

SKETCH OF SURVEY.

DESCRIPTION PER O.R. 1156, PAGE 157:

COMMENCE AT AN AXEL SHAFT ON THE NORTHWESTERLY LINE OF LOT 18 AT THE INDIAN RIVER, AS SHOWN ON THE "PLAT OF GEORGIA TERRACE", SUBDIVISION RECORDED IN PLAT BOOK 9, PAGE 38, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN S. 34°00'00"W, ALONG THE NORTHWESTERLY LINE OF LOT 18, 325.13 FEET TO A CONCRETE MONUMENT; THENCE RUN N. 40°58'43"W, 315.45 FEET TO A CONCRETE MONUMENT ON THE SOUTHEASTERLY R/W LINE OF DIXON BOULEVARD EXTENDED EASTERLY; THENCE RUN N. 34°05'17"E, ALONG SAID SOUTHEASTERLY R/W LINE, 100.00 FEET TO THE "POINT OF BEGINNING"; THENCE CONTINUE N. 34°05'17"E, ALONG SAID SOUTHEASTERLY R/W LINE, 220 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RETURN TO THE "POINT OF BEGINNING", AND RUN S. 40°58'43"E, 105.15 FEET; THENCE RUN N. 34°05'17"E, PARALLEL TO SAID SOUTHEASTERLY R/W LINE, 223.5 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RUN NORTHWESTERLY, ALONG SAID WATERS, 105 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE FIRST COURSE OF THE HEREIN DESCRIBED LANDS;

TOGETHER WITH RIPARIAN, LITTORAL AND SHORE RIGHTS THEREUNTO BELONGING AND APPERTAINING;

SAID LANDS BEING SUBJECT TO THE R/W OF STATE ROAD NO. 515.

DESCRIPTION OF TRACT "A":

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING A PORTION OF LOT 5 OF "ROBERT DIXON'S HOMESTEAD", RECORDED IN PLAT BOOK 1, PAGE 24 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON MARKER (NO IDENTIFICATION) WHICH MONUMENTS THE SOUTHWEST CORNER OF LOT 18 OF "GEORGIA TERRACE", RECORDED IN PLAT BOOK 9, PAGE 38 OF SAID PUBLIC RECORDS, THENCE RUN N. 34°00'00"E, ALONG THE NORTH LINE OF SAID "GEORGIA TERRACE" AND ALONG THE SOUTH LINE OF AFORESAID LOT 5 OF "ROBERT DIXON'S HOMESTEAD", A DISTANCE OF 104.92 FEET TO THE "POINT OF BEGINNING"; THENCE N. 40°58'43"W, ALONG AN EAST LINE OF LANDS DESCRIBED IN O.R. 248, PAGE 345 OF SAID PUBLIC RECORDS, A DISTANCE OF 315.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DIXON'S BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY); THENCE N. 34°05'17"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100 FEET; THENCE S. 40°58'43"E, PARALLEL WITH THE AFORESAID EASTERLY LINE OF O.R. 248, PAGE 345, A DISTANCE OF 190.68 FEET; THENCE S. 39°02'29"W, A DISTANCE OF 15.35 FEET; THENCE S. 12°07'00"E, A DISTANCE OF 168.85 FEET TO THE "POINT OF BEGINNING", CONTAINING 0.538 ACRES.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, LIMITATIONS AND / OR RIGHTS OF WAY OF RECORD.

SURVEY NOTES:

- THE BEARING STRUCTURE OF THIS SURVEY IS BASED ON THAT DEED RECORDED IN O.R. 1156, PAGE 157. SPECIFICALLY, THE RIGHT OF WAY LINE OF DIXON BOULEVARD - A BEARING OF N. 34°05'17"E.
- THE TRACTS DESCRIBED WERE DETERMINED TO LIE WITHIN FLOOD ZONE "X" PURSUANT TO FIRM #12009C0290 E, DATED APRIL 3, 1989, ZONE "X" - "THOSE AREAS DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN" PURSUANT TO FEMA MAP NOTATIONS.
- A RECORDED / DEDICATED RIGHT OF WAY FOR INDIAN RIVER DRIVE IS UNKNOWN. IT IS THEREFORE ASSUMED THIS RIGHT OF WAY IS PRESCRIPTIVE IN THIS AREA. ACCORDINGLY, THE TRACT DESCRIBED IS SUBJECT TO THIS RIGHT OF WAY AND ANY UTILITY, DRAINAGE, MAINTENANCE AND / OR OTHER RIGHTS ASSOCIATED WITH THIS ROADWAY.
- THE TRACT AREA DEPICTED INCLUDES THOSE LANDS BEING USED FOR INDIAN RIVER DRIVE.
- THE SHORELINE DEPICTED IS AN APPROXIMATION BASED ON OBSERVATION OF ONGOING FILL OPERATIONS TO REPAIR HURRICANE EROSION (10/18/99). IT IS NOT INTENDED TO DEPICT / REPRESENT THE MEAN WATER LINE AS DETERMINED BY THE REQUIREMENTS / SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, LIMITATIONS AND / OR RIGHTS OF WAY OF RECORD.

