

MAP OF ALTA/NSPS LAND TITLE SURVEY

SECTION 3, TOWNSHIP 29 SOUTH, RANGE 37 EAST

- NOTES:
- THE BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF BLOCK 2211, PORT MALABAR UNIT THIRTY EIGHT, AS RECORDED IN PLAT BOOK 20, PAGE 117 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983, WHICH BEARS S89°22'25"E AND AS SHOWN HEREON.
 - THE PARCEL DESCRIBED HEREIN IS IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #12009C 0680 C DATED 3-17-14, COMMUNITY #120404 CITY OF PALM BAY.
 - THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER TITLE SEARCH DATED: APRIL 18, 2023, ISSUING OFFICE FILE NUMBER: 23-066, POLICY NUMBER: 021-7009165 EFFECTIVE DATE: APRIL 18, 2023 AT 10:59AM, AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF RECORD.
 - THE PRIMARY BENCHMARK USED FOR THIS SURVEY IS BREVARD COUNTY PID M7A14 A 3" ALUMINUM DISK STAMPED "M7A14 SMITH 2008" ELEVATION= 23.065 FEET N.A.V.D. 1988 AND IS LOCATED 39 FEET SOUTH OF THE CENTERLINE OF STATE ROAD 514, 24.5 WEST OF A CONC. DRIVE TO ADDRESS NUMBER 1350 AND 2.4 FEET SOUTH OF A FIRE HYDRANT. PROJECT BENCH MARKS ARE SHOWN HEREON.
 - BELOW GROUND IMPROVEMENTS MAY NOT BE DEPICTED ON THIS MAP OF SURVEY.
 - NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY.
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING TIME OF SURVEY.
 - NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING TIME OF SURVEY.
 - RIGHTS OF WAY ON MALABAR ROAD AND BARCOCK STREET ARE AS PER FLORIDA DEPARTMENT OF TRANSPORTATION SURVEY AND MAPPING RIGHT OF WAY MAP (SECTION 700012 F.P. ID 237650 3 SHEETS 3 & 6 OF 8)
 - ALL SETBACKS SHOWN ON THIS MAP OF SURVEY ARE AS PER O.R.B. 878, PAGE 903, PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

UTILITY LEGEND

- COMMUNICATIONS WIRE
- GAS LINE
- DRAINAGE CHANNEL
- ELECTRICAL BOX
- FIRE HYDRANT
- GAS VALVE
- SFT JUNCTION
- HORIZONTAL DRAIN/PIPE
- BRASSION CONTROL VALVE
- LIGHT IN HOUSE
- PHONE BOOTH
- POWER LINE CONDUIT
- POWER POLE WOOD
- SEWER MANHOLE
- SAN POLE
- SAN DOUBLE POLE
- WOOD LIFT SIGN
- STOP SIGN
- TRAFFIC SIGN
- TURN ARROW RIGHT
- TURN ARROW LEFT
- WATER METER
- WATER STOP-OUT
- WATER VALVE
- WELL

LEGEND OF ABBREVIATIONS

- BRG = BEARING
- CB = CURVE BEARING
- CH = CHORD
- CM = CONCRETE MONUMENT
- D = DELTA
- E.A. = ELEVATION
- F.D. = FOUND
- FL = FLORIDA POWER & LIGHT COMPANY
- L.R. = LICENSED REGISTERED SURVEYOR
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MAD = MEASURED
- NAVD = NORTH AMERICAN DATUM
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NAD = NORTH AMERICAN VERTICAL DATUM
- NAL = NON TANGENTIAL
- NTC = NON TANGENT CURVE

- N.T.L. = NON TANGENT LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C. = POINT OF CURVATURE
- P.C.M. = PERMANENT CONTROL POINT
- P.I.P. = PERMANENT IDENTIFIER
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PROP. = PROPOSED
- RMC = POINT OF REVERSE CURVATURE
- PR.D.E. = PRIVATE DRAINAGE EASEMENT
- PT. = PUBLIC UTILITY
- PT. = POINT OF TANGENCY
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- RADIUS = RADIUS
- RANGE = RANGE
- RIGHT OF WAY = RIGHT OF WAY
- SMH = SANITARY SEWER MANHOLE
- TOWNSHIP = TOWNSHIP

DESCRIPTION: (AS PROVIDED)

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 2211, PORT MALABAR UNIT THIRTY EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 117, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARKING SPACES

- 33 TOTAL PARKING SPACES
- 2 HANDICAP SPACES
- 31 REGULAR SPACES

SCHEDULE B

EXCEPTIONS IS AS PER TITLE SEARCH DATED: APRIL 18, 2023, ISSUING OFFICE FILE NUMBER: 23-066, POLICY NUMBER: 021-7009165 EFFECTIVE DATE: APRIL 18, 2023 AT 10:59AM

- All matters as contained on the Plat of Port Malabar Unit Thirty Eight, as recorded in Plat Book 20, Page 117, Public Records of Brevard County, Florida. AFFECTS PLOTTED
- Easement in favor of Florida Power & Light Company as recorded in O.R. Book 2473, Page 322; as subordinated by Subordination of Utility Interests recorded in O.R. Book 293, Page 1739, Public Records of Brevard County, Florida. AFFECTS PLOTTED
- Easement in favor of Florida Power & Light Company as recorded in O.R. Book 2473, Page 323; as subordinated by Subordination of Utility Interests recorded in O.R. Book 294, Page 387, Public Records of Brevard County, Florida. AFFECTS PLOTTED
- Order of Taking recorded in O.R. Book 4206, Page 1265, Public Records of Brevard County, Florida. AFFECTS PLOTTED
- Rights of the lessees under unrecorded leases. NOT A SURVEY MATTER
- Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Horizon Surveyors of Central Florida, Inc., dated April 7, 2023, bearing Drawing 6636. Policy Number: 021-7009165 NONE KNOWN TO SURVEYOR

