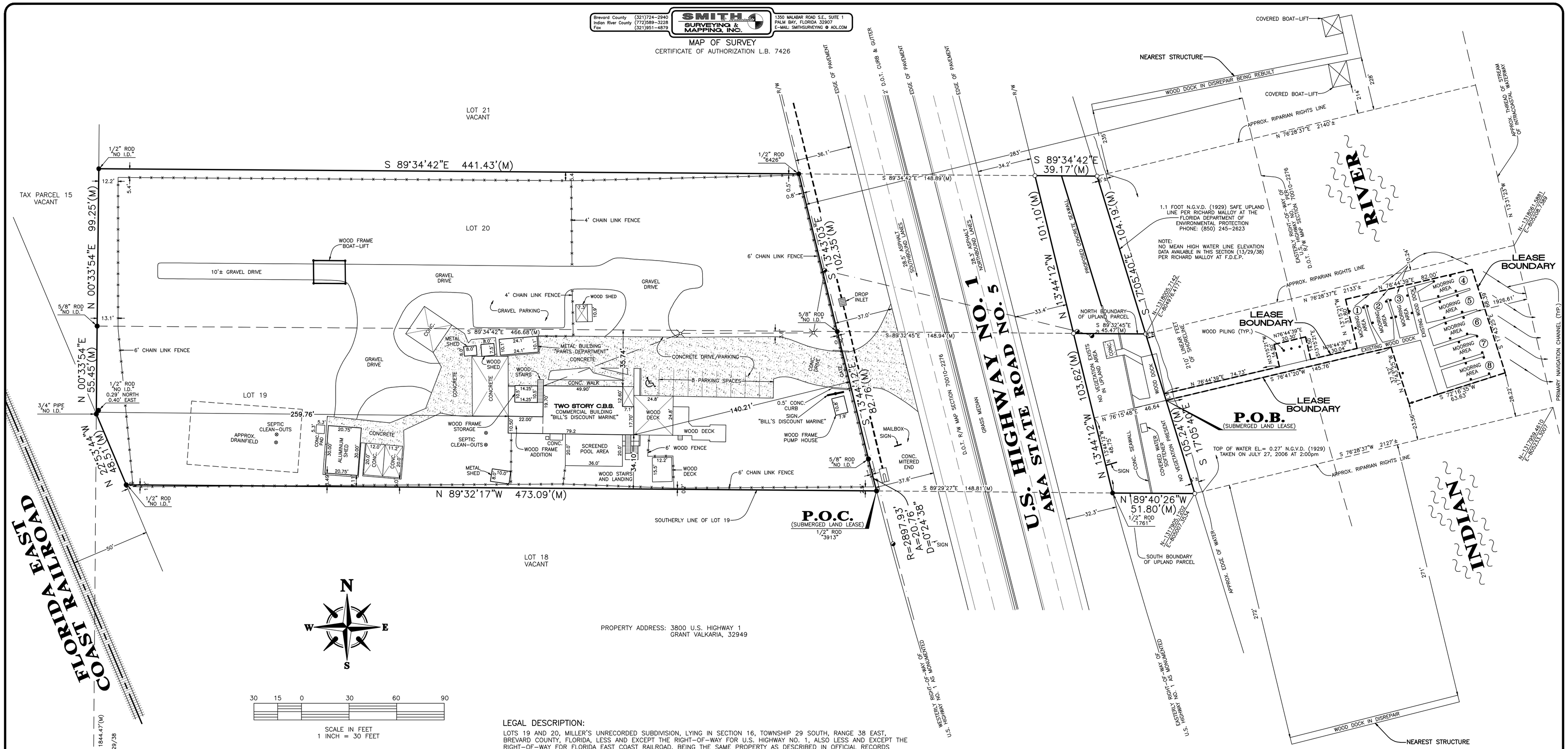
Brevard County (321)724-2940
Indian River County (772)589-3228
Fax (321)951-4879

SMITH SURVEYING & MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1
PALM BAY, FLORIDA 32907
E-MAIL: SMITHSURVEYING @ AOL.COM

MAP OF SURVEY

CERTIFICATE OF AUTHORIZATION L.B. 7426



PROPERTY ADDRESS: 3800 U.S. HIGHWAY 1
GRANT VALKARIA, 32949

LEGAL DESCRIPTION:

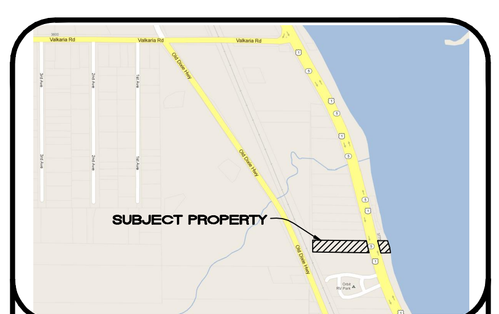
LOTS 19 AND 20, MILLER'S UNRECORDED SUBDIVISION, LYING IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1, ALSO LESS AND EXCEPT THE RIGHT-OF-WAY FOR FLORIDA EAST COAST RAILROAD. BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6713, PAGE 2947 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION-8-27-12-(SUBMERGED LEASE AREA):

COMMENCING AT THE INTERSECTION WITH THE SOUTHERLY LINE OF LOT 19, MILLER'S UNRECORDED SUBDIVISION, LYING IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (AKA STATE ROAD NO. 5), AS MONUMENTED AND SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 70010-2276 AND RUN S89°29'27"E A DISTANCE OF 148.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AS MONUMENTED; THENCE RUN N13°44'12"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 48.75 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN N76°15'48"E A DISTANCE OF 46.64 FEET TO THE 1.1 FOOT N.G.V.D. (1929) SAFE UPLAND LINE OF THE INDIAN RIVER, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LEASE; THENCE RUN N17°05'40"W ALONG SAID SAFE UPLAND LINE A DISTANCE OF 4.28 FEET; THENCE LEAVING SAID SAFE UPLAND LINE RUN N76°44'39"E TO AND INTO THE WATERS OF THE INDIAN RIVER 74.73 FEET; THENCE RUN N13°15'21"W A DISTANCE OF 14.50 FEET; THENCE RUN N76°44'39"E A DISTANCE OF 20.30 FEET; THENCE RUN S13°15'21"E A DISTANCE OF 14.50 FEET; THENCE RUN N76°44'39"E A DISTANCE OF 30.04 FEET; THENCE RUN N13°15'21"W A DISTANCE OF 31.80 FEET; THENCE RUN N76°44'39"E A DISTANCE OF 82.00 FEET; THENCE RUN S17°43'25"E A DISTANCE OF 68.39 FEET; THENCE RUN S72°16'35"W A DISTANCE OF 63.63 FEET; THENCE RUN N17°43'25"W A DISTANCE OF 37.32 FEET; THENCE RUN S76°41'20"W A DISTANCE OF 145.76 FEET TO THE POINT OF BEGINNING. CONTAINING 6,035 SQUARE FEET (0.14 ACRES), MORE OR LESS.

NOTE:
NORTHING AND EASTING COORDINATES AS SHOWN HEREON ARE TAKEN FROM THE BREVARD COUNTY GPS NETWORK, BREVARD COUNTY, FLORIDA, SHEET 4 OF 4, FILE NO. 049-001-93, DATED NOV. 8, 1993, AND BASED ON "BREVARD-GPS 1046", LATITUDE 27°55'27.74356"N, LONGITUDE 80°33'56.80354"W, NORTHING 1305458.176, EASTING 796383.942, CONVERGENCE 0°12'12.064", SCALE FACTOR 0.999963713.

HORIZONTAL VALUES ARE REFERRED TO THE STATE PLANE COORDINATE SYSTEM; FLORIDA EAST ZONE NAD 1983, N.G.S. ADJUSTMENT OF 1990. HORIZONTAL CONTROL BASED ON NAD 1983, N.G.S. ADJUSTMENT GTZ G17478 VALUES FOR N.G.S. "VALKPORT"



VICINITY MAP
SCALE: NOT-TO-SCALE

LINE DATA

LINE	BEARING	DISTANCE
L1	N 17°05'40"W	4.28'

LEGEND:

N.V.W. = NO VISIBLE WELL
P.C.P. = PERMANENT CONTROL POINT
O/L = ON BOUNDARY LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
P.R.M. = PERMANENT REFERENCE MONUMENT
R.P. = RADIUS POINT
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
D = DELTA (CENTRAL ANGLE)
R = RADIUS
A = ARC
T = TANGENT
L = LENGTH
(M) = MEASURED
(C) = CALCULATED
(D) = DEED
PR.&D.E. = PRIVATE ACCESS EASEMENT
D.E. & U.E. = DRAINAGE & UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE ESMT.
P.U.E. = PUBLIC UTILITY EASEMENT
PR.U. & D.E. = PRIVATE UTILITY & DRAINAGE ESMT.
PR.U.E. = PRIVATE UTILITY EASEMENT
U.E. & D.E. = UTILITY & DRAINAGE EASEMENT
D. & U.E. = DRAINAGE & UTILITY EASEMENT
S.M.E. = STORMWATER MAINTENANCE EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
F.P.L.L. = FLORIDA POWER AND LIGHT
RES. = RESIDENCE
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK & STUCCO
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
± = MORE OR LESS
TX = TRANSFORMER
0.00 = SPOT ELEVATION
CONC. = CONCRETE (TYP.) = TYPICAL
APPROX. = APPROXIMATE
E.O.P. = EDGE OF PAVEMENT
F = PROPOSED FINAL GRADE
T.O.S. = TOP OF SLOPE
T.O.W. = APPROX. TOP OF WATER
T.O.B. = APPROX. TOP OF BANK
N.T.S. = NOT TO SCALE
ESMT. = EASEMENT
B.M. = BENCH MARK
ASPH. = ASPHALT
ASPHL. = ASPHALT
FND. = FOUND
L.F.E. = LOWEST FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
P.V.C. = POLYVINYLCHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
INV. = INVERT
D.E.P.= DEPT. OF ENVIRONMENTAL PROTECTION
H.W.M. = HIGH WATER MARK
= PROPOSED DRAINAGE
= WATER METER
= ELECTRIC METER/HANDHOLE
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= SOUTHERN BELL MANHOLE/HANDHOLE
= UNDER MAIN ROOF
= SOUTHERN BELL RISER
= CABLE TELEVISION RISER
= BACK-FLOW PREVENTER
= IRRIGATION CONTROL VALVE
= GAS VALVE
= RECLAIM WATER METER
= GAS SERVICE
= BLOW-OFF
= CLEAN-OUT
= WATER VALVE IN 2'x 2' CONC.
= WATER VALVE
= FIRE HYDRANT
= POWER POLE
= LIGHT POLE
= GUY ANCHOR
= FENCE
= OVERHEAD WIRE (O.H.W.)
= CENTERLINE (C/L)
= APPROXIMATE SEPTIC TANK
= IRON MARKER FOUND (SEE DESCRIPTION)
= 1/2" IRON ROD WITH PLASTIC CAP MARKED "SMITH & ASSOCIATES LB 7426" SET (CHAPTER 61G16.0031(2)(D) F.A.C.)
= 4"x 4" CONC. MONUMENT FOUND
= 4"x 4" CONC. MONUMENT MARKED MARKED "SMITH & ASSOCIATES LB 7426" SET (CHAPTER 61G16.0031(2)(D) F.A.C.)
= NAIL & DISK FOUND (SEE DESCRIPTION)
= NAIL & DISK MARKED MARKED "SMITH & ASSOCIATES LB 7426" SET (CHAPTER 61G16.0031(2)(D) F.A.C.)
= IRON ROD PREVIOUSLY SET
= CONC. MONUMENT PREVIOUSLY SET
= NAIL & DISK PREVIOUSLY SET
= HUB & TACK SET
= RAILROAD SPIKE FOUND (NO I.D.)
= DRILL HOLE FOUND (NO I.D.)

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD, SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
2. ADJOINDERS SHOWN HAVE NOT BEEN SURVEYED.
3. DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES.
4. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES (CHAPTER 61G17-6.003(1)(B) F.A.C.)
5. PURSUANT TO FLORIDA LAW (F.A.C. 61G17-6. 003(17)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
7. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED VERBALLY BY CLIENT.
9. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (PARENT B.M. GRANT ELEVATION 8.078) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
10. BEARINGS BASED ON THE WEST LINE OF SECTION 16/29/39 BEING N 00°27'13"E (ASSUMED)
11. LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
12. NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY.
13. ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE "OPEN TO TRAVEL" BOTH BY FOOT AND VEHICLE UNLESS OTHERWISE NOTED BY (CLOSED TO TRAVEL).
14. HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
15. VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (GROUND, PAVEMENT, INLETS, ETC.) HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET.
16. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FLOOD ZONE X, AE (BFE 5.0'), AE (BFE 6.0') FLOOD INSURANCE RATE MAP NUMBER 12009C0585E

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PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
MARK A. CELLON - FLORIDA CERTIFICATE NO. 5490
JEFFREY S. HATENDORF - FLORIDA CERTIFICATE NO. 6193

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
BOUNDARY SURVEY	DEC. 20, 2013	13-2802, 06-1253 ~ 458/72	
DRAWN BY: A. TEJADA		SCALE: 1" = 30'	

CERTIFIED TO: MARY BOLIN LEWIS; FLORIDA BUSINESS BANK; FRESE-HANSEN; COMMONWEALTH LAND TITLE INSURANCE COMPANY