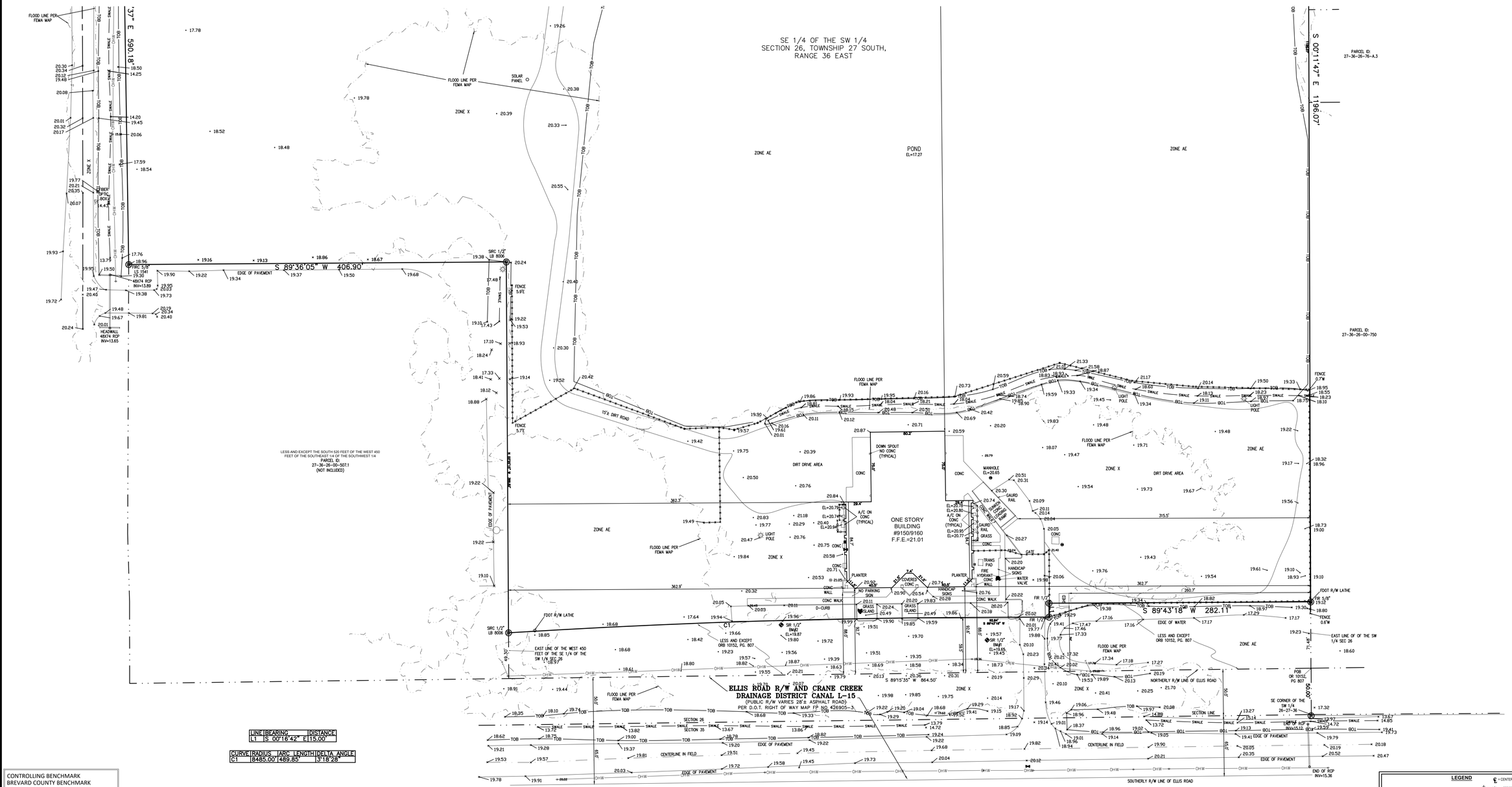


LINE	BEARING	DISTANCE
L1	S 00°16'42" E	15.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	8485.00'	489.85'	3°18'28"

CONTROLLING BENCHMARK
BREVARD COUNTY BENCHMARK
BC PID: H6A14
PUBLISHED ELEVATION 19.619 NAVD 1988

ADDRESS:

9150 ELLIS ROAD, MELBOURNE, FL 32904

CERTIFIED TO:

HICKORY COMPLEX
STATE TITLE & GUARANTY COMPANY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

2. NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED

3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.

5. THE NORTHERLY R/W LINE OF ELLIS ROAD IS ASSUMED TO BEAR S 89°15'35" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12009C0577G, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X AND ZONE AE, OUTSIDE AND INSIDE SPECIAL FLOOD HAZARD AREA.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

BREVARD COUNTY
BENCHMARK H6A14
EL=19.619

9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.

10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

11. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988.

NOTE: LARGE DEBRIS PILES THROUGHOUT PROPERTY

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST, LYING NORTH OF ELLIS ROAD, LESS AND EXCEPT THE SOUTH 520 FEET OF THE WEST 450 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING EAST OF JOHN RODES BLVD., ALL LYING IN BREVARD COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS OF WAY. LESS AND EXCEPT ANY PORTION THEREOF AS CONTAINED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10152, PAGE 807, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

(CONTAINS 35.48 ACRES DEED).

