

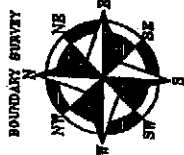
PROJECT #13-08-07
SHEET 2 OF 2 SHEETS
LEGAL DESCRIPTION ON SHEET 1

A.K.A. CHENEY HIGHWAY
STATE ROAD 50
"

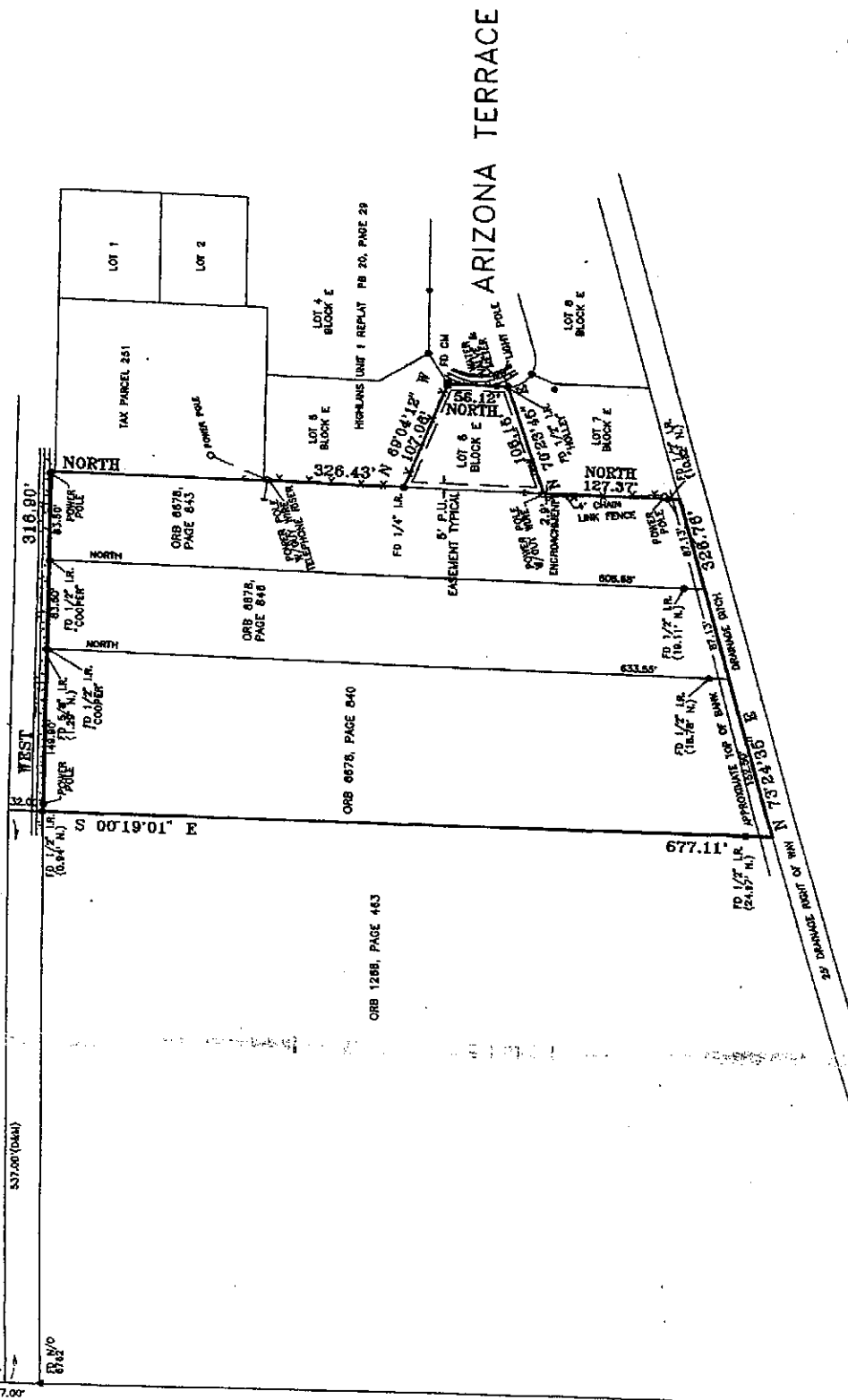
NORTH LINE OF N.Y. 1/4 OF SECTION 26-22-35

