

PLAT OF SURVEY PREPARED FOR AND CERTIFIED TO:
ARTHUR G.Y. & SANDY Y.H. LI

LEGAL DESCRIPTION: (OVERALL PARCEL) DEED BOOK 331, PAGE 142
PART OF GOVERNMENT LOT (3) IN SECTION (6), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY-SEVEN (37) EAST, IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN IN THE WATERS OF THE BANANA RIVER AT A POINT TWO THOUSAND SEVEN AND SIX HUNDREDTHS (2007.06) FEET NORTH OF THE SOUTH LINE OF SECTION SIX (6) AFORESAID, AND FROM THE SAID POINT OF BEGINNING, RUN NORTH 88° 40' 20" WEST ONE THOUSAND FIVE HUNDRED EIGHTY FIVE (1585) FEET TO AND INTO THE WATERS OF THE INDIAN RIVER, THENCE RUN THE WATERS OF THE INDIAN RIVER NORTHERLY TO A POINT TWO THOUSAND ONE HUNDRED SEVENTY-TWO AND SIX HUNDREDTHS (2172.06) FEET NORTH OF THE SOUTH LINE OF SECTION SIX (6) AFORESAID PROJECTED WEST, THENCE RUN SOUTH 88° 40' 20" EAST ON A LINE PARALLEL TO THE FIRST COURSE AFORESAID AND DISTANT ONE HUNDRED SIXTY FIVE (165) FEET NORTH THEREFROM ONE THOUSAND FIVE HUNDRED EIGHTY FIVE (1585) FEET TO AND INTO THE WATERS OF THE BANANA RIVER, AND THENCE RUN THE WATERS OF THE BANANA RIVER SOUTHERLY A RIGHT ANGLE DISTANCE OF ONE HUNDRED SIXTY-FIVE (165) FEET TO THE POINT OF BEGINNING, AND CONTAINING SIX (6) ACRES, MORE OR LESS, SUBJECT HOWEVER, TO THE RIGHT-OF-WAY OF THE COUNTY ROAD AS PRESENTLY LOCATED; LESS, HOWEVER, THAT CERTAIN STRIP DECEDED TO BREVARD COUNTY, FLORIDA, FOR THE WIDENING OF THE PRESENT ROAD ABOVE MENTIONED.

LEGAL DESCRIPTION: PARCEL 'A'
A PARCEL OF LAND BEING A PART OF THE LANDS DESCRIBED IN DEED BOOK 331, PAGE 142 LYING IN GOVERNMENT LOT (3) IN SECTION (6), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY-SEVEN (37) EAST, IN BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MEAN HIGH WATER LINE OF THE BANANA RIVER AT A POINT TWO THOUSAND SEVEN AND SIX HUNDREDTHS (2007.06) FEET NORTH OF THE SOUTH LINE OF SECTION SIX (6) AFORESAID, AND FROM THE SAID POINT OF COMMENCEMENT, RUN N 27° 35' 33" W, ALONG SAID MEAN HIGH WATER LINE OF THE BANANA RIVER, A DISTANCE OF 152.26 FEET TO A POINT 30.00 FEET SOUTH OF, AT RIGHT ANGLES, THE NORTH LINE OF THE LANDS DESCRIBED IN DEED BOOK 331, PAGE 142 TO THE POINT-OF-BEGINNING; THENCE S 89° 35' 46" W, A DISTANCE OF 46.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH TROPICAL TRAIL (A 50 FOOT RIGHT-OF-WAY AS PRESENTLY LOCATED); THENCE N 22° 26' 04" W, ALONG SAID EASTERLY LINE, A DISTANCE OF 32.36 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 331, PAGE 142; THENCE N 89° 35' 46" E, ALONG SAID LINE, A DISTANCE OF 42.86 FEET TO THE MEAN HIGH WATER LINE OF THE AFORESAID BANANA RIVER; THENCE S 27° 35' 33" E, ALONG SAID MEAN HIGH WATER LINE, DISTANCE OF 33.73 FEET TO THE POINT-OF-BEGINNING; THENCE ALONG THE FIRST COURSE OF THIS DESCRIPTION S 89° 35' 46" W, A DISTANCE OF 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTH TROPICAL TRAIL; THENCE CONTINUE S 89° 35' 43" W, A DISTANCE OF 562.87 FEET; THENCE S 00° 23' 17" W, A DISTANCE OF 135.23 FEET TO THE SOUTH LINE OF THE LANDS PER DEED BOOK 331, PAGE 142; THENCE S 89° 36' 43" W, ALONG SAID SOUTH LINE, A DISTANCE OF 868.71 FEET TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE N 32° 14' 59" W, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 194.23 FEET TO THE AFORESAID NORTH LINE OF DEED BOOK 331, PAGE 142; THENCE N 89° 35' 46" E, ALONG SAID NORTH LINE, A DISTANCE OF 1521.96 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH TROPICAL TRAIL; THENCE S 22° 26' 46" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.36 FEET TO THE INTERSECTION WITH THE FIFTH COURSE OF THIS DESCRIPTION.

