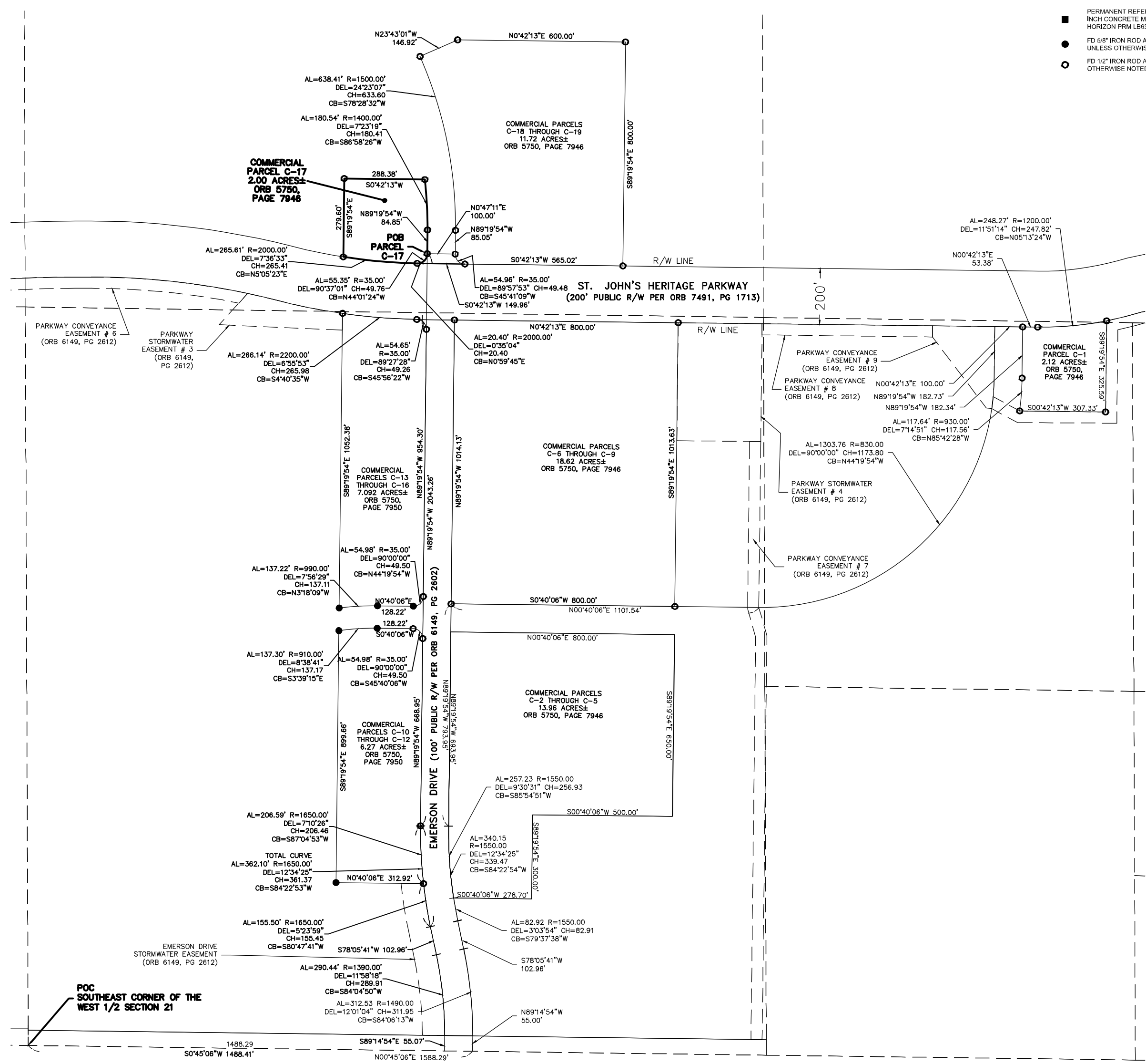
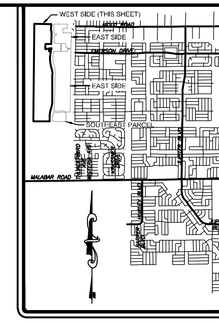


SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FD 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED HORIZON PRM LB6360, UNLESS OTHERWISE NOTED
- FD 5/8" IRON ROD AND CAP; ID# HORIZON LB6360, UNLESS OTHERWISE NOTED
- FD 1/2" IRON ROD AND CAP; ID# LB4905, UNLESS OTHERWISE NOTED



