

BOUNDARY SURVEY

BREVARD COUNTY, FLORIDA

PLAT OF RESUBDIVISION
OF BLOCK 25, 26 AND 27
OF MELBOURNE
P.B. 1, PG. 55

DESCRIPTION

PARCEL NO. 1:

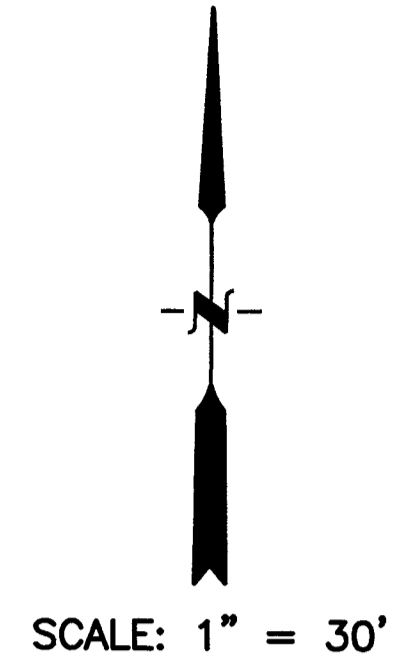
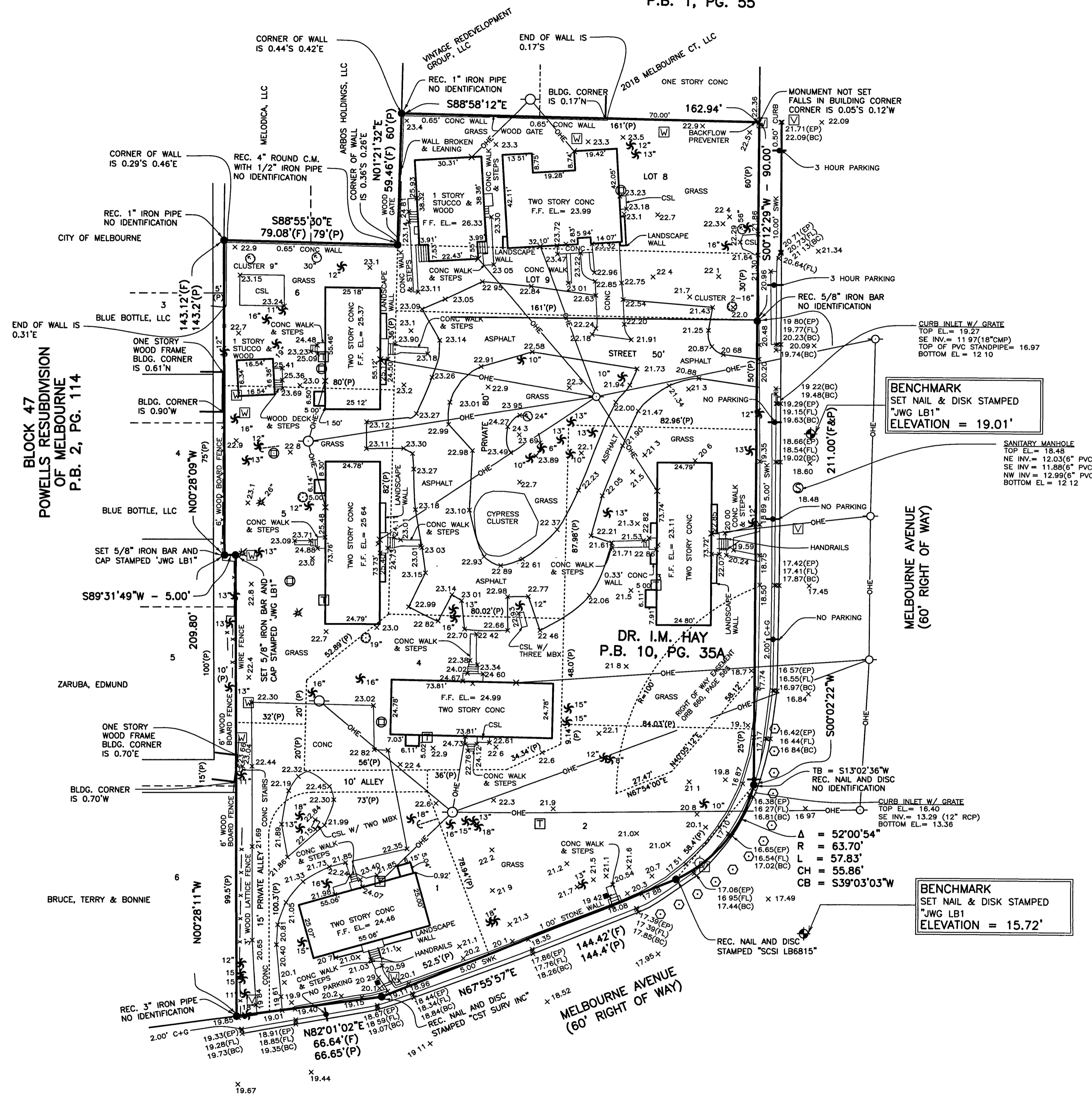
All of Lots 1, 2, 3, 4, 5 and 6, together with all alleys and streets in plat of DR. I.M. HAYES RE-SUBDIVISION OF MELBOURNE AVENUE, Brevard County, Florida, according to the plat thereof, as record in Plat Book 10, Page 35 of the Public Records of Brevard County, Florida.