GENERAL NOTES:

- CORNERS / POINTS DESIGNATED AS "SET" REPRESENT IRON RODS WITH A RED PLASTIC CAP OR METAL DISKS STAMPED "PACKARD" / "J.S. #3867".
- ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS AND UTILITIES WERE LOCATED (UNLESS OTHERWISE NOTED). FOUNDATIONS, FOOTERS, SPRINKLER SYSTEMS, SEPTIC SYSTEMS, UTILITY CONNECTIONS AND / OR OTHER SUB-SURFACE IMPROVEMENTS WERE NOT LOCATED.
- DIMENSIONS FROM PROPERTY LINES OR STRUCTURES TO FENCES REPRESENT DISTANCES TO THE EXTERIOR FACE OR FABRIC SIDE OF FENCE. FENCE WIDTHS, INDIVIDUAL POSTS AND GATE LOCATIONS ARE NOT DEPICTED. FENCE OWNERSHIPS AND / OR RIGHTS ARE UNKNOWN / NOT DETERMINED.
- EASEMENTS DEPICTED (IF ANY) ARE PURSUANT TO THE SUBDIVISION RECORD PLAT, DEED OR AS PROVIDED.
- UNLESS OTHERWISE NOTED, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND / OR RIGHTS OF WAY OF RECORD. THIS SURVEY DOES NOT WARRANT TITLE.

LEGEND OF ABBREVIATIONS:

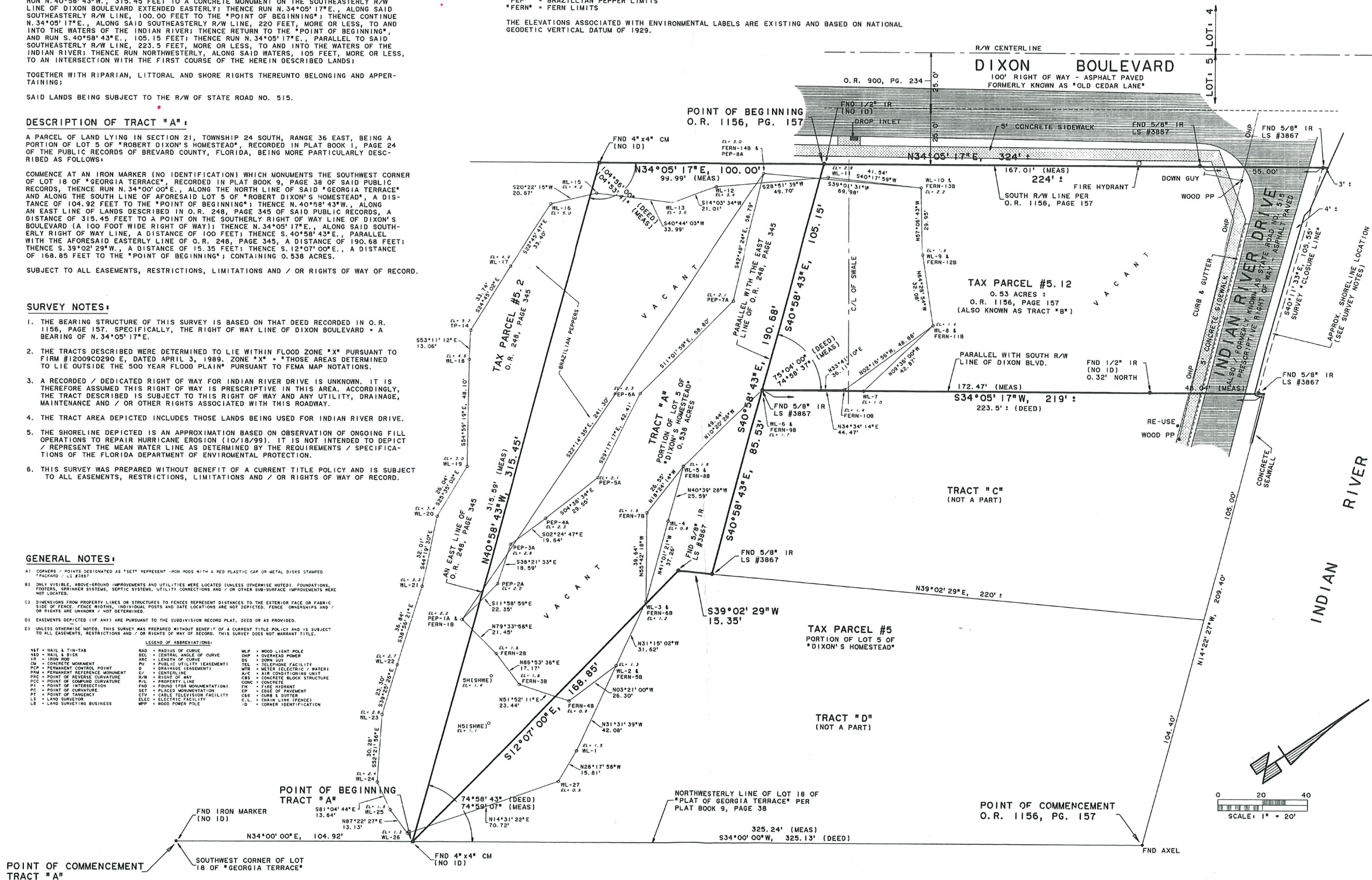
NET - NAIL & TIN-TAB	RAD - RADIUS OF CURVE	WLP - WOOD LIGHT POLE
ND - NAIL & DISK	DEL - CENTRAL ANGLE OF CURVE	OWP - OVERHEAD POWER
IR - IRON ROD	ARC - LENGTH OF CURVE	DS - DOWN GUY
CM - CONCRETE MONUMENT	PU - PUBLIC UTILITY (EASEMENT)	TEL - TELEPHONE FACILITY
PCP - PERMANENT CONTROL POINT	D - DRAINAGE (EASEMENT)	MTR - METER (ELECTRIC / WATER)
PRM - PERMANENT REFERENCE MONUMENT	C - CENTERLINE	A/C - AIR CONDITIONING UNIT
PRC - POINT OF REVERSE CURVATURE	R/W - RIGHT OF WAY	CBS - CONCRETE BLOCK STRUCTURE
PCC - POINT OF CURVATURE	CON - CONCRETE	CP - FIRE HYDRANT
PI - POINT OF INTERSECTION	FND - FOUND (FOR MONUMENTATION)	EP - PLACED MONUMENTATION
POC - POINT OF CURVATURE	ELC - ELECTRIC FACILITY	C/L - CHAIN LINK (FENCE)
PT - POINT OF TANGENCY	LS - LAND SURVEYOR	ID - CORNER IDENTIFICATION
LS - LAND SURVEYOR	MB - MOUND POWER POLE	

ENVIRONMENTAL CONCERNS:

DESIGNATIONS REPRESENT LOCATIONS / MARKINGS IN FIELD AS SET BY CLIENT'S ENVIRONMENTALIST.

- *WL* = WETLAND LIMITS
- *PEP* = BRAZILLIAN PEPPER LIMITS
- *FERN* = FERN LIMITS

THE ELEVATIONS ASSOCIATED WITH ENVIRONMENTAL LABELS ARE EXISTING AND BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.



NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SEAL SURVEYOR'S SEAL

HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE MET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. I HAVE ALSO MET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. I HAVE ALSO MET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. I HAVE ALSO MET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.



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BOUNDARY SURVEY FOR:
JULIE J. MEYER
FIDELITY FEDERAL BANK & TRUST
COMMONWEALTH LAND TITLE INSURANCE COMPANY

DRAWN BY: STG
CHK'D BY: RMP
DATE: 10/18/99
DWG #: D-2418
NOTES: FILES
JOB #: 99-464

SHEET 1 OF 1

7/1/04 WETLAND LOCATIONS
6/14/02 BOUNDARY 99-464-2