

LEGAL DESCRIPTION:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT No. STP-34924, DATED 9/09/24

Parcel 1:
All of Lot 3 and the Easterly 36.88 feet of Lot 4, plat of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, according to the plat thereof as recorded in Plat Book 1, Page 60, Public Records of Brevard County, Florida. LESS AND EXCEPT the North 15 feet thereof set forth in Warranty Deeds to the City of Melbourne recorded in O.R. Book 2544, Page 1556 and in O.R. Book 2544, Page 1557, Public Records of Brevard County, Florida.

Together with that portion of vacated alley as set forth in Ordinance No. 2017-38 and Ordinance No. 2018-13 recorded in O.R. Book 8153, Page 1463, Public Records of Brevard County, Florida.

That portion of Lot 2, lying West of U.S. Highway #1, plat of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, according to the plat thereof as recorded in Plat Book 1, Page 60, Public Records of Brevard County, Florida. LESS AND EXCEPT the North 15 feet thereof set forth in Warranty Deeds to the City of Melbourne recorded in O.R. Book 2544, Page 1556 and in O.R. Book 2544, Page 1557, Public Records of Brevard County, Florida.

Together with that portion of vacated alley as set forth in Ordinance No. 2017-38 and Ordinance No. 2018-13 recorded in O.R. Book 8153, Page 1463, Public Records of Brevard County, Florida.

Parcel 2:
Lot 5 and the West 1/2 of Lot 4, of J. S. STONE'S ADDITION TO SOUTH MELBOURNE, according to the plat thereof, as recorded in Plat Book 1, Page 60, of the Public Records of Brevard County, Florida; LESS AND EXCEPT road right-of-way on the North.

Together with that portion of vacated alley as set forth in Ordinance No. 2017-38 and Ordinance No. 2018-13 recorded in O.R. Book 8153, Page 1463, Public Records of Brevard County, Florida.

Parcel 3:
Lots 6 and 7, of J. S. STONE'S ADDITION TO SOUTH MELBOURNE, as recorded in Plat Book 1, Page 60, of the Public Records of Brevard County, Florida.

Together with that portion of vacated alley as set forth in Ordinance No. 2017-38 and Ordinance No. 2018-13 recorded in O.R. Book 8153, Page 1463, Public Records of Brevard County, Florida.

AND

Lots 1, 2, 3, and 4, Block 1, of F. C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11, and 12 OF J. S. STONE'S ADDITION TO SOUTH MELBOURNE, as recorded in Plat Book 2, Page 35, of the Public Records of Brevard County, Florida, LESS AND EXCEPT right-of-way for U.S. Highway No. 1.

Together with that portion of vacated alley as set forth in Ordinance No. 2017-38 and Ordinance No. 2018-13 recorded in O.R. Book 8153, Page 1463, Public Records of Brevard County, Florida.

Parcel 4:
Lot 1, EXCEPT Road Right of Way, Block 2, Map of F.C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11 and 12, of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, according to the plat thereof as recorded in Plat Book 2, Page 35, Public Records of Brevard County, Florida.

Parcel 5:
Lots 2, 3, Block 2, Map of F.C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11 and 12 of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, being in Section 11, Township 28 South, Range 37 East, according to the plat thereof as recorded in Plat Book 2, Page 35, Public Records of Brevard County, Florida, EXCEPT road right of way.

Parcel 6:
Lots 4, Block 2, Map of F.C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11 and 12 of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, being in Section 11, Township 28 South, Range 37 East, according to the plat thereof as recorded in O.R. Book 2, Page 35, Public Records of Brevard County, Florida. EXCEPT road right of way.

Parcel 7:
Lot 13 and North 25 feet of Lot 14, J.S. Stone's Addition to South Melbourne, according to the plat thereof as recorded in Plat Book 1, Page 60, of the Public Records of Brevard County, Florida, excluding therefrom right-of-way for U.S. No. 1.

AND

Lots 5 and 6, Block 2, Map of F.C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11 and 12 of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, according to the plat thereof recorded in Plat Book 2, Page 35, of the Public Records of Brevard County, Florida. EXCEPT road right of way.

Parcel 8:
Lots 7 and 8, Block 2, Map of F.C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11 and 12 of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, being in Section 11, Township 28 South, Range 37 East, according to the plat thereof recorded in Plat Book 2, Page 35, of the Public Records of Brevard County, Florida.

Parcel 9:
Lot 9, Block 2, Map of F.C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11 and 12 of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, being in Section 11, Township 28 South, Range 37 East, according to the plat thereof recorded in Plat Book 2, Page 35, of the Public Records of Brevard County, Florida.