CONTAINING 3.901 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION: PARCEL 'B'
A PARCEL OF LAND BEING A PART OF THE LANDS DESCRIBED IN DEED BOOK 331, PAGE 142 LYING IN GOVERNMENT LOT (3) IN SECTION (6), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY-SEVEN (37) EAST, IN BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MEAN HIGH WATER LINE OF THE BANANA RIVER AT A POINT TWO THOUSAND SEVEN AND SIX HUNDREDTHS (2007.06) FEET NORTH OF THE SOUTH LINE OF SECTION SIX (6) AFORESAID; THENCE S 89° 36' 43" W, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN DEED BOOK 331, PAGE 142, A DISTANCE OF 410.54 FEET TO THE POINT-OF-BEGINNING, SAID POINT BEING S 89° 36' 43" W, A DISTANCE OF 295.68 FEET FROM THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH TROPICAL TRAIL (A 50 FOOT RIGHT-OF-WAY AS PRESENTLY LOCATED); THENCE CONTINUE S 89° 36' 43" W, ALONG SAID SOUTH LINE, A DISTANCE OF 322.02 FEET; THENCE N 00° 23' 17" W, A DISTANCE OF 135.23 FEET TO A POINT 30.00 FEET SOUTH OF, AT RIGHT ANGLES, THE NORTH LINE OF LANDS PER DEED BOOK 331, PAGE 142; THENCE N 89° 35' 46" E, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 322.02 FEET; THENCE S 00° 23' 17" E, A DISTANCE OF 135.32 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 1.000 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH THE FOLLOWING EXCLUSIVE PERMANENT AND IRREVOCABLE 25.00 FOOT INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT, TO WIT:

