

CURVE TABLE SHOWING PLAT AND MEASURED CURVE DATA AS LABELED

ARC	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
A	36°21'43" (P)	561.09 (P)(M)	356.09 (P)	S 49°21'32" W (M)	350.14 (M)
B	19°28'32" (M)	1562.72 (P)(M)	531.19 (M)	S 21°28'25" W (M)	528.63 (M)
C	01°51'53" (P)	560.00 (P)(M)	18.26 (P)	S 89°28'18" W (M)	18.26 (M)
D	92°04'52" (M)	90.00 (P)(M)	144.64 (M)	S 79°13'18" E (M)	129.57 (M)
E	90°00'00" (M)	90.00 (M)	141.37 (M)	S 80°15'44" E (M)	127.28 (M)
F	118°17'02" (M)	100.00 (M)	202.85 (M)	N 86°30'45" E (M)	163.91 (M)
K	30°58'13" (P)	3075.52 (M)	1502.72 (P)(M)	S 81°14'48" W (M)	801.66 (M)
L	38°13'38" (P)	3071.34 (M)	501.09 (P)(M)	S 33°43'31" W (M)	328.15 (M)

LINE TABLE

LINE BEARING	DISTANCE
L-1 S 35°18'44" E (M)	7.45 (M)

DESCRIPTION

PARCEL 1A: (BY SURVEYOR)
 A PARCEL OF LAND BEING A PART OF PARCEL "D" AS SHOWN ON THE PLAT OF ENTERPRISE PARK AS RECORDED IN PLAT BOOK 32, PAGE 74 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID PARCEL "D", SAID CORNER LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ARMSTRONG DRIVE, THENCE ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING FIVE COURSES AND DISTANCES: THENCE S. 69°25'25" W., 64.15 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 561.09 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 01°51'53", (A CHORD BEARING OF S. 89°28'18" W., AND A CHORD LENGTH OF 18.26 FEET), 18.26 FEET TO THE SOUTHWEST CORNER OF THE RETENTION AREA AS SHOWN ON SAID PLAT OF ENTERPRISE PARK, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 561.09 FEET THROUGH A CENTRAL ANGLE OF 36°21'43", (SAID CURVE HAVING A CHORD BEARING OF S. 49°21'32" W., AND A CHORD LENGTH OF 350.14 FEET) TO AN INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S. 31°14'36" W., ALONG SAID NON-TANGENTIAL LINE A DISTANCE OF 163.72 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1562.72 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°28'32", (SAID CURVE HAVING A CHORD BEARING OF S. 21°28'25" W., AND A CHORD LENGTH OF 528.63 FEET), 531.19 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, ON A BEARING OF N. 61°00'00" W., 773.01 FEET; THENCE N. 28°58'38" E., 448.08 FEET; THENCE N. 61°32'46" W., 60.00 FEET; THENCE N. 28°58'38" E., 376.20 FEET; THENCE S. 61°32'46" E., 357.22 FEET; THENCE N. 28°27'14" E., 93.80 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET; A CENTRAL ANGLE OF 118°17'02", (SAID CURVE HAVING A CHORD BEARING OF N. 86°35'45" E., AND A CHORD LENGTH OF 163.91 FEET), THENCE RUN NORTHEASTERLY, AN ARC DISTANCE OF 202.85 FEET; THENCE LEAVING SAID CURVE, RUN S. 35°15'44" E., A DISTANCE OF 7.45 FEET, TO A POINT OF CURVATURE OF A TANGENTIAL CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 90°00'00", (SAID CURVE HAVING A CHORD BEARING OF S. 80°15'44" E., AND A CHORD LENGTH OF 127.28 FEET), THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 141.37 FEET, TO A POINT OF REVERSE CURVATURE OF A TANGENTIAL CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 92°04'52", (SAID CURVE HAVING A CHORD BEARING OF S. 79°13'18" E., AND A CHORD DISTANCE OF 129.57 FEET), THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 144.64 FEET; THENCE LEAVING SAID CURVE, RUN S. 33°10'52" E., A DISTANCE OF 161.29 FEET TO THE POINT OF BEGINNING.

