

BOUNDARY & TOPOGRAPHIC SURVEY FOR: 405 MAR INC

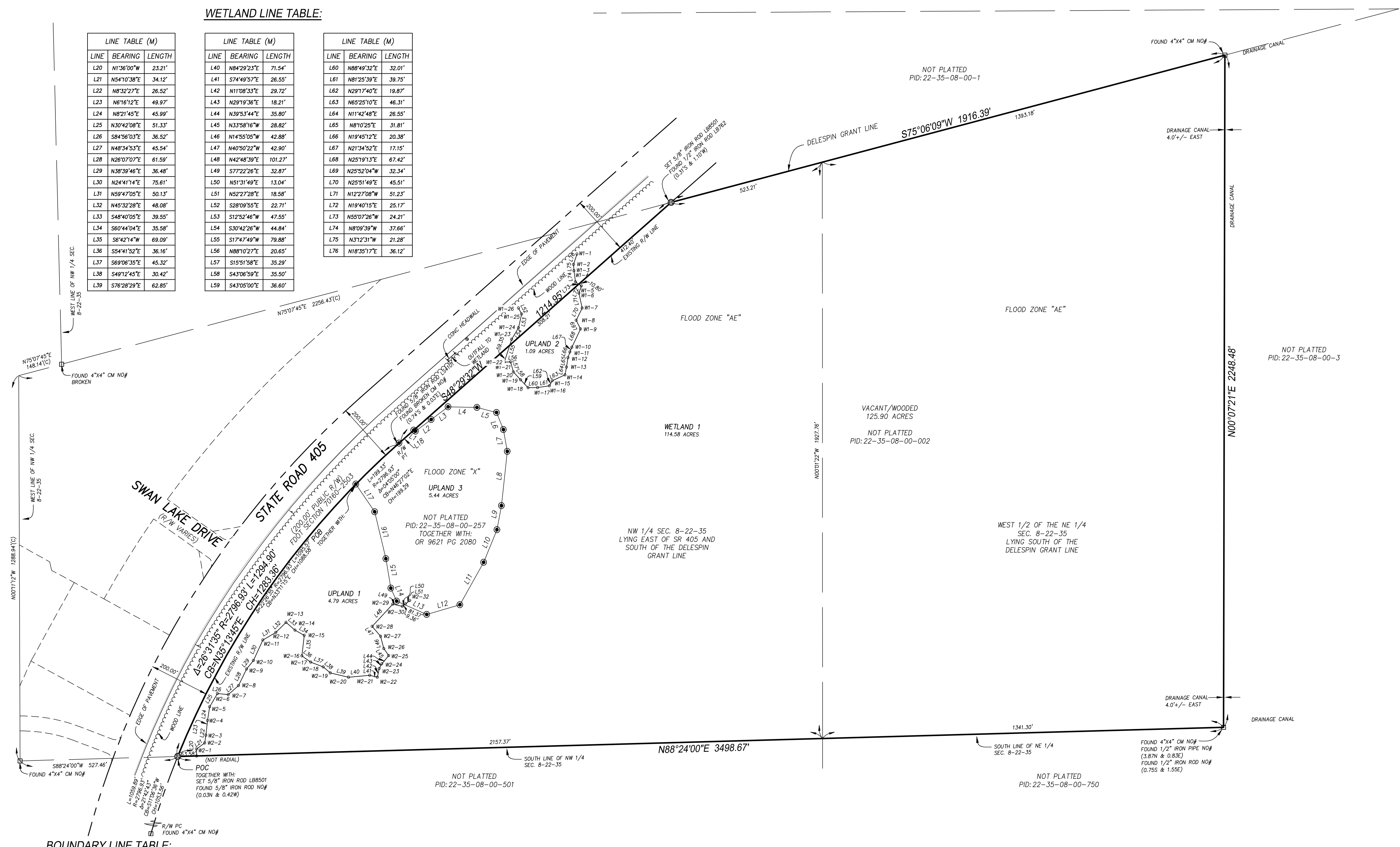
LEGAL DESCRIPTION:

THAT PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 35 EAST, LYING EAST OF STATE ROAD 405, AND SOUTH OF DELESPIAN GRANT LINE, AND ALSO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, LYING SOUTH OF THE DELESPIAN GRANT LINE, SAID LANDS LYING AND BEING IN BREVARD COUNTY, FLORIDA.

TOGETHER WITH LANDS RECORDED IN OFFICIAL RECORDS BOOK 9621, PAGE 2080 AS PREVIOUSLY LESSED OUT IN OFFICIAL RECORDS BOOK 4506, PAGE 2487 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2538, PAGE 114, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2538, PAGE 114, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING THE INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 35 EAST AND THE EASTERLY RIGHT OF WAY OF STATE ROAD 405 AND A POINT ON A CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIAL BEARING OF SOUTH 60°54'24" EAST AND A RADIUS OF 2796.93 FEET THROUGH A CENTRAL ANGLE OF 22°26'51" AND HAVING AN ARC DISTANCE OF 1095.81 FEET, ALONG THE EASTERLY RIGHT OF WAY OF STATE ROAD 405 TO A POINT ON SAID CURVE BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY ON SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2796.93 FEET THROUGH A CENTRAL ANGLE OF 04°05'00" AND HAVING AN ARC DISTANCE OF 199.33 FEET; THENCE RUN NORTH 48°28'50" EAST A DISTANCE OF 65.38 FEET; THENCE SOUTH 61°19'04" EAST A DISTANCE OF 6.93 FEET; THENCE NORTH 53°26'40" EAST A DISTANCE OF 65.38 FEET; THENCE NORTH 53°03'09" EAST A DISTANCE OF 70.80 FEET; THENCE SOUTH 88°51'20" EAST A DISTANCE OF 96.46 FEET; THENCE SOUTH 75°19'07" EAST A DISTANCE OF 67.49 FEET; THENCE SOUTH 22°02'11" EAST A DISTANCE OF 61.69 FEET; THENCE SOUTH 10°09'55" EAST A DISTANCE OF 74.00 FEET; THENCE SOUTH 06°09'57" WEST A DISTANCE OF 182.69 FEET; THENCE SOUTH 10°42'02" WEST A DISTANCE OF 81.74 FEET; THENCE SOUTH 22°08'15" WEST A DISTANCE OF 117.84 FEET; THENCE SOUTH 29°13'28" WEST A DISTANCE OF 162.42 FEET; THENCE SOUTH 73°27'04" WEST A DISTANCE OF 115.61 FEET; THENCE NORTH 65°55'56" WEST A DISTANCE OF 110.12 FEET; THENCE NORTH 24°34'06" WEST A DISTANCE OF 47.32 FEET; THENCE SOUTH 09°34'12" EAST A DISTANCE OF 99.90 FEET; THENCE NORTH 13°21'05" WEST A DISTANCE OF 161.42 FEET; THENCE NORTH 34°16'47" WEST A DISTANCE OF 111.92 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL.



WETLAND LINE TABLE:

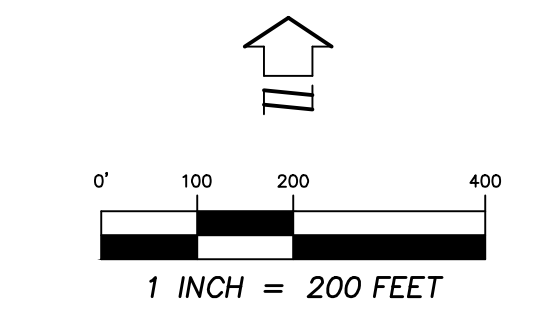
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L20	N1°36'00"W	23.21'	L40	N84°29'23"E	71.54'	L60	N88°49'32"E	32.01'
L21	N54°10'38"E	34.12'	L41	S74°49'57"E	26.55'	L61	N81°25'39"E	39.75'
L22	N8°32'27"E	26.52'	L42	N11°08'33"E	29.72'	L62	N29°17'40"E	18.87'
L23	N6°16'12"E	49.87'	L43	N29°19'36"E	18.21'	L63	N65°25'10"E	46.31'
L24	N8°21'45"E	45.89'	L44	N39°53'44"E	35.80'	L64	N11°42'48"E	26.55'
L25	N30°42'08"E	51.33'	L45	N33°58'16"W	28.82'	L65	N8°10'25"E	31.81'
L26	S84°56'03"E	36.52'	L46	N14°55'05"W	42.88'	L66	N19°45'12"E	20.38'
L27	N48°34'53"E	45.54'	L47	N40°50'22"W	42.80'	L67	N21°34'52"E	17.15'
L28	N28°07'07"E	61.59'	L48	N42°48'39"E	101.27'	L68	N25°19'13"E	67.42'
L29	N38°39'46"E	36.48'	L49	S77°22'26"E	32.87'	L69	N25°32'04"W	32.34'
L30	N24°41'14"E	75.61'	L50	N51°31'48"E	13.04'	L70	N25°51'49"E	45.51'
L31	N59°47'05"E	50.13'	L51	N52°27'28"E	16.58'	L71	N12°27'08"W	51.23'
L32	N45°32'28"E	48.08'	L52	S28°09'55"E	22.71'	L72	N19°40'15"E	25.17'
L33	S48°40'05"E	39.55'	L53	S12°52'46"W	47.55'	L73	N55°07'26"W	24.21'
L34	S60°44'04"E	35.58'	L54	S30°42'28"W	44.84'	L74	N8°09'39"W	37.66'
L35	S64°44'14"E	69.09'	L55	S17°47'49"W	79.88'	L75	N37°31'31"W	21.28'
L36	S54°41'52"E	36.16'	L56	N88°01'27"E	20.65'	L76	N18°35'17"E	36.12'
L37	S69°08'35"E	45.32'	L57	S15°51'58"E	35.29'			
L38	S48°12'45"E	30.42'	L58	S43°08'59"E	35.90'			
L39	S76°28'29"E	62.85'	L59	S43°05'00"E	36.60'			

BOUNDARY LINE TABLE:

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S81°18'22"E	6.93'	L11	S61°19'04"E	6.93'
L2	N53°27'22"E	65.38'	L12	N53°26'40"E	65.38'
L3	N53°03'51"E	70.80'	L13	N53°03'09"E	70.80'
L4	S88°50'38"E	96.46'	L14	S88°51'20"E	96.46'
L5	S75°18'25"E	67.49'	L15	S75°19'07"E	67.49'
L6	S22°01'29"E	61.69'	L16	S22°02'11"E	61.69'
L7	S10°09'13"E	74.00'	L17	S10°09'55"E	74.00'
L8	S6°10'39"W	182.69'	L18	S6°10'37"W	182.69'
L9	S10°42'44"W	81.74'	L19	S10°42'02"W	81.74'
L10	S23°30'05"W	111.41'	L20	S22°08'15"W	117.84'
L11	S29°14'10"W	162.42'	L21	S29°13'28"W	162.42'
L12	S73°27'46"W	115.61'	L22	S73°27'04"W	115.61'
L13	N65°55'56"W	110.12'	L23	N65°55'56"W	110.12'
L14	N24°34'06"W	47.32'	L24	N24°34'06"W	47.32'
L15	N13°21'05"W	99.90'	L25	N13°21'05"W	99.90'
L16	N13°21'05"W	161.42'	L26	N13°21'05"W	161.42'
L17	N34°16'47"W	111.92'	L27	N34°16'47"W	111.92'
L18	N48°28'29"E	65.38'	L28	N48°28'29"E	65.38'

LEGEND AND ABBREVIATIONS:

- | | |
|---|--|
| <ul style="list-style-type: none"> BOT BOTTOM (C) CALCULATED CB CHORD BEARING COR CERTIFIED CORNER RECORD CH CHORD LENGTH CLF CHAIN LINK FENCE C CENTERLINE CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE (D) DESCRIPTION ESMT EASEMENT (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY FND FOUND GR GROUND ID IDENTIFICATION INV INVERT IP IRON PIPE IR IRON ROD IRC IRON ROD AND CAP IRV IRRIGATION CONTROL VALVE L ARC LENGTH LB LICENSED BUSINESS LS LAND SURVEYOR (M) MEASURED MB MAP BOOK NAVD NORTH AMERICAN VERTICAL DATUM NO NUMBER (NR) NOT RADIAL OR OFFICIAL RECORDS BOOK (P) PLAT PB PLAT BOOK PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PG(S) PAGE(S) P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING PNT POINT OF NON-TANGENT PRC POINT OF REVERSE CURVATURE PVC POLYVINYL CHLORIDE (R) RADIAL R RADIUS RCP REINFORCED CONCRETE PIPE RLS REGISTERED LAND SURVEYOR R/W RIGHT OF WAY SEC SECTION SF SQUARE FEET TWP TOWNSHIP Δ DELTA (CENTRAL ANGLE) ± MORE OR LESS FOUND CONCRETE MONUMENT AS NOTED FOUND NAIL & DISK AS NOTED FOUND 5/8" IRON ROD & CAP (LB 8501) FOUND IRON ROD AS NOTED SET NAIL & DISK (LB 8501) SET 5/8" IRON ROD & CAP (LB 8501) CONTROL/BENCHMARK AS DESCRIBED CURB INLET GRATE CATCH BASIN STORM MANHOLE SANITARY MANHOLE SANITARY CLEANOUT ELECTRIC MANHOLE ELECTRIC METER ELECTRIC RISER BOX CABLE TELEVISION RISER BOX TELEPHONE RISER BOX IRRIGATION CONTROL VALVE WATER METER WATER VALVE FIRE HYDRANT CONCRETE UTILITY POLE METAL UTILITY POLE WOOD UTILITY POLE UTILITY POLE GUY ANCHOR LIGHT POLE SIGN | <ul style="list-style-type: none"> —x— LINE BREAK --- OVERHEAD UTILITY LINE --- TOP OF BANK --- TOE OF SLOPE - - - EXISTING CONTOUR - - - SANITARY SEWER LINE - - - STORM DRAINAGE LINE - - - WATER LINE |
|---|--|



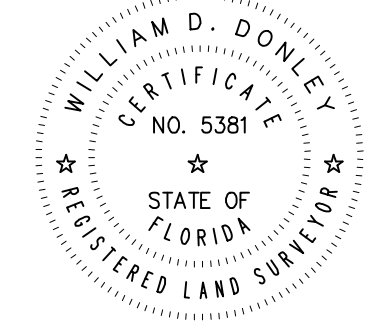
CERTIFIED TO:

405 MAR INC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

WILLIAM D. DONLEY DATE 12/05/2022
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS5381



THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD

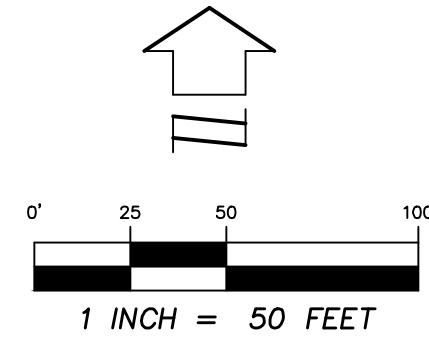
DONLEY CONSULTING GROUP, LLC
210 PARKTOWNE BOULEVARD, SUITE 1
EDGEWATER, FLORIDA 32132
PHONE: 407.947.4552
WWW.DONLEYCONSULTING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8501

A PORTION OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 35 EAST BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY FOR: 405 MAR INC