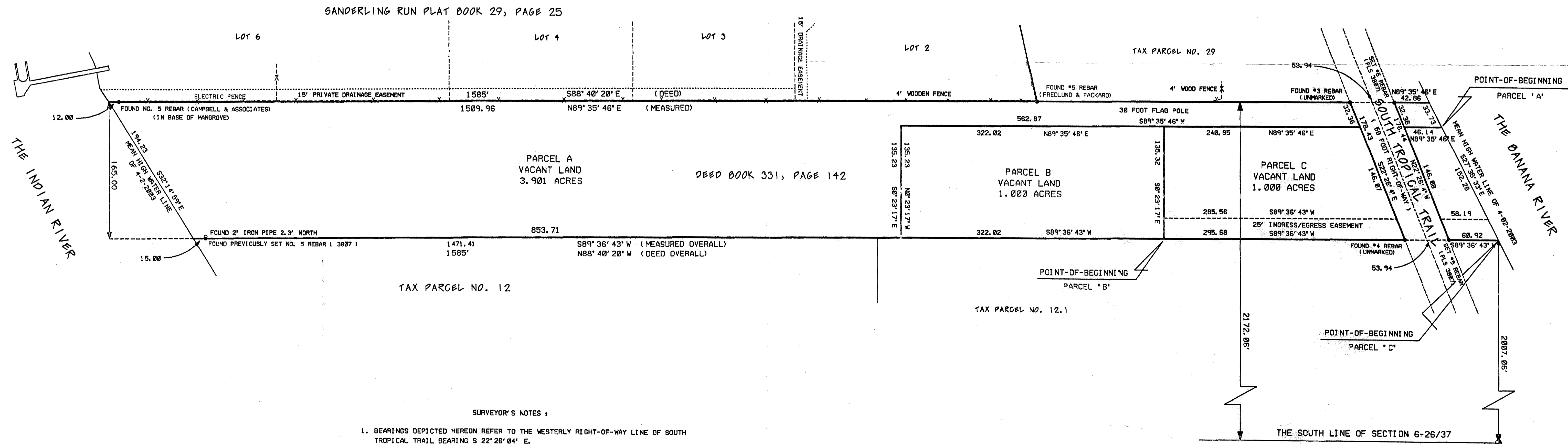
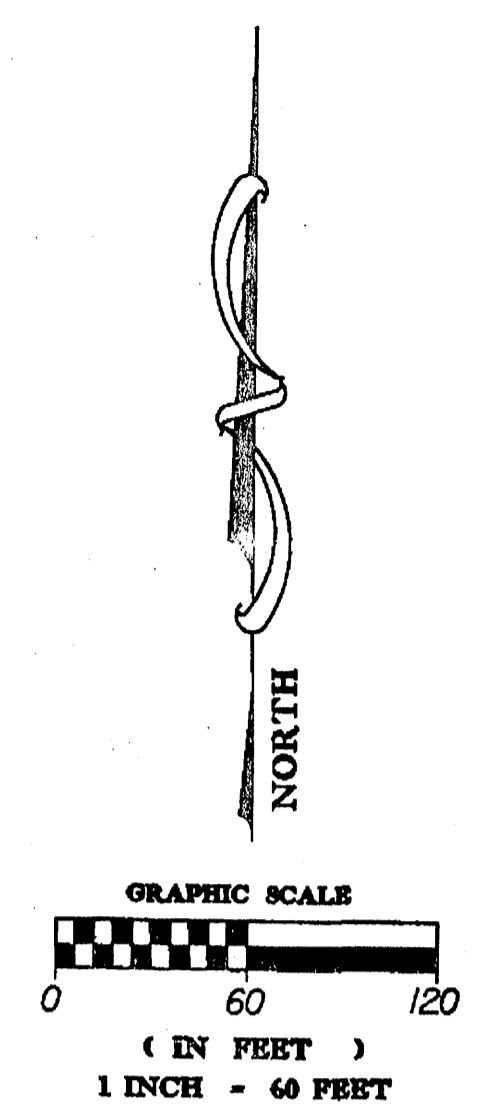
A PARCEL OF LAND BEING A PART OF THE LANDS DESCRIBED IN DEED BOOK 331, PAGE 142 LYING IN GOVERNMENT LOT (3) IN SECTION (6), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY-SEVEN (37) EAST, IN BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MEAN HIGH WATER LINE OF THE BANANA RIVER AT A POINT TWO THOUSAND SEVEN AND SIX HUNDREDTHS (2007.06) FEET NORTH OF THE SOUTH LINE OF SECTION SIX (6) AFORESAID, AND FROM THE SAID POINT OF BEGINNING, RUN S 89° 36' 43" W, ALONG THE SOUTH LINE OF AFORESAID LANDS PER DEED BOOK 331, PAGE 142, A DISTANCE OF 410.54 FEET; THENCE N 00° 23' 17" E, A DISTANCE OF 25.00 FEET; THENCE N 89° 36' 43" E, A DISTANCE OF 397.69 FEET TO THE AFORESAID MEAN HIGH WATER LINE OF THE BANANA RIVER; THENCE S 27° 35' 33" E, ALONG SAID LINE, A DISTANCE OF 28.11 FEET TO THE POINT-OF-BEGINNING.