VICINITY MAP

SURVEY NOTES:

SURVEY OF COMMERCIAL PARCEL C-17, LYING IN SECTION 20, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

SURVEY FOR BOUNDARY 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 LINE OF COMMERCIAL PARCELS C-10 THROUGH C-12, AS RECORDED IN OFFICIAL RECORDS BOOK 5750, PAGE 7950, 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: 03/01/2021

DESCRIPTION FROM OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

COMMERCIAL PARCEL C-17

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST I /2 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, THENCE N00°45'06"E ALONG THE EAST LINE OF SAID SECTION 21 A DISTANCE OF 1488.29 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°14'54"W A DISTANCE OF 55.00 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT OF WAY LINE OF WATER CONTROL DISTRICT OF SOUTH BREVARD CANAL N UMBER FIFTY NINE (A 95 FOOT RIGHT OF WAY), SAID POINT ALSO BEING A POINT ON THE PROPOSED SOUTH I 00 FOOT RIGHT OF WAY OF THE PROPOSED EMERSON DRIVE EXTENSION AND A POINT ON A NON TANGENT CURVE TO THE LEFT , OF WHICH THE RADIUS POINT LIES S00°03'59"W, A RADIAL DISTANCE OF 1,390.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC AND SAID PROPOSED SOUTH RIGHT OF WAY OF SAID PROPOSED EMERSON DRIVE EXTENSION, THROUGH A CENTRAL ANGLE OF 11°58'18", A DISTANCE OF 290.44 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY S78°05'41"W A DISTANCE OF 102.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY A DISTANCE OF 362.10 FEET ALONG SAID SOUTH RIGHT OF WAY AND AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,650.00 FEET, A CENTRAL ANGLE OF 12°34'25", AND A CHORD WHICH BEARS S84°22'53"W A DISTANCE OF 361.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY N89°19'54"W A DISTANCE OF 2,043.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N89°19'54"W, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 84.85 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 180.54 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 07°23'19", AND A CHORD WHICH BEARS S86°58'26"W A DISTANCE OF 180.41 FEET TO A POINT OF NON TANGENCY; THENCE S00°42'13"W A DISTANCE OF 288.38 FEET; THENCE S89°19'54"E A DISTANCE OF 279.60 FEET, MORE OR LESS, TO A POINT ON THE PROPOSED WEST 200 FOOT RIGHT OF W AY OF THE PROPOSED PALM BAY PARKWAY, SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N81°06'20"W, A RADIAL DISTANCE OF 2,000.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC AND SAID PROPOSED WEST RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 07'36'33", A DISTANCE OF 265.61 FEET TO A POINT OF COMPOUND CURVATURE; THENCE DEPARTING SAID WEST RIGHT OF WAY, RUN NORTHWESTERLY A DISTANCE OF 55.35 FEET, MORE OR LESS, ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°37'01",AND A CHORD WHICH BEARS N44°01'24"W A DISTANCE OF 49.76 FEET, MORE OR LESS, TO A POINT ON THE PROPOSED SOUTH 100 FOOT RIGHT OF WAY OF THE PROPOSED EMERSON DRIVE EXTENSION, SAID POINT ALSO BEING THE POINT OF BEGINNING; CONTAINING 2.000 ACRES, MORE OR LESS.

200' 0 100' 200'
(IN FEET)

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 4151

LESLIE E. HOWARD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 5611

ABBREVIATIONS

A/C	AIR CONDITIONER
AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
DEL	DELTA / CENTRAL ANGLE
DRI	DEVELOPMENT OF REGIONAL IMPACT
ELEC	ELECTRIC
EL/ELEV	ELEVATION
EOC	END OF CURVE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
FD	FOUND
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FP&L	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
N#	NEIGHBORHOOD IDENTIFICATION
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC/ UTILITY
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
PK	PARKER-KALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER/UTILITY POLE
PRC	POINT OF REVERSE CURVATURE
PUD	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
ST	STREET
TYP	TYPICAL

FIELD BOOK: ---
PAGE(S): ---

DATE: 09/21/2022
DESIGN/DRAWN: LEH

PROJECT TITLE

HERITAGE CORNERS PARCEL C-17

SHEET TITLE

BOUNDARY SURVEY

PROJECT NO. 11055.01

DRAWING NO. 1105501_100_009

SHEET 1 of 1

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