PARCEL NO. 2:

ALL of Lot 8 and Lot 9, except the South 30 feet of said Lot 9, Block 26, PLAT OF RE-SUBDIVISION OF BLOCKS 25 to 27, inclusive, MELBOURNE, FLORIDA, recorded in Deed Book Z, Page 698, and transcribed to Plat Book 1, Page 55, Public Records of Brevard County, Florida.

NOTES:

- This Plat represents a Boundary and topographic Survey of the Description provided to Jones, Wood & Gentry, inc. by client and does not indicate ownership.
- Improvements and topographic features, visible at the time of the survey, are shown based on actual field measurements as of the date of the survey.
- Basis of bearings for this survey is State Plane Coordinate System, Grid North Florida East, based on GPS observations made at the time of the survey. Reference bearing East boundary of PB. 10, Page 35A as S00°02'22"W.
- Elevations are based on Brevard County Datum Benchmarks
K7A03 2006 Published 10.89 NAVD 88, Feet
K7A14 Published 24.912 NAVD 88, Feet
- Documents referenced on this survey were taken from Fidelity National Title Insurance Company commitment Order Number 18-19-0702 dated August 30, 2019 at 8:00 A.M.
ITEM 7. Right of Way Easement recorded in Official Records Book 660, Page 563. Easement affects property and its approximate location is shown hereon to the best of our ability. The easement is written poorly and we guessed at one of the bearings because it wasn't legible.
- The property line is contiguous with the right of way line of Melbourne Avenue per Plat Book 10, Page 35A.
- There is a wood frame building that encroaches onto the property along the West boundary. There is a concrete block building that encroaches onto the property along the North boundary.
- The property depicted hereon is the same as described in the Title Commitment
- Parcel 1 and Parcel 2 are contiguous.



- ### LEGEND:
- = CLEAN-OUT POST
 - ⊙ = DELINEATOR POST
 - ⊕ = FIRE HYDRANT
 - ⊙ = GUY ANCHOR
 - ⊙ = SANITARY MANHOLE
 - ⊕ = STREET SIGN
 - ⊕ = TELEPHONE PAD
 - ⊕ = TREE (CYPRESS)
 - ⊕ = TREE (OAK)
 - ⊕ = TREE (PALM)
 - ⊕ = WATER METER
 - ⊕ = WATER VALVE COVER
 - ⊕ = WOOD POST
 - ⊕ = 10" WOOD POWER POLE W/ LIGHT
 - ASPH = ASPHALT
 - (EP) = EDGE OF PAVEMENT
 - (BC) = BACK OF CURB
 - BLDG. = BUILDING
 - CMP = CORRUGATED METAL PIPE
 - CONC = CONCRETE
 - CSL = CONCRETE SLAB
 - C+G = CURB AND GUTTER
 - EL = ELEVATION
 - (FL) = FLOWLINE OF CURB
 - INV. = INVERT
 - MBX = MAILBOX
 - OHE = OVERHEAD ELECTRIC
 - PVC = POLYVINYL CHLORIDE
 - RCP = REINFORCED CONCRETE PIPE
 - SWK = SIDEWALK
 - W/ = WITH
 - Δ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - TB = TANGENT BEARING
 - REC. = RECOVERED
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - (F) = FIELD
 - (P) = PLAT

CERTIFIED TO:
Coggeshall Hall, LLC, a Florida limited liability company
Real Estate Inverlad Development, LLC.
Fidelity National Title Insurance Company

BY: CAS & DG3
DATE: 01-16-2020
29245-BDY.DWG
JOB NO. 29245
SHEET 1 OF 1

JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LBI
9645 EAST COLONIAL DRIVE
SUITE 114
ORLANDO, FLORIDA 32817
407-898-7780

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
[Signature]
DANIEL E. GENTRY JR., Florida Registration Number 5047

FOR:
Real Estate Inverlad Development, LLC

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.