LEGAL DESCRIPTION: PARCEL 'C'
A PARCEL OF LAND BEING A PART OF THE LANDS DESCRIBED IN DEED BOOK 331, PAGE 142 LYING IN GOVERNMENT LOT (3) IN SECTION (6), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE THIRTY-SEVEN (37) EAST, IN BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MEAN HIGH WATER LINE OF THE BANANA RIVER AT A POINT TWO THOUSAND SEVEN AND SIX HUNDREDTHS (2007.06) FEET NORTH OF THE SOUTH LINE OF SECTION SIX (6) AFORESAID, AND FROM THE SAID POINT OF BEGINNING, RUN S 89° 36' 43" W, ALONG THE SOUTH LINE OF AFORESAID LANDS PER DEED BOOK 331, PAGE 142, A DISTANCE OF 60.92 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH TROPICAL TRAIL (A 50 FOOT RIGHT-OF-WAY AS PRESENTLY LOCATED); THENCE N 22° 26' 04" W, ALONG SAID EASTERLY LINE, A DISTANCE OF 146.08 FEET TO A POINT 30.00 FEET SOUTH OF, AT RIGHT ANGLES, THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 331, PAGE 142; THENCE N 89° 35' 46" E, PARALLEL TO SAID LINE, A DISTANCE OF 46.14 FEET TO THE MEAN HIGH WATER LINE OF THE AFORESAID BANANA RIVER; THENCE S 27° 35' 33" E, ALONG SAID MEAN HIGH WATER LINE, DISTANCE OF 152.26 FEET TO THE POINT-OF-BEGINNING; THENCE ALONG THE FIRST COURSE OF THIS DESCRIPTION S 89° 36' 43" W, A DISTANCE OF 114.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTH TROPICAL TRAIL; THENCE CONTINUE S 89° 36' 43" W, A DISTANCE OF 295.68 FEET; THENCE N 00° 23' 17" W, A DISTANCE OF 135.32 FEET TO A POINT WHICH IS 30.00 FEET SOUTH OF, AT RIGHT ANGLES, THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 331, PAGE 142, THENCE N 89° 35' 46" E, PARALLEL TO SAID NORTH LINE, A DISTANCE OF 240.85 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S 22° 26' 04" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 146.07 FEET TO THE INTERSECTION WITH THE FIFTH COURSE OF THIS DESCRIPTION.

CONTAINING 1.000 ACRES, MORE OR LESS AND BEING SUBJECT TO A PERMANENT AND IRREVOCABLE INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT OVER, UNDER AND ACROSS THE SOUTH 25.00 FEET THEREOF AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.



- SURVEYOR'S NOTES:
1. BEARINGS DEPICTED HEREON REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH TROPICAL TRAIL BEARING S 22° 26' 04" E.
 2. FIELD SURVEY PERFORMED APRIL 02, 1996 AND RETRACED JUNE 26, 1998 AND SUBDIVIDED JUNE 23, 2003.
 3. FLOOD ZONES 'X' & 'AE' (EL. 3 & 4) PER F.I.R.M. MAP NO. 12809C0378 E, (COMMUNITY NO. 125992) 11-17-97.
 4. SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
 5. NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S IMPRESSION SEAL.
 6. ENCROACHMENT(S), IF ANY, ARE AS NOTED.
 7. THE SURVEY DEPICTED HEREON IS TRUE AND MEETS THE MINIMUM TECHNICAL STANDARDS ACCORDING TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTES 177 AND 472.
 8. LEGAL DESCRIPTION PER DEED BOOK 331, PAGE 142, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- LEGEND
- FOUND 4" X 4" CONCRETE MONUMENT
 - SET 4" X 4" CONCRETE MONUMENT
 - FOUND #4 REBAR
 - SET #4 REBAR
 - ⚡ TRANSFORMER
 - DIRECTION OF FLOW
 - ⚓ NAVIGATION AID
 - ⚓ MARSH
 - ⚓ SECTION CORNER
 - ⚓ GUY WIRE
 - ⚓ LIGHT POLE
 - ⚓ POWER POLE
 - ⚓ HAND HOLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ COMMUNICATION MANHOLE
 - ⊙ GATE VAYLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ FIRE HYDRANT

WM. V. POWELL P.L.S. NO. 2787, STATE OF FLORIDA

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HYDROGRAPHIC, TOPOGRAPHIC & BOUNDARY SURVEYING

BOUNDARY SURVEY	
SEC. 6, TWP. 26 S., RGE. 37 E.	
SCALE: 1" = 60'	APPROVED BY: _____
DATE: 6-02-03	DRAWN BY: _____
REVISED BY: _____	
SOUTH TROPICAL TRAIL	
MERRITT ISLAND	
BREVARD COUNTY, FLORIDA	
SHEET 1 OF 1	DRAWING NO. 98-114-A