

SURVEY FOR BOUNDARY, ELEVATIONS AND LOCATIONS OF PERTINENT TOPOGRAPHIC FEATURES AND INFORMATION 2.

- OTHER THAN AS MAY BE SHOWN AND/OR NOTED HEREON. UNDERGROUND IMPROVEMENTS AND/OR UTILITIES ARE NOT LOCATED OR SHOWN ON THIS SURVEY.
- 4. BEARING REFERENCE: ASSUMED BEARING OF S89°43'42"W ON THE SOUTH LINE OF GLEN RIDGE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 62, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 5. ELEVATIONS SHOWN ARE REFERENCED TO NGVD29 DATUM.
- THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD. 6
- SURVEYOR RELIED SOLELY UPON THAT CERTAIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION 7. COMMITMENT, COMMITMENT NUMBER: 1156347, ISSUING OFFICE FILE NUMBER: 21-03069, COMMITMENT DATE: SEPTEMBER 28, 2021 AT 11:00 PM FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS SURVEYED HEREON. NO ADDITIONAL INFORMATION REGARDING SUCH EASEMENTS AND/OR ENCUMBRANCES WAS RESEARCHED BY, NOR PROVIDED TO, THE SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND 8 MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS 9. OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17. FLORIDA ADMINISTRATIVE CODE.
- 10. DATE OF LAST FIELD WORK: 11/22/2021
- 11. PER LETTER DATED OCTOBER 28, 2021 FROM BREVARD COUNTY PLANNING & ZONING DEPARTMENT ADDRESSED TO ANTHEMCARE, LLC, THIS PROPERTY IS ZONED "BU-1" WITH A MAXIMUM BUILDING HEIGHT OF 60 FEET. FRONT SETBACK IS 25 FEET. BASED UPON ORIENTATION OF THE FUTURE/PROPOSED USE/DESIGN OF THE SITE, SIDE & REAR SETBACKS VARY FROM 0 FEET TO 25 FEET FOR SIDES AND 5 FEET TO 15 FEET FOR REARS.
- 12. PER THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 12009C0516G, MAP REVISED MARCH 17, 2014, THIS PROPERTY IS IN FLOOD ZONES "A" AND "X" (UNSHADED) AS DEPICTED AND NOTED HEREON.
- 13. NO EVIDENCE OF RECENT EARTH MOVING WORK OR CONSTRUCTION ACTIVITIES WAS OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.
- 14. EVIDENCE OF UNDERGROUND UTILITIES WAS COMPILED FROM FIELD SURVEYED EVIDENCE TOGETHER WITH INFORMATION FROM AS-BUILT CONSTRUCTION DRAWING OF PRESERVE DRIVE, (B.S.E. AS-BUILT DRAWINGS NUMBERED 1030308918 & 1030308923, PROJECT NUMBER 10303.08 DATED 05/06/05)
- 15. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.
- 16. NO INFORMATION REGARDING ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES PROVIDED TO THE SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY.
- 17. SURVEY AREA CONTAINING 17.65 ACRES, MORE OR LESS.

