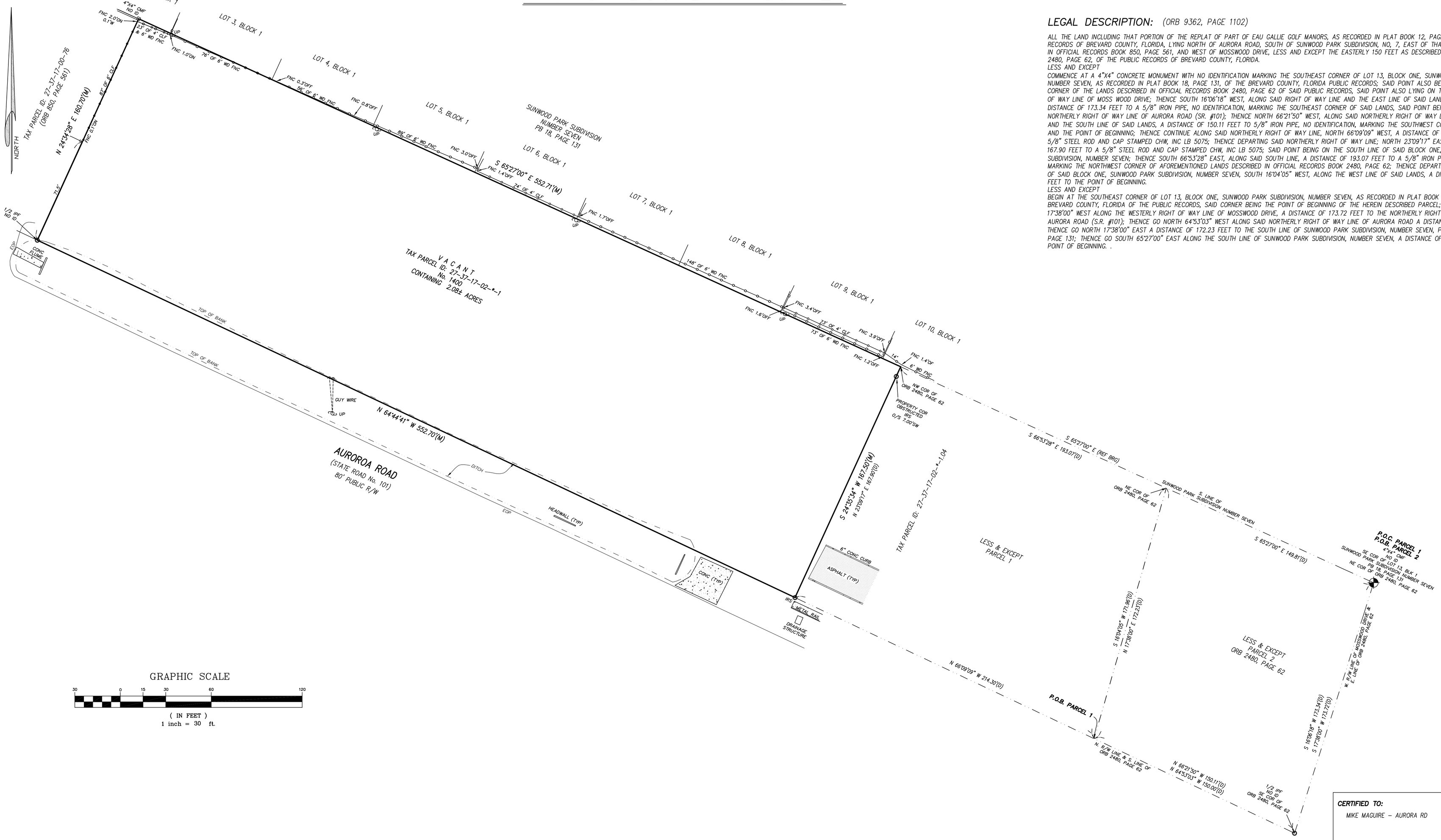
MAP OF BOUNDARY SURVEY



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION: (ORB 9362, PAGE 1102)