2807.53'(M)
2808.75'(PER R/W MAP)

FD RAILROAD SPIKE
(DATED 1-07-1997)
NORTHWEST CORNER OF
N.W. 1/4 OF SECTION 26-22-35



SCALE: 1" = 100'



LEGAL DESCRIPTION: (AS FURNISHED)

LOT 6, BLOCK 6, HIGHLANDS, UNIT 1, REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH:

(ORB 6678, PAGE 843)

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 25 FEET SOUTH OF AND 687 EAST OF THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, RUN THENCE SOUTH TO THE CENTER OF DRAINAGE DITCH (BEING THE SAME DRAINAGE DITCH REFERRED TO IN WARRANTY DEED RECORDED IN DEED BOOK 57, PAGE 343, AND IN WARRANTY DEED RECORDED IN DEED BOOK 121, PAGE 121), THENCE RUN NORTHEASTERLY IN CENTER OF SAID DRAINAGE DITCH TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED BOOK 322, PAGE 89, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE NORTH ALONG WEST LINE OF LAND DESCRIBED IN SAID DEED BOOK TO A POINT 25 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, THENCE WEST 167 FEET TO POINT OF BEGINNING, EXCEPTING THEREFROM RIGHT OF WAY FOR STATE ROAD 50, ALSO EXCEPTING THE NORTH 8 FEET AS DESCRIBED IN DEED BOOK 163, PAGE 171.

TOGETHER WITH:

(ORB 6678, PAGE 846)

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN 25 FEET SOUTH OF AND 687 EAST OF THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, RUN THENCE SOUTH TO THE CENTER OF DRAINAGE DITCH (BEING THE SAME DRAINAGE DITCH REFERRED TO IN WARRANTY DEED RECORDED IN DEED BOOK 57, PAGE 343, AND IN WARRANTY DEED RECORDED IN DEED BOOK 121, PAGE 121), THENCE RUN NORTHEASTERLY IN CENTER OF SAID DRAINAGE DITCH TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED BOOK 322, PAGE 89, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE NORTH ALONG WEST LINE OF LAND DESCRIBED IN SAID DEED BOOK TO A POINT 25 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, THENCE WEST 167 FEET TO POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTHERLY 8 FEET THEREOF AS DESCRIBED IN DEED BOOK 163, PAGE 171, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS THAT PORTION OF THE ABOVE:

LYING WITHIN 57 FEET SOUTH OF THE FOLLOWING DESCRIBED SURVEY LINE OF STATE ROAD 50, SECTION 70110:

BEGIN ON THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, THENCE RUN SOUTH 89°41'38" EAST A DISTANCE OF 2,609.75 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 28 FOR THE END OF THIS SURVEY LINE DESCRIPTION.

TOGETHER WITH:

(ORB 6678, PAGE 840)

BEGIN 25 FEET SOUTH OF AND 537 EAST OF THE NORTHWEST CORNER OF SECTION 28, T-22S, R-35 E FOR THE POINT OF BEGINNING OF TRACT HEREBY CONVEYED, THENCE RUN SOUTH AND ALONG AN "OLD FENCE" SHOWN ON REVISED SURVEY OF SAID PROPERTY MADE ON DECEMBER 14, 1962, BY W. D. BRUNER, REGISTERED SURVEYOR, TO THE CENTER OF A DRAINAGE DITCH (BEING THE SAME DRAINAGE DITCH REFERRED TO IN WARRANTY DEED RECORDED IN DEED BOOK 57 AT PAGE 343, AND IN WARRANTY DEED RECORDED IN DEED BOOK 121 AT PAGE 121) THENCE RUN NORTHEASTERLY IN CENTER OF SAID DRAINAGE DITCH TO A POINT WHICH IS DUE SOUTH OF ANOTHER POINT WHICH IS 687 EAST OF NORTHWEST CORNER OF SECTION 28, AFORESAID THENCE GO NORTH TO A POINT WHICH IS 25 FEET SOUTH OF THE NORTH LINE OF SECTION 28 AFORESAID - AND WHICH LATTER POINT IS ALSO 687 FEET EAST OF THE NORTHWEST CORNER OF AFORESAID SECTION 28; THENCE RUN WEST 150 FEET TO POINT OF BEGINNING, EXCEPTING THEREFROM THE NORTHERLY 8 FEET THEREOF AS DESCRIBED IN DEED BOOK 163 AT PAGE 171, ALL REFERENCES IN THIS DEED BEING TO PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**SHEET 1 OF 2 SHEETS
DRAWING ON SHEET 2**

