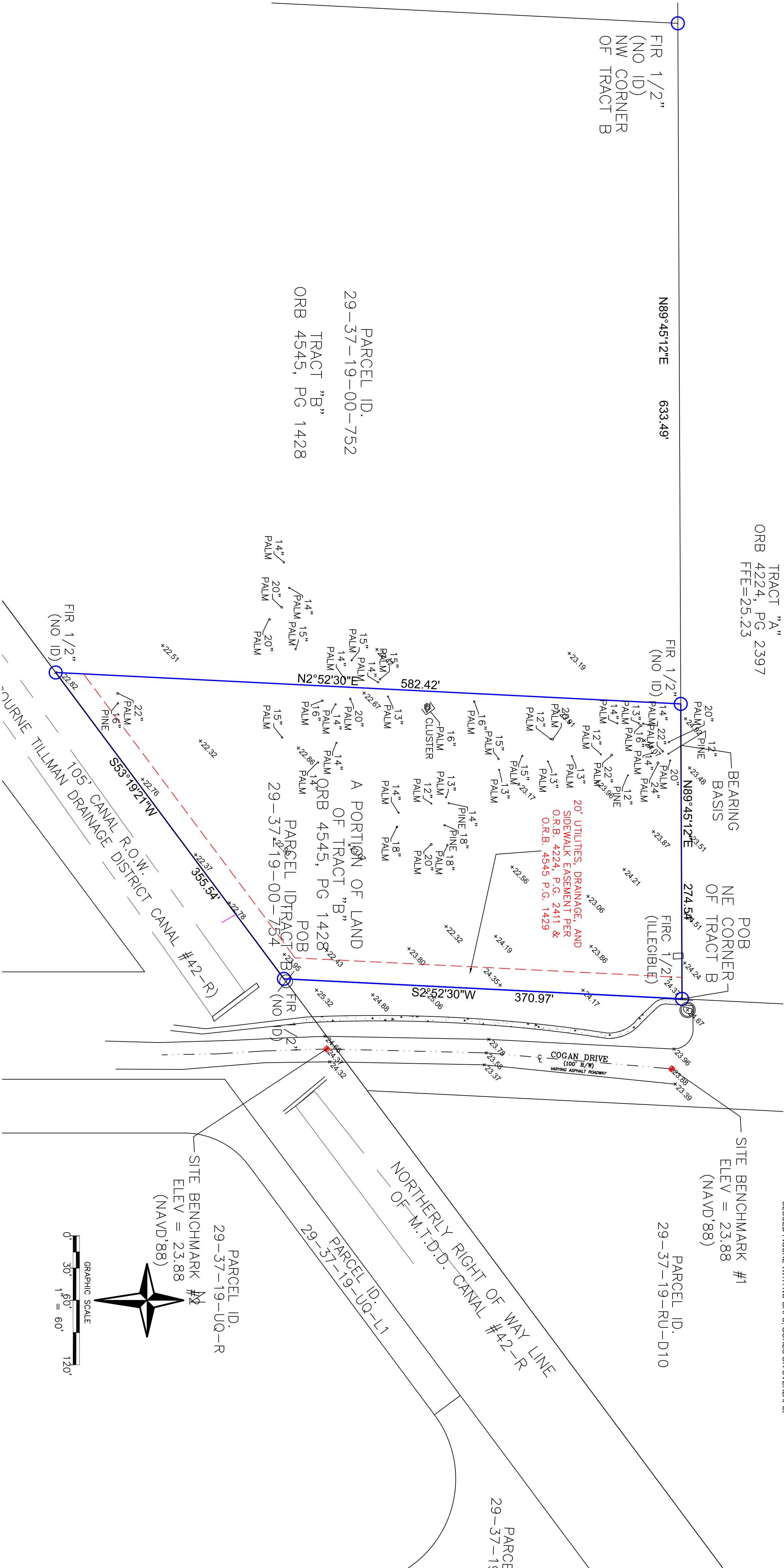
FLOOD INFORMATION:
PANEL NUMBER: 12009C0660G
FIRM DATE: MARCH 17, 2014
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
COMMUNITY NAME: PALM BAY, CITY OF
COMMUNITY NUMBER: 120404

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



Sheet 1 of 1