ALL THE LAND INCLUDING THAT PORTION OF THE REPLAT OF PART OF EAU GALLIE GOLF MANORS, AS RECORDED IN PLAT BOOK 12, PAGE 30, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING NORTH OF AURORA ROAD, SOUTH OF SUNWOOD PARK SUBDIVISION, NO, 7, EAST OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 850, PAGE 561, AND WEST OF MOSSWOOD DRIVE, LESS AND EXCEPT THE EASTERLY 150 FEET AS DESCRIBED IN OFFICIAL RECORDS 2480, PAGE 62, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHEAST CORNER OF LOT 13, BLOCK ONE, SUNWOOD PARK SUBDIVISION, NUMBER SEVEN, AS RECORDED IN PLAT BOOK 18, PAGE 131, OF THE BREVARD COUNTY, FLORIDA PUBLIC RECORDS; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2480, PAGE 62 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF MOSS WOOD DRIVE; THENCE SOUTH 16°06'18" WEST, ALONG SAID RIGHT OF WAY LINE AND THE EAST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 173.34 FEET TO A 5/8" IRON PIPE, NO IDENTIFICATION, MARKING THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD (SR. #101); THENCE NORTH 66°21'50" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD AND THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 150.11 FEET TO 5/8" IRON PIPE, NO IDENTIFICATION, MARKING THE SOUTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 66°09'09" WEST, A DISTANCE OF 214.30 FEET TO A 5/8" STEEL ROD AND CAP STAMPED CHW, INC LB 5075; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE; NORTH 23°09'17" EAST, A DISTANCE OF 167.90 FEET TO A 5/8" STEEL ROD AND CAP STAMPED CHW, INC LB 5075; SAID POINT BEING ON THE SOUTH LINE OF SAID BLOCK ONE, SUNWOOD PARK SUBDIVISION, NUMBER SEVEN; THENCE SOUTH 66°53'28" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 193.07 FEET TO A 5/8" IRON PIPE, NO IDENTIFICATION, MARKING THE NORTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2480, PAGE 62; THENCE DEPARTING FROM SOUTH LINE OF SAID BLOCK ONE, SUNWOOD PARK SUBDIVISION, NUMBER SEVEN, SOUTH 16°04'05" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 171.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

BEGIN AT THE SOUTHEAST CORNER OF LOT 13, BLOCK ONE, SUNWOOD PARK SUBDIVISION, NUMBER SEVEN, AS RECORDED IN PLAT BOOK 18, PAGE 131, OF THE BREVARD COUNTY, FLORIDA OF THE PUBLIC RECORDS, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE GO SOUTH 17°38'00" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF MOSSWOOD DRIVE, A DISTANCE OF 173.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD (S.R. #101); THENCE GO NORTH 64°53'03" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF AURORA ROAD A DISTANCE OF 150.00 FEET; THENCE GO NORTH 17°38'00" EAST A DISTANCE OF 172.23 FEET TO THE SOUTH LINE OF SUNWOOD PARK SUBDIVISION, NUMBER SEVEN, PER PLAT BOOK 18, PAGE 131; THENCE GO SOUTH 65°27'00" EAST ALONG THE SOUTH LINE OF SUNWOOD PARK SUBDIVISION, NUMBER SEVEN, A DISTANCE OF 149.81 FEET TO THE POINT OF BEGINNING. .

CERTIFIED TO:

MIKE MAGUIRE – AURORA RD

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 10/5/22

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JED/JIL | SCALE 1 INCH = 30 FEET

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL= TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
X-F = CROSS CUT FOUND

NOTES:

1. BEARINGS BASED ON S. LINE OF SUNWOOD PARK SUBDIVISION NUMBER SEVEN BRING S 65°27'00" E AS PER DEED (SEE SKETCH)
2. ELEVATIONS BASED ON (NOT APPLICABLE)
3. FLOOD ZONE "X", MAP No. 12009C0519H COMMUNITY No. 120025, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERMSE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

BOUNDARY	DATE: 9/8/22	JOB No. 42395
		17-27-37/1400AURORA

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