

H:\Projects\Eden11619\Drawings\11619_100_001.dwg January 6, 2023 11:35:31 AM L.H.

HERITAGE HIGH SCHOOL
SCHOOL BOARD OF BREVARD COUNTY, FLORIDA
ORB 5788, PG 698

SET 1/2" IRON ROD AND CAP ID# LB4905
UNLESS OTHERWISE NOTED

REVISED 10/06/2022: ADDED CERTIFICATION
REVISED 12/21/2022: CORRECTED BEARING
FROM SECTION LINE TO R/W LINE; REVISED
BEARING REFERENCE; ADDED FLOOD ZONE
INFORMATION
REVISED 01/06/2023: REVISED DESCRIPTION

ABBREVIATIONS

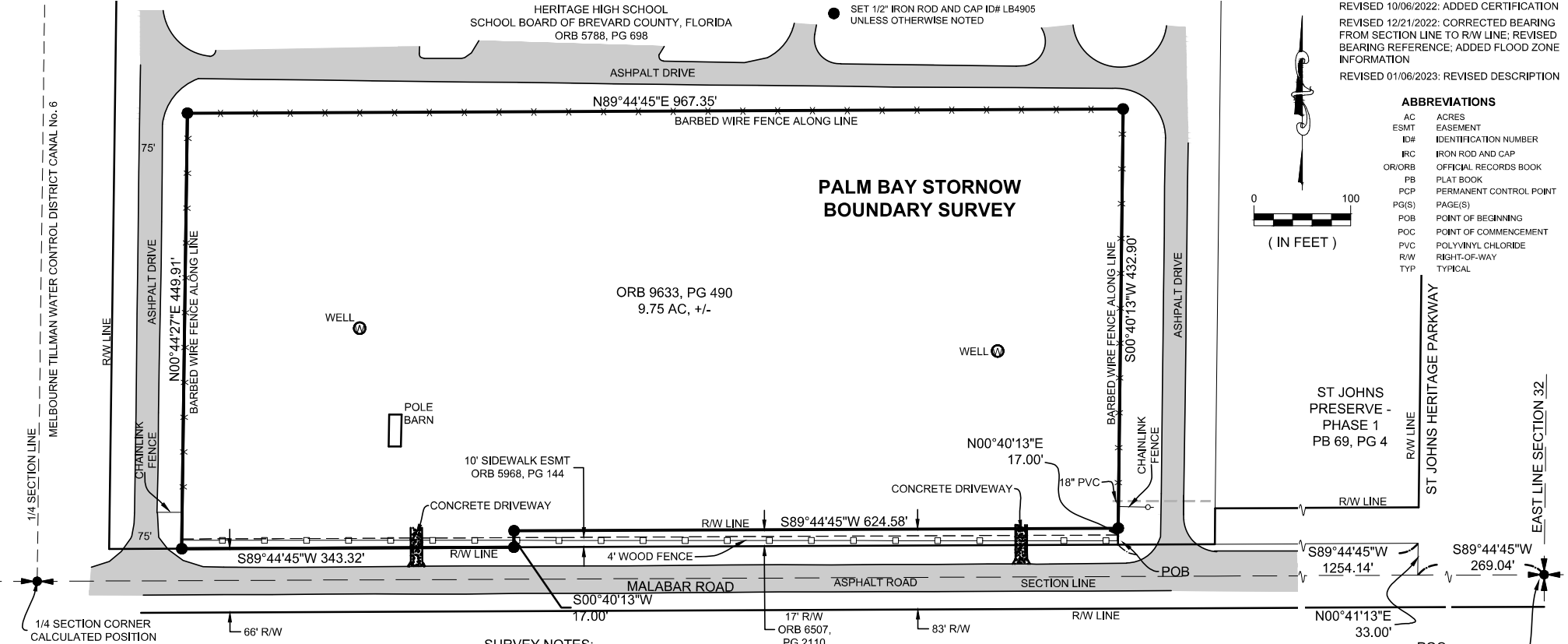
AC	ACRES
ESMT	EASEMENT
ID#	IDENTIFICATION NUMBER
IRC	IRON ROD AND CAP
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT-OF-WAY
TYP	TYPICAL

0 100
(IN FEET)

PALM BAY STORNOW BOUNDARY SURVEY

ORB 9633, PG 490
9.75 AC, +/-

ST JOHNS
PRESERVE -
PHASE 1
PB 69, PG 4



LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9633, PAGE 490, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND RUN S89°44'45"W, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 269.04 FEET; THENCE N00°41'13"E A DISTANCE OF 33.00 FEET; THENCE S89°44'45"W, A DISTANCE OF 1254.14 FEET; THENCE N00°40'13"E, A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6507, PAGE 2110, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S89°44'45"W, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD, A DISTANCE OF 624.58 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6507, PAGE 2110; THENCE S00°40'13"W, A DISTANCE OF 17.00 FEET; THENCE S89°44'45"W, AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 343.32 FEET; THENCE N00°44'27"E, PARALLEL TO AND 75.00 FEET EAST OF, (AS MEASURED PERPENDICULARLY), THE EAST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NUMBER 6, A DISTANCE OF 449.91 FEET; THENCE N89°44'45"E, PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID MALABAR ROAD, A DISTANCE OF 967.35 FEET; THENCE S00°40'13"W A DISTANCE OF 432.90 FEET TO THE POINT OF BEGINNING. CONTAINING 9.75 ACRES, MORE OR LESS.

SURVEY NOTES:

SURVEY OF A PARCEL OF LAND IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

SURVEY FOR BOUNDARY ONLY.

OTHER THAN AS MAY BE SHOWN AND/OR NOTED HEREON, IMPROVEMENTS AND/OR UTILITIES, WHETHER ABOVEGROUND OR UNDERGROUND, ARE NOT LOCATED OR SHOWN ON THIS SURVEY.

BEARING REFERENCE: ASSUMED BEARING OF S89°44'45"W ON THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, 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.

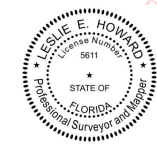
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF LAST FIELD WORK: 8/26/2022

THIS SURVEY IS CERTIFIED TO:
PALM BAY STORNOW, LLC, FALLACE & LARKIN, LC AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" WITH A
BASE FLOOD ELEVATION (BFE) OF 20, NAVD88 DATUM,
ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP,
MAP NUMBERS 12009C0590G AND 12009C0655G, MAPS
REVISED MARCH 17, 2014.

POC
SOUTHEAST CORNER OF
SECTION 32, TOWNSHIP 28
SOUTH, RANGE 36 EAST,
CALCULATED POSITION



Digitally signed
by Leslie E
Howard
Date:
2023.01.20
09:27:17 -05'00'

SCOTT M. GLAUBITZ
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 4151

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



B.S.E. CONSULTANTS, INC.

CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION #805
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 08/31/2022
DESIGN/DRAWN: LEH/KC
DRAWING# 11619_100_001
PROJECT# 11619
SHEET 1 OF 1