LEGEND:

A/C = AIR CONDITIONER
A.K.A. = ALSO KNOWN AS
ALUM = ALUMINUM
AVE = AVENUE
BLK = BLOCK
BLVD = BOULEVARD
BU = BOUNDARY
(CALC) = CALCULATED
CB = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
CD = CHORD DISTANCE
CL = CHAIN LINK FENCE
E = CENTER LINE
C.M. = CONCRETE MONUMENT
CT = COURT
C.D. = COURT DEED
DR = DRIVE
DB = DEED BOOK
D/W = DRIVEWAY

PROPOSED ELEVATION
ELEVATION SHOT
DRAINAGE FLOW
EASEMENT
ELEVATION
FINISH FLOOR
FOUND
FIRE HYDRANT
IRON ROD
IRON ROD
LOCATED BUSINESS
MEASURED
NAIL & DISK
N.G.V. = NATIONAL GEODETIC VERTICAL DATUM
ORB = OFFICIAL RECORDS BOOK
(P) = PLAT
(P.B.) = PRO-BATED
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

WETLAND FLAGS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
P.C. = PERMANENT CONTROL POINT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.E. = PLAT BOOK
R/W = RIGHT-OF-WAY
R.P. = RADIAL POINT
S.P. = SCREEN PORCH
S.W. = SIDEWALK
W.F. = WOOD FENCE
W.M. = WATER METER
W.V. = WATER VALVE

SURVEY SYMBOLS

— = MORE OR LESS
O = POWER POLE
—> = GUY WIRE
L = ARC LENGTH
R = RADIUS
Δ = DELTA
— = COVERED AREA
— = CONC.
— = CENTER LINE
— = FENCE
— = EASEMENT
● = FOUND AS NOTED
● = FOUND NAIL & DISK
● = FOUND CONCRETE MONUMENT
● = SET 5/8" IRON ROD "COOPER LB 8544"
● = SET NAIL & DISK "COOPER LB 8544"
● = SET 4"X4" CONCRETE MONUMENT "COOPER LB 6544"

DRAWN BY: GPR

CHECKED BY: J.W.C.

SCALE: 1" = 100'

SECTION 28, TOWNSHIP 22 S., RANGE 35 E.

LEGAL DESCRIPTION:
SEE ABOVE

according to the plat thereof as recorded in Plat Book at Page of the Public Records of Brevard County, Florida.

CERTIFIED TO:

HIGHWAY 50 BENEFICIARIES, LLC

PROJECT No.	DATE	REVISION

SURVEY DATE: 9/27/2013 PROJECT # 13-08-07

SURVEYORS NOTES:

1. Unless otherwise noted only plotted easements are shown hereon.
2. No underground utilities or improvements were located unless otherwise shown.
3. The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client this surveyor feels that this parcel lies in F.I.E.M. Zone X per Community Panel No. 125152-0190 F dated 1/5/98.
4. Unless otherwise noted, any elevations shown are based on assumed datum.
5. Bearing shown hereon are based on the SOUTH R/W LINE OF CHERNEY HIGHWAY as being WEST.
6. This survey is prepared and certified for the exclusive use of the client named hereon.
7. Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093 it is for information purposes only and is not a valid survey.
8. Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
9. Ownership of fee-simple is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

John W. Cooper
LAND SURVEYING Inc.
2326 S. HOPKINS AVENUE
Titusville, Florida 32780
(321) 268-5646
FAX (321) 268-5688

I hereby certify that this survey meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61C17-6 Florida Administrative Code, Pursuant to section 472.02 Florida Statutes.

John W. Cooper
Professional Land Surveyor No. 5093
State of Florida