SURVEY CERTIFICATION

I, Robert R. Doerr, Jr., a registered land surveyor, License No. 3982, in and for the State of Florida and legally doing business in Brevard County, does hereby certify to Old Republic National Title Insurance Company, and Royal Wash PSL, Inc., a Florida limited liability company dated April 18, 2023 at 10:59AM issuing office file number: 23-066, and policy number 021-7009165 and their respective successors and assigns:

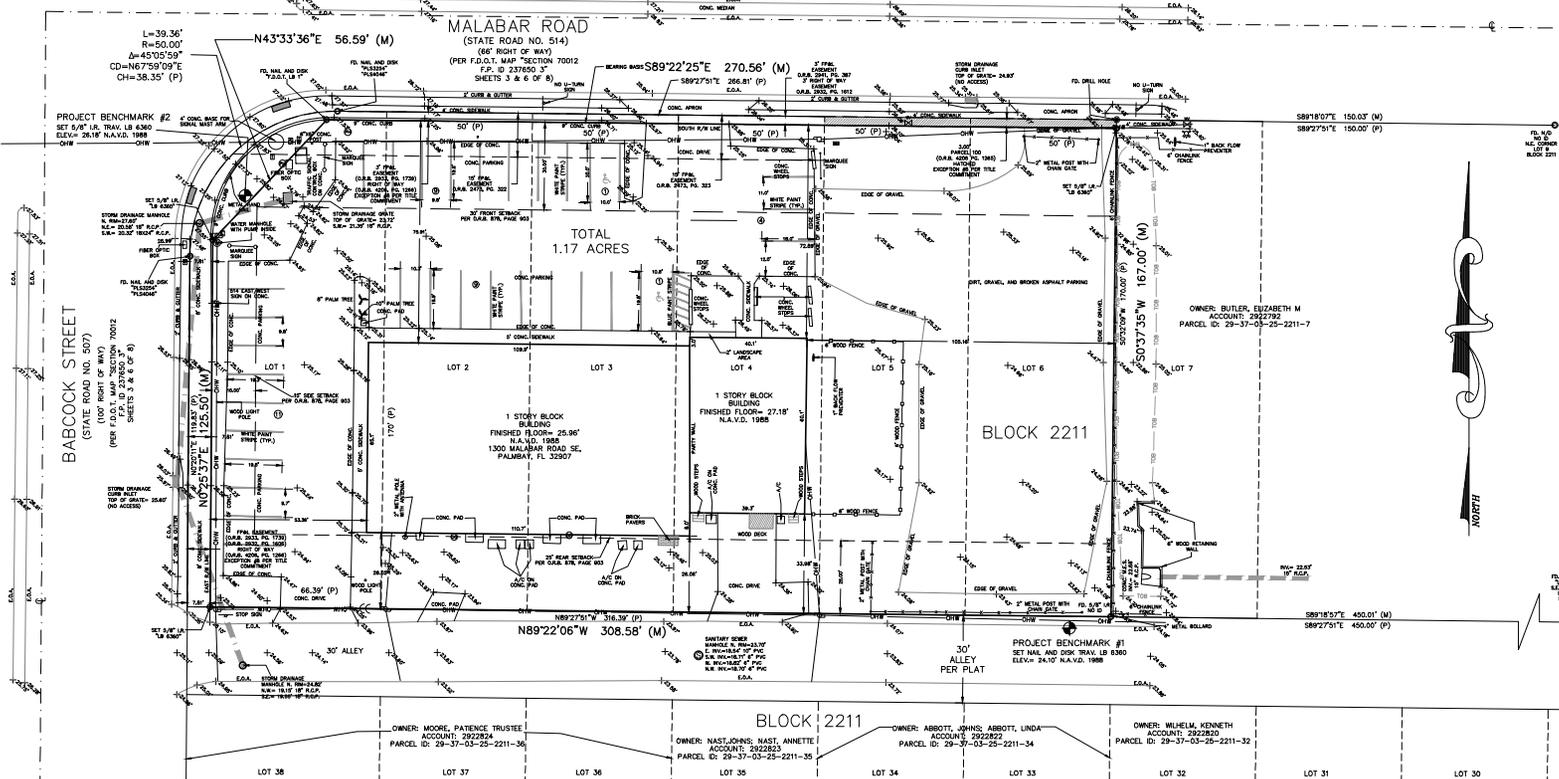
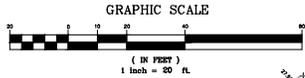
This is to certify that this map or plat on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7a, 7(b)(1), 8, 9, 13, 16, 17, 18, and 19 of Table A thereto. The field work was completed on 1-18-24.

Date: 1-19-24

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL



SURVEY FOR: DANIEL FAMILY COMPANIES
DRAWING NUMBER: 6636



HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE: (321) 806-4171

SCALE	1" = 20'	REVISION TABLE
DATE	1-26-24	DATE DESCRIPTION BY APVD
FIELD BOOK & PAGE	266 31-24	NEW TITLE COMMITMENT MLS
FIELD DATE	1-18-24	

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT R. DOERRER, JR.
Digitally signed by ROBERT R. DOERRER
Date: 2024.01.31 10:24:42 -0500
PROFESSIONAL LAND SURVEYOR #3982

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL