

1. *SURVEYOR HAS NO KNOWLEDGE OF ANY DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS. IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.*
2. *SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.*
3. *SURVEYOR HAS NO KNOWLEDGE OF ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND OTHER THAN AS MAY BE SHOWN AND/OR NOTED HEREON.*
4. *SURVEYOR HAS NO KNOWLEDGE OF ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.*
5. *SURVEYOR HAS NO KNOWLEDGE OF ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.*
6. *RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. NOT A SURVEY MATTER*
7. *ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT A SURVEY MATTER*
8. *TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY MATTER*
9. *OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 275, PAGE 384; DEED BOOK 313, PAGE 434; BOOK 179, PAGE 4; BOOK 179, PAGE 7; BOOK 206, PAGE 231; BOOK 206, PAGE 237; BOOK 208, PAGE 417; BOOK 209, PAGE 214; BOOK 266, PAGE 628. THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY MRTA. AFFECTS PROPERTY, NO PLOTTABLE EASEMENTS FOUND IN REFERENCED DOCUMENTS*
10. *OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 318, PAGE 137 AND BOOK 187, PAGE 223. THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY MRTA. AFFECTS PROPERTY, NO PLOTTABLE EASEMENTS FOUND IN REFERENCED DOCUMENTS*
11. *RESERVATIONS CONTAINED IN DEED FROM COUNTY OF BREVARD, STATE OF FLORIDA, FILED IN BOOK 416, PAGE 646: THE PORTION OF THOSE LANDS DESCRIBED IN THE REFERENCED DOCUMENT, (BOOK 416, PAGE 646), WHICH ARE WITHIN THE BOUNDARIES OF THE LANDS DESCRIBED ON THIS SURVEY ARE NOT SUBJECT TO THE RESERVATIONS CONTAINED IN SAID BOOK 416, PAGE 646.*
12. *INTENTIONALLY DELETED.*
13. *EASEMENT AGREEMENT IN FAVOR OF F. CARLYLE PLATT RECORDED JANUARY 6, 1992 IN BOOK 3171, AGE 2300. NOTE: UPON RECORDATION OF A NOTICE OF TERMINATION OF EASEMENT AGREEMENT IN THE BREVARD COUNTY PUBLIC RECORDS THIS EXCEPTION WILL BE DELETED. AFFECTS NORTH ONE-HALF OF PROPERTY. EASEMENT IS BLANKET TYPE AND NOT PLOTTED.*
14. *INTENTIONALLY DELETED.*
15. *ORDINANCE NO. 2006-51 PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY RECORDED MAY 25, 2005 IN BOOK 5650, PAGE 7562. ANNEXATION OF PROPERTY INTO CITY OF PALM BAY, FLORIDA*
16. *EASEMENT AGREEMENT FOR PERPETUAL EXCLUSIVE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE BY AND BETWEEN ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND MELBOURNE-TILLMAN WATER CONTROL DISTRICT RECORDED MAY 20, 2019 IN BOOK 8442, PAGE 2936. AFFECTS PROPERTY, NOTED AND SHOWN HEREON*
17. *RESOLUTION 2021-56 GRANTING APPROVAL FOR A PLANNED UNIT DEVELOPMENT RECORDED OCTOBER 22, 2021 IN BOOK 8301, PAGE 324. AFFECTS PROPERTY, NO PLOTTABLE EASEMENTS FOUND IN REFERENCED DOCUMENT*
18. *SUBJECT TO AUTOMATIC PHOSPHATES, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SECTION 270.11(1), F.S. AS TO THE PORTION OF THE SUBJECT PROPERTY DESCRIBED IN DEED/CONVEYANCE RECORDED NOVEMBER 29, 2021 IN BOOK 9337, PAGE 2170. (NOTE: THE COMPANY MAY CONSIDER DELETING THIS EXCEPTION AFTER PRODUCTION OF A SATISFACTORY RELEASE OF THE MINERAL RIGHTS TO BE RECORDED IN THE PUBLIC RECORDS OR, ALTERNATIVELY, AFTER REVIEW AND APPROVAL OF PROOF THAT SUCH RIGHTS WERE NOT RESERVED OR RETAINED BY THE AGENCY OR REQUIRED TO BE RESERVED BY THE ENABLING STATUTE OF THE AGENCY) NOTE: THE RIGHT OF ENTRY HAS EXPIRED BASED ON THE SUBJECT PARCEL BEING LESS THAN 20 ACRES. NOT A SURVEY MATTER*
19. *INTENTIONALLY DELETED.*
20. *INTENTIONALLY DELETED.*
21. *SURVEYOR HAS NO KNOWLEDGE AF ANY TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).*

A north arrow pointing upwards, with the letter 'N' at the top. Below the arrow is a graphic scale bar marked in feet. The bar has alternating black and white segments. The markings are 200, 0, 100, and 20.

AC AIR CONDITIONER
AC ACROCHORD
AVE AVEINUE
BVO BOVARD
BND BOND MARK
BOG BOWLING OF CURVE
CB CENTRAL
CG CENTRAL ANGLE
CO COOR BEARING
CDB COOR BEARING STRUCTURE
CH CHORD LENGTH
CM CORD MOMENT
CPC CORRUGATED METAL PIPE
CON CONCRETE
CQR CORNER
DEL DELTA CENTRAL ANGLE
DIR DIRECTION OF REGIONAL FLOW
ELEC ELECTRIC
ELEV ELEVATION
EQV EQUIVALENT
EOP END OF PIPEMENT
EOP END OF INVAJMENT
EQV EQUIVALENT
EPP EFFICIENT PERMANENT CONCRETE PIPE
ESAF
FD FLOW
FE FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FPL FLOW POWER AND LIGHT
FT FEET
HAY HIGHWAY
HM HIGHWAY NUMBER
HVC HIGHWAY
IR IRON ROD
IRC IRON ROD AND CAP
LB LICENSED MECHANIC
LWP LUTHER WOOD POST
MTR METRIC
NAD NORTH AMERICAN DATUM 1983
NAD NORTH AMERICAN VERTICAL DATUM 1988
NOV2019 NATIONAL GEOGRAPHIC VELOCITY DATUM 1929
NTI NORTH-NORTH INTERSECTION
NTS NOT TO SCALE
OEL OVERHEAD ELECTRICAL UTILITY
ORGB OFFICE RECORD BOOK
PFC PLAT BOOK
PCO POINT OF COMMENCEMENT
PER PERMANENT CONTROL POINT
PGR PAGES
PK PARALLEL
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PP POWERABILITY POOL
PPI POINT OF REVERSE CURVATURE
PUD PLANNED DEVELOPMENT
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RW RIGHT-OF-WAY
RCP REINFORCED CONCRETE PIPE
RIR RAILROAD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/09/2021.




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CONSULTING - ENGINEERING -
LAND SURVEYING

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CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: L200004695

ALTA/NSPS LAND TITLE SURVEY

SCOTT M. GLAUBITZ
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 4151

 Digitally signed
by Leslie E
Howard
Date: 2022.07.
13:30:19 -0400

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

PROJECT NO.	11604
DRAWING NO.	11604_100_003
SHEET	1 of 1