

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND	
A	= ARC
A/C	= AIR CONDITIONER
BFE	= BASE FLOOD ELEVATION
BRG	= BEARING
BM	= BENCHMARK
BLK	= BLOCK
BLDG	= BUILDING
CAV	= CABLE TELEVISION
CHD	= CHORD
CBS	= CONCRETE BLOCK STRUCTURE
C/L	= CENTERLINE
C/L	= CHAIN LINK FENCE
CONC	= CONCRETE
CMF	= CONCRETE MONUMENT FOUND
CCR	= CORNER
(D)	= DEED
DB	= DEED BOOK
DA	= DELTA ANGLE
DEPT	= DEPARTMENT
ESMT	= EASEMENT
ELEC	= ELECTRIC
ENC	= ENCROACHMENT
ELEV	= ELEVATION
EOP	= EDGE OF PAVEMENT
FB	= FIELD BOOK
FF	= FINISHED FLOOR
FNC	= FENCE
FND	= FOUND
FPAL	= FLORIDA POWER & LIGHT COMPANY
GOVT	= GOVERNMENT
ID	= IDENTIFICATION
INV	= INVERT
IRP	= IRON PIPE FOUND
IRC	= IRON ROD & CAP FOUND
IRF	= IRON ROD FOUND
IRS	= 5/8" IRON ROD SET WITH CAP "LS 4029"
LS	= LICENSED BUSINESS NUMBER
LS	= (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M)	= MEASURED
Ns	= NUMBER
NDF	= NAIL & DISK FOUND
NDS	= 1 1/4" NAIL & DISK SET "PLS 4029"
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O/H	= OVERHEAD
ORB	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
(P)	= PLAT
PL	= PLAT BOOK
PCP	= PERMANENT CONTROL POINT
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PI	= POINT OF INTERSECTION
PT	= POINT OF TANGENCY
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POL	= POINT ON LINE
PUE	= PUBLIC UTILITY EASEMENT
PUDE	= PUBLIC UTILITY & DRAINAGE EASEMENT
PWT	= PAVEMENT
R	= RADIAL
REF	= REFERENCE
RNC	= RANGE
R/W	= RIGHT OF WAY
SEC	= SECTION
(SB)	= SURVEY BOOK
TEL	= TELEPHONE RISER
TWP	= TOWNSHIP
TYP	= TYPICAL
UP	= UTILITY POLE
WD	= WOOD
W/C	= 5/8" IRON ROD SET WITH CAP "WITNESS LS 4029"
WM	= WATER METER
XCF	= CROSS CUT FOUND

- NOTES:**
- BEARINGS BASED ON SAID FURNISHED DESCRIPTION (SEE SKETCH)
 - ELEVATIONS BASED ON 1929 NGVD, NATIONAL GEODETIC SURVEY BENCHMARK 195 73 AS4, BEING AT AL ELEV OF 22.66 FEET, 1929 NGVD.
 - FLOOD ZONE "AE", MAP NO. 12009C0504E COMMUNITY NO. 1250 NOVEMBER 19, 1997
 - HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA STATUTE 61017-6.003.
 - BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
 - ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
 - THE SURVEYOR WAS NOT FURNISHED ANY INFORMATION REGARDING EASEMENTS TO CONSTRUCT OR MAINTAIN THE BILLBOARDS AS SHOWN ON THE SKETCH.
 - THE 110 FOOT FPAL EASEMENT DESCRIBED IN ORB 79, PAGE 347 CALLS FOR THE CENTERLINE OF SAID EASEMENT TO BE APPROXIMATELY 1150 FEET WEST OF THE NORTHEAST CORNER OF SECTION 3 AS MEASURED ALONG THE NORTH LINE OF SECTION 3. THE CLIENT IS ADVISED THAT THE PHYSICAL LOCATION OF THE UTILITY LINES, THE LOCATION OF THE EASEMENT AS DEPICTED ON THE 1-95 R/W MAP AND THE EASEMENTS AS DEPICTED ON THIS SURVEY INDICATE THE CENTERLINE OF THE EASEMENT WOULD BE 1053.92 FEET WEST OF THE NORTHEAST CORNER OF SECTION 3 AS MEASURED ALONG THE NORTH LINE OF SECTION 3. THE 80 FOOT FPAL EASEMENT LIES WEST OF AND CONTIGUOUS TO THE 110 FOOT FPAL EASEMENT.
 - PARCEL ZONED BU-1 AS PER BREVARD COUNTY PROPERTY APPRAISER.

