

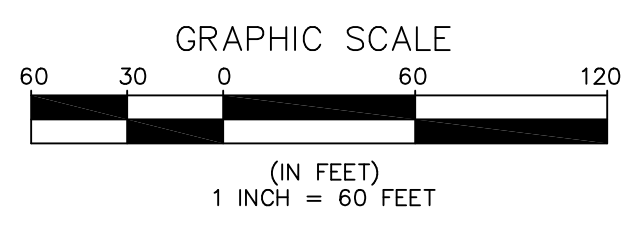
INTERSTATE 95

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MAP OF
BOUNDARY
SURVEY
ALTA/NSPS LAND
TITLE SURVEY
F.A.C.
CHAPTER 5J-17



LEGAL DESCRIPTION

A parcel of land lying in the Northeast quarter of Section 3, Township 28 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Northeast quarter of Section 3; thence N 00 degrees 14'13" East along the East line of said Section 3, a distance of 859.84 feet to the North line of the lands described in Official Records Book 3700, Page 1353 of the Public Records of Brevard County, Florida, being the Point of Beginning of the lands described herein; thence continue N 00 degrees 14'13" East along said East line of Section 3 a distance of 1452.80 feet to the Northeast corner of said Section 3; thence S 89 degrees 48'58" West along the North line of said Section 3, a distance of 665.02 feet to the East right of way line of Interstate 95; thence S 00 degrees 20'00" West along said East right of way line a distance of 1271.17 feet; thence S 12 degrees 10'00" East continuing along said East right of way line a distance of 183.63 feet to the said North line of those lands described in Official Records Book 3700, Page 1353; thence East along said North line a distance of 627.75 feet to the Point of Beginning. Less and Except the North 20.00 feet and the East 20.00 feet for road right of way per Plat Book 2, Page 80 of the Public Records of Brevard County, Florida.

LESS AND EXCEPT: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 112 (water retention area) ORB 5724, PAGE 6608, Being described as follows:

Commence at a 5/8" inch iron rod stamped "FDOT LB 7121" marking the North quarter corner of Section 3, Township 28 South, Range 36 East, Brevard County, Florida; thence run North 89 degrees 27 minutes 31 seconds East along the North line of the Northeast 1/4 of said Section 3, a distance of 1825.96 feet to the intersection with the centerline of survey for I-95 (State Road 9) as shown on the Florida Department of Transportation right of way map, section 70220, F.P. No. 405506 3; thence continue North 89 degrees 27 minutes 31 seconds East along said North line, a distance of 150.00 feet to a point on the existing Easterly limited access right of way line of said I-95; thence South 00 degrees 02 minutes 46 seconds East along said right of way line 20.00 feet to a point on the South line of the North 20.00 feet of the Northeast 1/4 of said section 3 for the Point of Beginning; thence departing said right of way line continue North 89 degrees 27 minutes 31 seconds East along the South line a distance of 402.79 feet to a point lying 20.00 feet South 00 degrees 32 minutes 21 seconds East of the Southeast corner of Section 34, Township 27 South, Range 36 East, said corner being marked by a 2" iron pipe with a disk stamped "US Dept of Interior 1961 34/35 T27S R36E"; thence South 50 degrees 53 minutes 13 seconds East, a distance of 125.36 feet; thence South 00 degrees 02 minutes 46 seconds East, parallel with the existing Easterly right of way line for I-95, a distance of 240.00 feet; thence South 89 degrees 27 minutes 31 seconds West, a distance of 500.00 feet to a point on the existing Easterly limited access right of way line of said I-95; thence North 00 degrees 02 minutes 46 seconds West along said Easterly right of way line a distance of 320.20 feet to the Point of Beginning.

ALSO LESS AND EXCEPT PARCEL CONVEYED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT IN OFFICIAL RECORDS BOOK 8737, PAGE 1291, Being described as follows:

A portion of the Northeast Quarter of Section 03, Township 28 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:
Commence at the Southeast corner of the Northeast Quarter of Section 03, Township 28 South, Range 36 East, Brevard County, Florida; thence North 00'09" 14" West, a distance of 1974.21 feet along the East line of said Section 03 to a point on the Easterly projection of the South line of Parcel 112 as described in Official Records Book 5724, Page 6608, Public Records of Brevard County, Florida; thence South 89'25'39" West, a distance of 20.00 feet along said Easterly projection to the POINT OF BEGINNING; thence continue South 89'25'39" West, a distance of 145.17 feet along said Easterly projection to a point on the East line of said Parcel 112; thence along the East line of said Parcel 112 the following two (2) courses and distances: North 00'02'44" West, a distance of 240.00 feet, thence North 50'50'08" West, a distance of 125.36 feet to a point on a line that is 20.00 feet South of and parallel with the North line of said Section 03; thence North 89'24'48" East, a distance of 241.71 feet along said parallel line to a point on the West right of way line of Coastal Lane per Plat Book 2, Page 80, Public Records of Brevard County, Florida; thence South 00'09'14" East, a distance of 320.20 feet along said West right of way line to the POINT OF BEGINNING

- NOTES:
- 1.) BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BEARS N00'14'13"E PER DESCRIPTION.
 - 2.) PROPERTY LIES WITHIN FLOOD ZONE "AE" PER FLOOD INSURANCE RATE MAP NUMBER 12009C0579G, BASE FLOOD EL=20.4 NGVD 1929.
 - 3.) LOT DIMENSIONS ARE PER DESCRIPTION(D) AND SURVEYED(S) UNLESS OTHERWISE NOTED.
 - 4.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD, IF ANY.
 - 5.) ELEVATIONS (EL=23.48) BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 6.) O.R.B. DENOTES OFFICIAL RECORD BOOKS.
 - 7.) NO ID DENOTES NO IDENTIFICATION.
 - 8.) NO TABLE A REQUIREMENTS PROVIDED.

To: George T. Kelly IV, Stewart Title Guaranty Company and Prestige Title of Brevard LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on

Date: March 3, 2022

WILLIAM J. SUITER FLORIDA CERTIFICATE NO. 4210

SURVEY DATE: MARCH 3, 2022		JOB NO: 22-70	
SCALE: 1" = 60'	FIELD BOOK: 104	PAGE: 1	

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WHEN PRINTED THIS DOCUMENT IS NOT CONSIDERED SIGNED AND SEALED. THIS SURVEY IS ONLY VALID WHEN THE SIGNATURE CAN BE VERIFIED ON THE ELECTRONIC DOCUMENTS ONLY. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED.

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
WILLIAM J. SUITER
FLORIDA CERTIFICATE NO. 4210
CERTIFICATE OF AUTHORIZATION #B 5419

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