ABBREVIATIONS

AIR CONDITIONER ARC LENGTH AVE AVENUE BLVD BOULEVARD BM BENCH MARK BEGINNING OF CURVE BOC C/L CENTERLINE CENTRAL ANGLE CA CB CHORD BEARING CONCRETE BLOCK STRUCTURE CBS СН CHORD LENGTH CM CONCRETE MONUMENT CORRUGATED METAL PIPE CMP CONC CONCRETE COR CORNER DELTA / CENTRAL ANGLE DEL DRI DEVELOPMENT OF REGIONAL IMPACT ELEC ELECTRIC EL/ELEV ELEVATION EOC END OF CURVE EDGE OF PAVEMENT EOP EDGE OF WATER EOW ERCP ELLIPTICAL REINFORCED CONCRETE PIPE ESMT EASEMENT FOUND (F) FIELD MEASURED DIMENSIONS FH FIRE HYDRANT FP&L FLORIDA POWER AND LIGHT FEET FT HWY HIGHWA IDENTIFICATION NUMBER INV INVERT IRON ROD IRON ROD AND CAP IRC IRON PIPE LB LICENSED BUSINESS NEIGHBORHOOD IDENTIFICATION N# N&D NAIL AND DISK NAVD88 NORTH AMERICAN VERTICAL DATUM 1988 NATIONAL GEODETIC VERTICAL DATUM 1929 NGVD29 NON-TANGENT INTERSECTION NTL NON-TANGENT LINE NTS NOT TO SCALE OVERHEAD ELECTRIC/ UTILITY OHE OR/ORB OFFICIAL RECORDS BOOM PB PLAT BOOK (P) PLAT DIMENSION PERMANENT CONTROL POINT PCP PAGE(S) PG(S) PK PARKER-KALEN POB POINT OF BEGINNING POINT OF COMMENCEMENT POC POWER/UTILITY POLI POINT OF REVERSE CURVATURE PRC PUD PLANNED UNIT DEVELOPMEN PVC POLYVINYL CHLORIDE PIPE RADIUS R/W RIGHT-OF-WAY RPB ROAD PLAT BOOK RR RAILROAD STREET TYP TYPICAL

DESCRIPTION FROM EXHIBIT "A" IN THAT CERTAIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMMITMENT NUMBER: 1156347, ISSUING OFFICE FILE NUMBER: 21-03069, COMMITMENT DATE: SEPTEMBER 28, 2021 AT 11:00 PM:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4715, PAGE 1510, TOGETHER WITH PRESERVE DRIVE, ACCORDING TO THE ROAD PLAT THEREOF AS RECORDED IN ROAD PLAT BOOK 2. PAGE 3. ALSO TOGETHER WITH PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4337, PAGE 844, ALL BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY. FLORIDA AND LYING IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE ARBORS AT LONGLEAF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 66, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4715. PAGE 1510 AND ALSO BEING A POINT ON THE SOUTH LINE OF GLEN RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN N89°42'23"E, ALONG THE SOUTH LINE OF SAID GLEN RIDGE SUBDIVISION, A DISTANCE OF 660.01 FEET, TO THE SOUTHEAST CORNER OF SAID GLEN RIDGE SUBDIVISION AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF WICKHAM ROAD, A 150 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE S00°33'11"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1164.43 FEET, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1613, PAGE 247, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°35'02"W, ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1613, PAGE 247, A DISTANCE OF 660.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1613, PAGE 247, (SAID POINT ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3672, PAGE 2536, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE N00°33'11"W, ALONG SAID EASTERLY LINE, AND ALONG THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5905, PAGE 2698, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ALONG THE EASTERLY LINE OF SAID THE ARBORS AT LONGLEAF, A DISTANCE OF 1165.84 FEET, TO THE POINT OF BEGINNING.

ALTA CERTIFICATION:

TO ANTHEMCARE MANAGEMENT, LLC, DUSS, KENNEY, SAFER, HAMPTON & JOOS, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SHANNASH PROPERTIES, INCORPORATED AND SCHECTER REAL ESTATE LAW:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(a), 8, 11(a), 13, 16 & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/22/2021

FIELD BOOK: PAGE(S): A	B.S.E. CONSULTANTS, INC. CONSULTING - ENGINEERING -	PRESERVE DRIVE NORTH & SOUTH SECTION 36, TOWNSHIP 26 SOUTH, RANGE 36 EAST,	SCOTT M. GLAUBITZ PROFESSIONAL LAND SURVEYOR FLORIDA LICENSE NUMBER 4151	РКОЈЕСТ NO. 11546.01
	LAND SURVEYING 312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FLORIDA 32901 PHONE: (321) 725-3674 FAX: (321) 723-1159	MELBOURNE, FLORIDA		DRAWING NO. 1154601_100_001
Image: Constraint of the second se	CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905	BOUNDARY SURVEY	LESLIE E. HOWARD PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NUMBER 5611	SHEET 1 of 1