CERTIFIED TO:

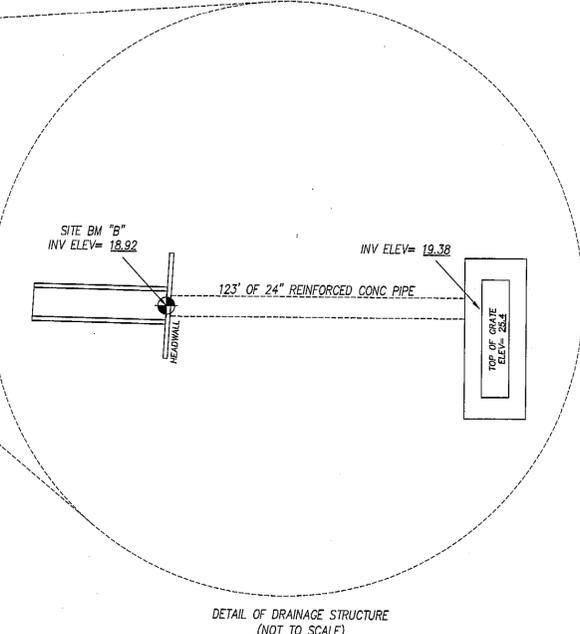
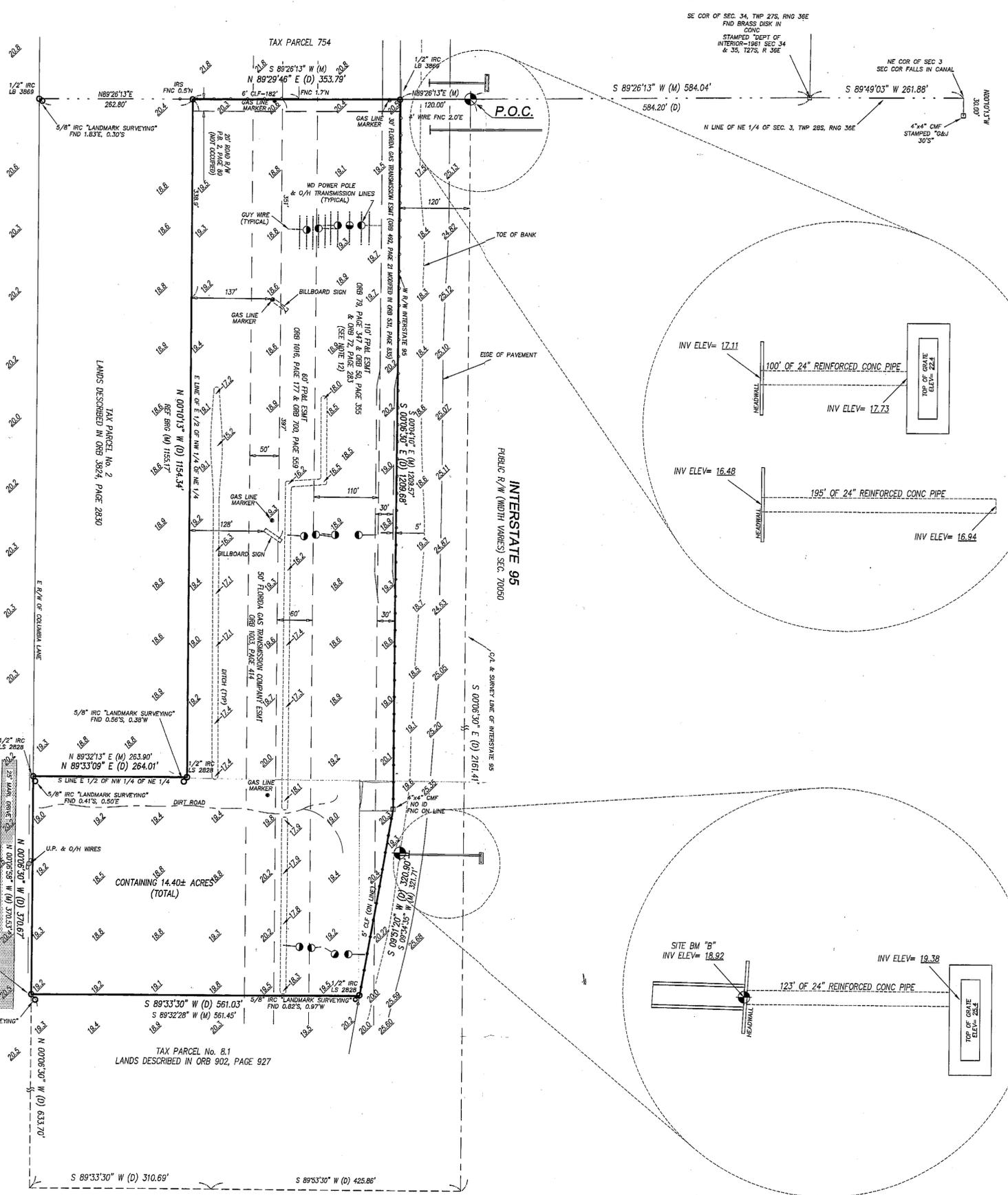
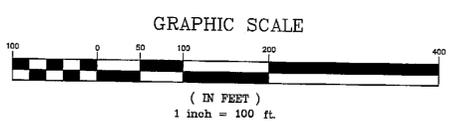
NINETY-FIVE WEST, LLC