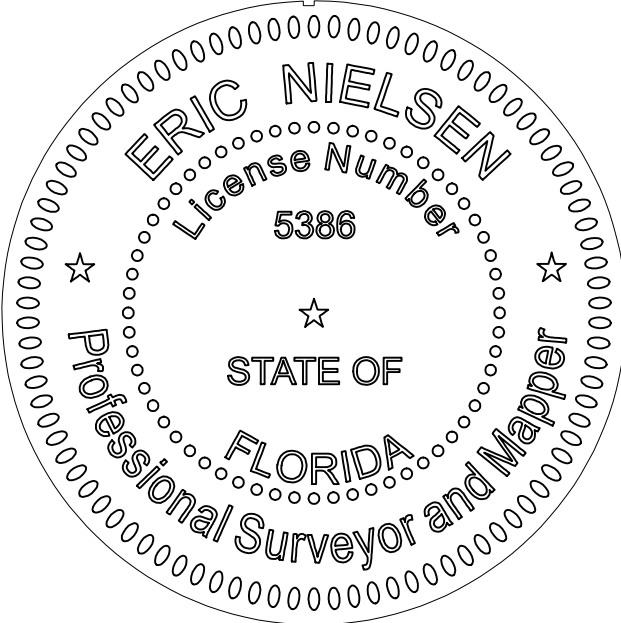
AFORE DESCRIBED PARCEL CONTAINING 16.53 ACRES MORE OR LESS

SURVEYORS NOTES:

- This property is located in Flood Zone(s) X. The Residence is lying in Flood Zone(s) X, Map No. 1200002156, Panel No. 215, Suffix G, Community No. 125152, Effective Date, March 17, 2014.
- The bearings shown are based on an Assumed North Meridian, Being N 01° 15' 54" E along the Center line of Armstrong Drive.
- The Surveyor has not abstracted the property. Only plotted or furnished easements or encumbrances that may restrict the property are shown.
- Underground improvements are not located unless requested.
- Elevations if shown hereon based on NAVD 88.
- Legal Description as written by surveyor is based on calculated and measured bearings and distances.
- Distances shown hereon labeled as (P) denotes plotted distances as shown on the plat of Enterprise Park per Plat Book 32, Page 74, of the Public Records of Brevard County, Florida. Distances labeled as (M) indicates measured distances per the date of the Survey shown hereon.

LEGEND & ABBREVIATIONS:

- ☆ = LIGHT POLE
- = STORM DRAINAGE INLET = SDI
- = SANITARY STORM MANHOLE
- = EMERGENCY BOX
- ⊠ = FIRE HYDRANT
- = Set 5/8" Iron rod with plastic cap
- △ = Set nail with metal disc
- = Set concrete monument with disc
- = 6" C.L.F. = Center Line
- = 6" W.F. = Existing Elevations
- (XX) = Proposed Elevations
- (B.M.) = Benchmark, (CONC.) = Concrete, (C.L.) = Centerline, (C.B.) = Concrete Block
- (C.B.S.) = Concrete Block Structure, (C.&S.) = Covered and Screened,
- (C.M.) = Concrete Monument, (C.M.P.) = Corrugated Metal Pipe, (C.L.F.) = Chain Link Fence
- (F.P.R.) = Fixed Point of Reference, (I.R.P.) = Iron Rod with Cap, (I.P.) = Iron Pipe
- (G.M.) = Gas Meter, (L.B.) = Licensed Business, (L.S.) = Licensed Surveyor, (M.) = Measured
- (M.E.S.) = Mitered End Section, (N&D) = Nail & Disc, (O.R.B.) = Official Records Book
- (O.H.P.) = Over Head Power Line, (P.C.P.) = Permanent Control Point, (P.) = Plat
- (P.O.B.) = Point of Beginning, (P.O.C.) = Point of Commencement, (P.L.) = Point of Curve
- (P.L.) = Point of Tangent, (P.R.M.) = Permanent Reference Monument,
- (P.U.) = Public Utility and Drainage Easement, (P.W.C.) = Point of Reverse Curvature
- (R.C.) = Reinforced Conc. Pipe, (R.C.P.) = Reinforced Conc. Pipe, (R.W.) = Right of Way, (S.E.C.) = Section
- (T.W.P.) = Township, (W.U.P.) = Wood Utility Pole, (W.F.S.) = Wood Frame Structure, (W.M.) = Water Meter



REVISIONS:

DESCRIPTION:	rectification survey 12-11-2020
--------------	---------------------------------

PREPARED BY:
 Eric Nielsen Land Surveying, Inc.
 12 STONE STREET, COCOA, FL. 32922
 PHONE: (321) 631-9654 FAX: (321) 631-5974

MAP OF BOUNDARY SURVEY

PREPARED FOR:
 Pharras, Libarras, Inc.
 United Community Bank dba, Seaside Bank and Trust, ISACA, ATMA
 Old Republic National Title Insurance Company, Inc.
 Rely A. Mount, P.A.

SITE ADDRESS:
 1600 & 1700 ARMSTRONG DRIVE TITUSVILLE, FLORIDA 32780

SECTION	04
TOWNSHIP	23
RANGE	35

JOB NO.
 19-296-09

DRAWN T.N.
CHECKED E.N.
DATE 09-19-2019
SCALE 1" = 60'
SHEET NO. 1 OF 1

Certified By:
 Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.E. 6946, State of Florida
 5-17-03, pursuant to Chapter 472.007 per Florida Statute.