FB/PG	FIELD DATE	PROJECT NO.	
BREVARD 1 / 01-03	12/05/2022	104.001	
DRAWING DATE	BY	APPROVED	SCALE
12/05/2022	WDD	WDD	1" = 200'

MATCHLINE SEE SHEET 3



NOT PLATTED
PID: 22-35-07-00-001

SWAN LAKE DRIVE
(P&P VARIES)

SITE BENCHMARK 803:
NAIL & DISK NO #
ELEVATION=25.46'

NOT PLATTED
PID: 22-35-07-00-001

NOT PLATTED
PID: 22-35-08-00-253

STATE ROAD 405
PUBLIC HIGHWAY

APPROXIMATE
CENTERLINE OF
STATE ROAD 405
PUBLIC HIGHWAY

NOT PLATTED
PID: 22-35-08-00-257
TOGETHER WITH:
OR 9621 PG 2080

UPLAND 3
5.44 ACRES

UPLAND 1
4.79 ACRES

VACANT/WOODED
125.90 ACRES
NOT PLATTED
PID: 22-35-08-00-002

WETLAND 1
114.58 ACRES

FLOOD ZONE "AE"
BASE FLOOD ELEVATION =
18.70'(NAVD BB)

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPOR
	CEDAR
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MISC
	OAK
	PALM
	PECAN
	PINE TREE
	SUGAR HACKBERRY
	SYCAMORE

SITE BENCHMARK 800:
NAIL & DISK NO #
ELEVATION=23.67'

NOT PLATTED
PID: 22-35-07-00-001

POC (NOT RADIAL)
TOGETHER WITH
SET 5/8" IRON ROD LB8501
FOUND 5.0' HIGH ROD NGA
(0.03N & 0.27W)

N88°24'00"E 3498.67'

SOUTH LINE OF NW 1/4
SEC. 8-22-35

NOT PLATTED
PID: 22-35-08-00-501

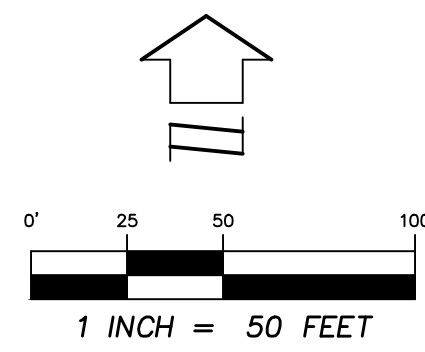
REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

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A PORTION OF
SECTION 8, TOWNSHIP 22 SOUTH,
RANGE 35 EAST
BREVARD COUNTY, FLORIDA