BOUNDARY & TOPOGRAPHIC	DATE: 2/12/05	JOB No. 19106
		3-28-36/195192

KANE SURVEYING
 551 APOLLO BOULEVARD, SUITE 104
 MELBOURNE, FLORIDA 32901
 (321) 676-0427
 FAX (321) 984-1448

LEGAL DESCRIPTION: FURNISHED BY CLIENT

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF I-95 WITH NORTH LINE SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID POINT LYING 584.20 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 36 EAST, AS MEASURED ALONG THE SAID NORTH LINE OF SECTION 3; THENCE S 00°06'30" E ALONG SAID CENTERLINE (SURVEY LINE) OF I-95, A DISTANCE OF 2161.41 FEET; THENCE S 89°53'30" W 425.86 FEET; THENCE S 89°33'30" W, 310.69 FEET TO THE EAST RIGHT OF WAY OF COLUMBIA LANE; THENCE N 00°06'30" W ALONG SAID RIGHT OF WAY 633.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°06'30" W ALONG SAID EAST RIGHT OF WAY OF COLUMBIA LANE 370.67 FEET TO THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST; THENCE N 89°33'09" E ALONG SAID SOUTH LINE 264.01 FEET; THENCE N 00°10'13" W ALONG THE EAST LINE OF THE EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST 1154.34 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST; THENCE N 89°33'09" E ALONG SAID NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST 353.79 FEET TO THE WEST RIGHT-OF-WAY OF INTERSTATE 95; THENCE S 00°06'30" E ALONG SAID WEST RIGHT-OF-WAY 1209.68 FEET TO A STATE ROAD RIGHT OF WAY MONUMENT; THENCE S 09°51'20" W ALONG SAID WEST RIGHT-OF-WAY 320.90 FEET TO THE NORTH LINE OF OFFICIAL RECORDS BOOK 902, PAGE 927 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 89°33'30" W ALONG SAID NORTH LINE 561.03 FEET TO THE POINT OF BEGINNING. CONTAINING 14.40 ACRES MORE OR LESS.



CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Michael J. Kane DATE: 2/14/05

MICHAEL J. KANE PROFESSIONAL LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA NO. LS 4029

DRAWN BY: MDS/JAS SCALE 1 INCH = 100 FEET