

H:\Projects\Eden11619\Drawings\11619\_100\_001.dwg January 6, 2023 11:35:31 AM LH

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

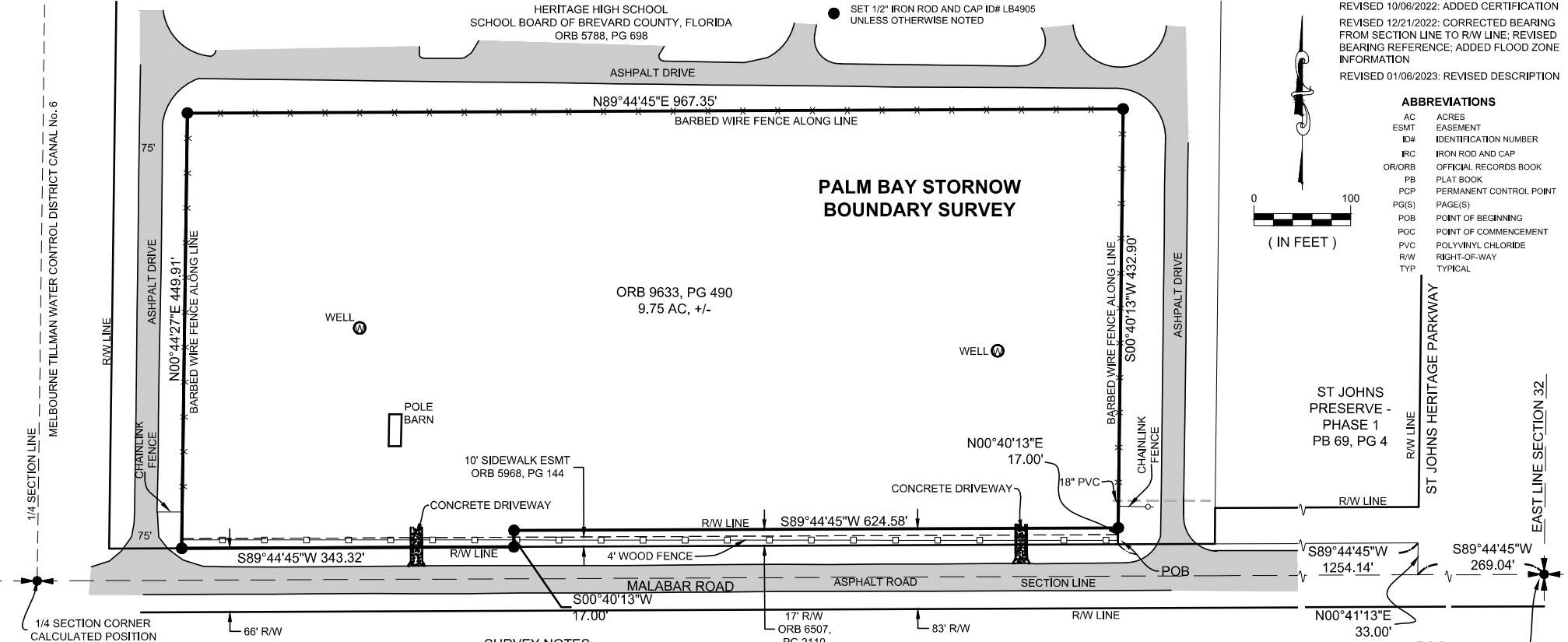
AC	ACRES
ESMT	EASEMENT
ID#	IDENTIFICATION NUMBER
IRC	IRON ROD AND CAP
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT-OF-WAY
TYP	TYPICAL

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.

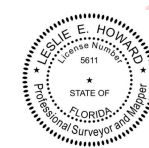
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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