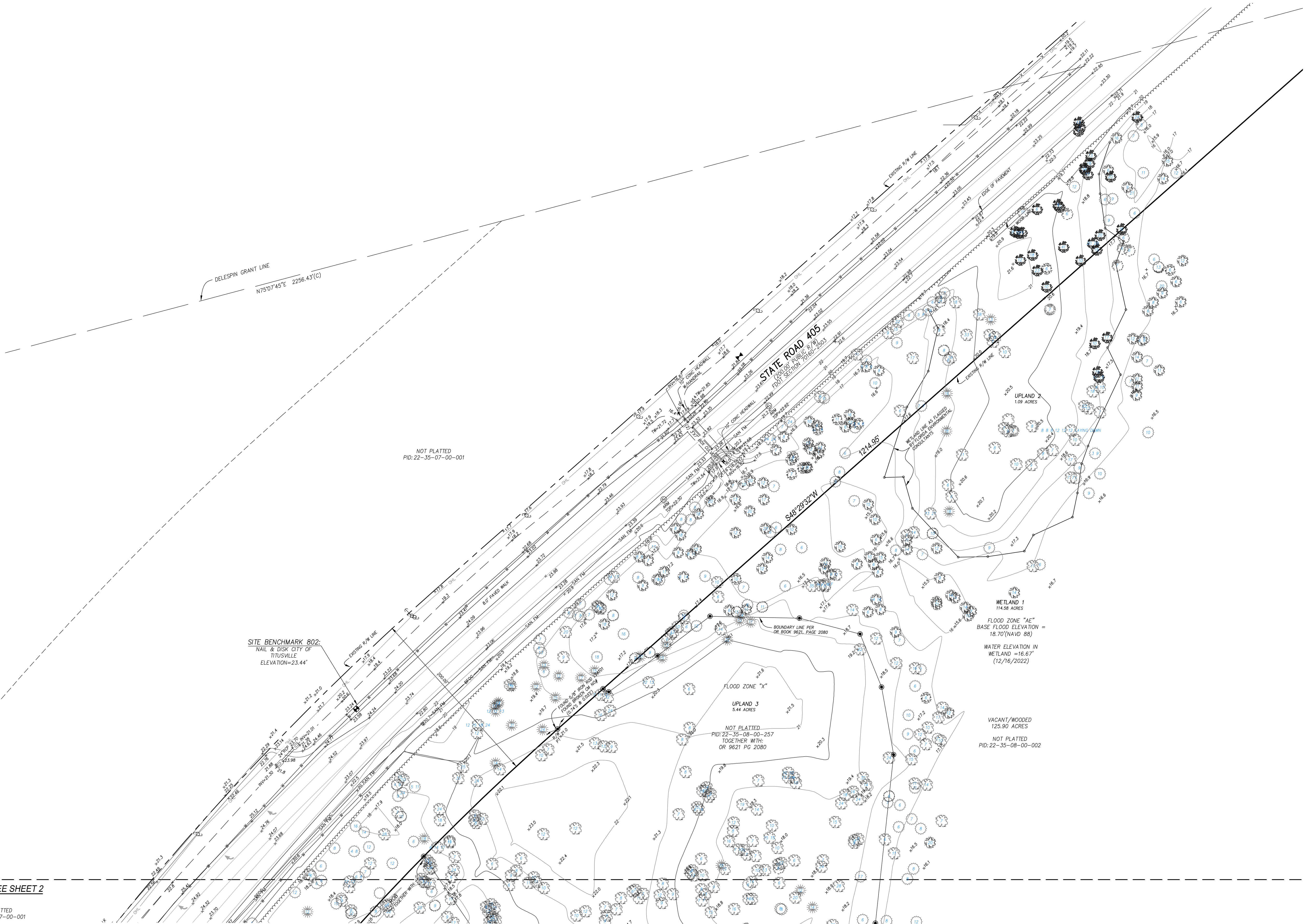
BOUNDARY & TOPOGRAPHIC SURVEY
FOR:
405 MAR INC

FB/PG	FIELD DATE	PROJECT NO.	2 OF 3
BREVARD 1 / 01-03	12/05/2022	104.001	
DRAWING DATE	BY	APPROVED	
12/05/2022	WDD	WDD	SCALE 1" = 50'



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE



MATCHLINE SEE SHEET 2

NOT PLATTED
PID: 22-35-07-00-001

SITE BENCHMARK 802:
NAIL & DISK CITY OF
TITUSVILLE
ELEVATION=23.44'

FLOOD ZONE "X"
UPLAND 3
5.44 ACRES
NOT PLATTED
PID: 22-35-08-00-257
TOGETHER WITH:
OR 9621 PG 2080

WETLAND 1
14.56 ACRES
FLOOD ZONE "AE"
BASE FLOOD ELEVATION =
18.70'(NAVD 88)
WATER ELEVATION IN
WETLAND =16.67'
(12/16/2022)

VACANT/WOODED
125.90 ACRES
NOT PLATTED
PID: 22-35-08-00-002

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

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SECTION 8, TOWNSHIP 22 SOUTH,
RANGE 35 EAST
BREVARD COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
FOR:
405 MAR INC

FB/PG	FIELD DATE	
BREVARD 1 / 01-03	12/05/2022	
DRAWING DATE	BY	APPROVED
12/05/2022	WDD	WDD

PROJECT NO.
104.001
SCALE
1" = 50'

3
OF
3