



BOUNDARY SURVEY OF

PARENT TRACT:

BEGINNING AT THE NORTHWEST CORNER OF THE SE.1/4 OF THE NW 1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE N 88°30' 08" EAST ALONG THE NORTH LINE THEREOF, 498.94 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BARNA AVENUE, ACCORDING TO THE DESCRIPTION THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 113, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVED EASTERLY, HAVING A RADIUS OF 1128.74 FEET, AND WHOSE TANGENT AT SAID POINT BEARS S 0°44' 03" E, THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°48' 00", A DISTANCE OF 350.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 1058.74 FEET AND A CENTRAL ANGLE OF 17°49' 28", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 329.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 0°42' 35" EAST, 0.81 FEET, THENCE S 87°57' 44"W, ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4 OF THE NE1/4 OF SECTION 16 A DISTANCE OF 590.14 FEET, THENCE N 1°53' 22"W, ALONG THE WEST LINE OF SAID LANDS, 676.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.42 ACRES, MORE OR LESS.

SURVEYOR'S NOTE:

LEGAL DESCRIPTION FURNISHED BY CLIENT.

TOGETHER WITH

PARCEL A:

THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35, EAST, BREVARD COUNTY, FLORIDA, LYING WEST OF BARNA AVENUE, AS DESCRIBED IN DEED BOOK 299, PAGE 448, LESS AND EXCEPT OFFICIAL RECORD 1520, PAGE, 938 AND ROAD RIGHT OF WAY, AND LESS AND EXCEPT OFFICIAL RECORD BOOKS 2415, PAGE 2989 AND OFFICIAL RECORD BOOK 2449, PAGE 2900, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF THE SE.1/4 OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 16; THENCE RUN N 1°53'22"W, ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE NE1 1/4 OF SAID SECTION 16 A DISTANCE OF 16.64 FEET TO A POINT 660.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 16; THENCE RUN NN 89°00' 25"E, PARALLEL WITH SAID NORTH LINE OF SECTION 16 AS DESCRIBED IN OFFICIAL RECORD BOOK 3587, PAGE 405 A DISTANCE OF 493.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BARNA AVENUE AN 80.00 FOOT ROAD RIGHT OF WAY; THENCE S 0°42' 35"E, ALONG SAID RIGHT OF WAY LINE OF SAID BARNA AVENUE BEING A 70.00 FOOT WIDE ROAD RIGHT OF WAY AND THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVED EASTERLY HAVING A RADIUS OF 1128.74 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°01' 28" AN ARC DISTANCE OF 0.48 FEET; THENCE S 88°30' 08"W ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 16, A DISTANCE OF 498.94 FEET TO THE POINT OF BEGINNING. CONTAINING 0.164 ACRES MORE OR LESS.

ABBREVIATIONS. LEGEND

ARC = Length of Curve	N/D = Nail & Disk
A/C = Air Conditioner	M.H. = Manhole
BDRY = Boundary	ORB = Official Record Book
BM = Bench Mark	P = Plat
C = Calculated	P.B. = Plat Book
C = Centerline	P.C. = Point of Curvature
C.B.S. = Concrete Block Structure	P.C.C. = Point of Compound Curvature
C.L.F. = Chain Link Fence	P.C.P. = Permanent Control Point
C.M. = Concrete Monument	P.I. = Point of Intersection
C.M.P. = Corrugated Metal Pipe	P/L = Property Line
COL = Column	PLS = Professional Land Surveyor
CONC. = Concrete	P.O.B. = Point of Beginning
COR = Corner	P.O.C. = Point of Commencement
COVD = Covered	P.O.L. = Point on Line
C&G = Curb and Gutter	PP = Power Pole
D = Deed	P.R.C. = Point of Reverse Curvature
D.B. = Deed Book	PROP. = Proposed
DEL. = Delta or Central Angle	P.R.M. = Permanent Reference Monument
D.H. = Drill Hole	PSM = Professional Surveyor & Mapper
E.O.P. = Edge of Pavement	P.T. = Point of Tangency
FD = Found	P.U. & D. ESMT. = Public Utility & Drainage Easement
FI = Fire Hydrant	PVMT = Pavement
F.I.R.M. = Federal Insurance Rate Map	R = Radius
FIN. FL. ELEV. = Finish Floor Elevation	RAD. = Radial
FIP = Found Iron Pipe	RCP = Reinforced Concrete Pipe
FIR = Found Iron Rod	RES. = Residence
ID. = Identity	R.P. = Radius Point
I.P. = Iron Pipe	R/W = Right-of-Way
I.R. = Iron Rod	SB = Subsoil
LB = Licensed Business	TYP = Typical
M = Measured	WD.F. = Wood Fence
NAVD = North American Vertical Datum	WP = Wood Power Pole
NOVD = National Geodetic Vertical Datum	

SURVEYOR'S NOTES:

THE BEARING STRUCTURE SHOWN HEREON IS BASED ON ASSUMED BEARING OF S 87°57' 44" W, AS SHOWN ALONG N. LINE OF ROYAL OAK G. & C. C. EAST-- UNIT THREE, P.B. 20-133.

AS BEST AS CAN BE DETERMINED PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL# 0180 DATE 4-3-89 THE ABOVE PROPERTY APPEARS TO LIE FLOOD ZONE X

ALL SET CORNERS ARE 1/2" IRON RODS WITH PLASTIC CAPS STAMPED PSM 3155, UNLESS OTHERWISE NOTED. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE AS PER RECORDED PLAT, UNLESS OTHERWISE NOTED. ELEVATIONS SHOWN HEREON ARE BASED ON DATUM OF 1928.

CERTIFICATE OF AUTHORIZATION NO. LB 8884

I HEREBY CERTIFY: THAT THIS "MAP OF SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN HEREON. ALL THE FOREGOING SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESERVATIONS, RESTRICTIONS OR EASEMENTS OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE:	ORDER NO.	F.B. NO.	REVISIONS	DATE:	CERTIFIED TO:
9-11-06	4394	1050-42	BOUNDARY SURVEY OF PARCEL A	7-24-06	BREVARD LAND DEVELOPMENT, LLC
				ORDER NO. 4349	
				F.B. NO. 1050-31	BOSSO, BOSSO & PARDO, P.A.
				SCALE: 1"=40'	ATTORNEY'S TITLE INSURANCE FUND, INC.
				DWG. NO. BS-253-08	

McFerrin
SURVEYING & MAPPING, INC.
1024 GARDEN STREET, TITUSVILLE, FL 32796
PHONE (321)289-7076, FAX (321)289-7292
CERTIFICATE OF AUTHORIZATION NO. LB 6664

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1024 GARDEN STREET, TITUSVILLE, FL 32796
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CERTIFICATE OF AUTHORIZATION NO. LB 6664

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY: THAT THIS "MAP OF SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN HEREON. ALL THE FOREGOING SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESERVATIONS, RESTRICTIONS OR EASEMENTS OF RECORD. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SIGNED BY: <i>Robert D. McFerrin</i> ROBERT D. McFERRIN PROFESSIONAL SURVEYOR AND MAPPER NO.3155 STATE OF FLORIDA
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