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

NOT VALID WITHOUT ALL SHEETS

LEGEND

FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FNAD = FOUND NAIL AND DISK
SNAD = SET NAIL AND DISK
F.F.E.= FINISHED FLOOR ELEVATION
ST = SEPTIC TANK
SF = SQUARE FOOT
(R) = PLAT (D) = DEED (M) = MEASURE
EOP= EDGE OF PAVEMENT
CMP = CORRESGATED METAL PIPE
TFB = TOP OF FORMBOARD
EL = ELEVATION
BM = SITE BENCHMARK
C.B.S. = CONCRETE BLOCK STRUCTURE
CB = CONCRETE BEARING
POP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP
LB = LICENSED BUSINESS

= CENTERLINE
= STREET LIGHT
= LIGHT POLE
X 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= IRON ROD
= BENCHMARK
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE

= CHAIN LINK FENCE
= WOOD BOARD FENCE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
OHW = OVERHEAD WIRES
B.S.L. = BUILDING SETBACK LINE

REVISION:	DATE:	BY:

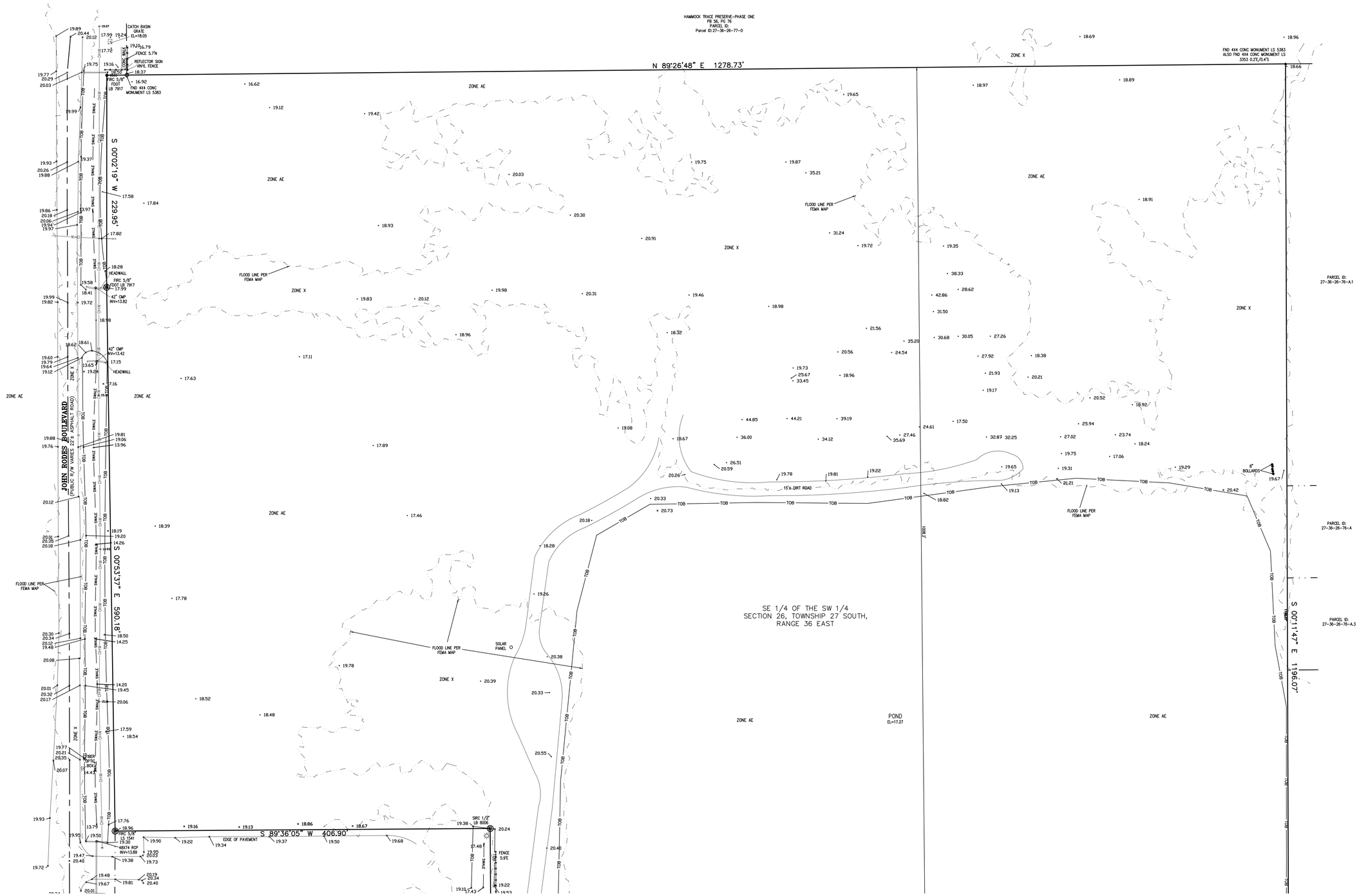
GSS SURVEYING & MAPPING, LLC.
CERTICATE OF AUTHORIZATION NUMBER LB 8006
Digitally signed by Terry H. Drum
Date: 2025.12.04 16:20:49 -05'00'
PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES PROFESSIONAL SURVEYOR AND MAPPER NO. 3909
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TERRY H. DRUM
Professional Surveyor and Mapper
License Number
LS5597
STATE OF FLORIDA

GSS SURVEYING & MAPPING
14285 122nd Street
Fellsmere, Florida 32948
Serving Brevard and Indian River Counties
321-914-3978 / 772-567-9875

MAP OF SURVEY
BOUNDARY AND
TOPOGRAPHIC SURVEY

FIELD DATE: 11-10-2025	DWG NAME:
FIELD BY: LR	XREF 1:
FIELD BOOK: FILE	XREF 2:
PAGE:	XREF 3:
DRAWN BY: EAD	XREF 4:
CHECKED BY: THD	XREF 5:
JOB #: 25-0161	SHEET # 1 of 2



NOT VALID WITHOUT ALL SHEETS

REVISION:	DATE:	BY:

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JOB #: 25-0161	SHEET # 2 of 2