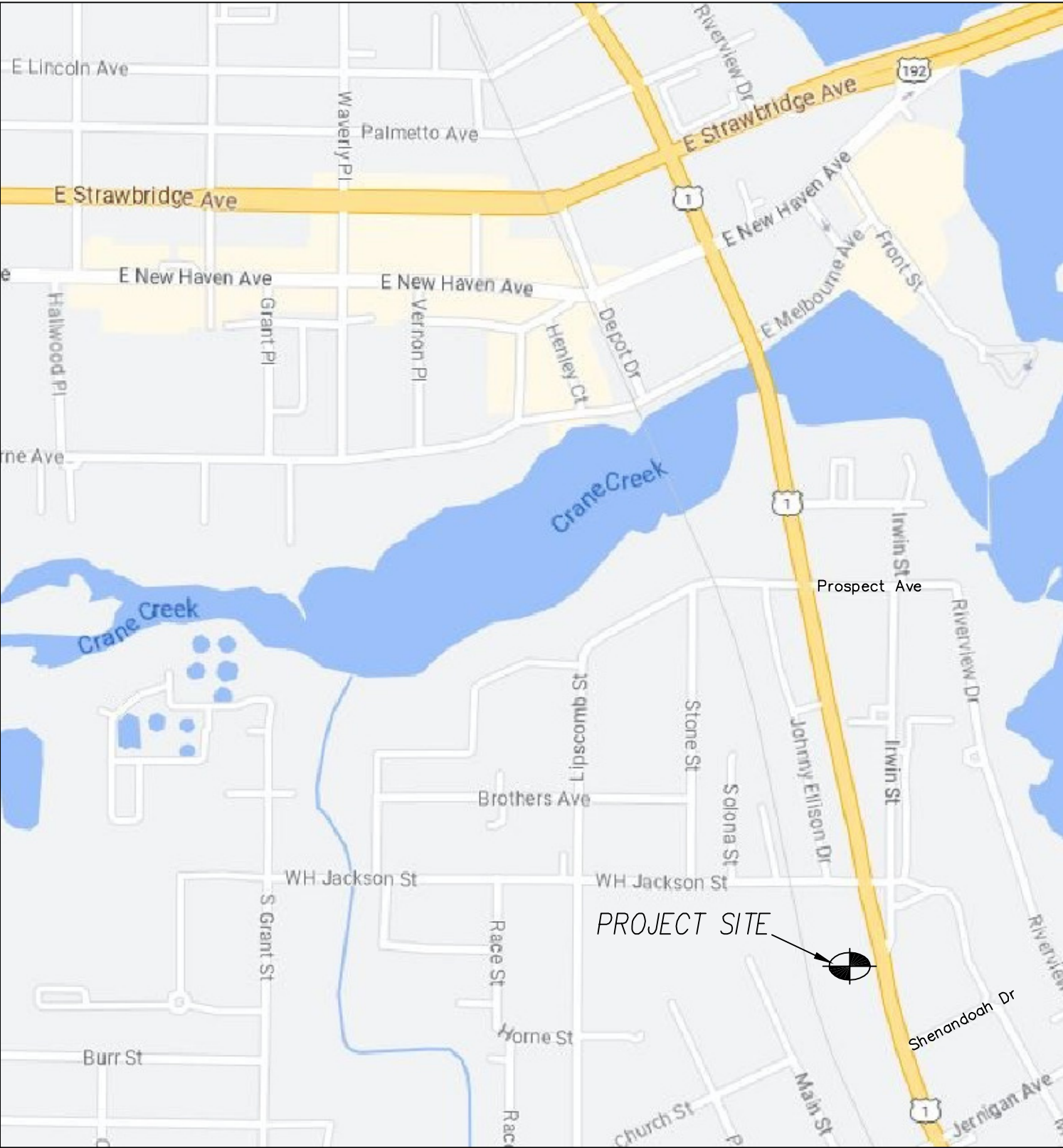
Parcel 10:
Lot 10, Block 2, Map of F.C. POWELL'S SUBDIVISION of Lots 8, 9, 10, 11 and 12 of J.S. STONE'S ADDITION TO SOUTH MELBOURNE, being in Section 11, Township 28 South, Range 37 East, according to the plat thereof recorded in Plat Book 2, Page 35, of the Public Records of Brevard County, Florida.

"ALTA/NSPS LAND TITLE SURVEY"

PAGE ONE OF THREE

VICINITY MAP

-NOT TO SCALE-



TITLE COMMITMENT NOTES:

SCHEDULE BII, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT No. STP-34924, DATED 9/09/24

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I---Requirements are met.

2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.

4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

5. Easements or claims of easements not shown by the public records.

6. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

7. All matters contained on the Plat of J.S. Stone's Addition to South Melbourne, as recorded in Plat Book 1, Page 60, Public Records of Brevard County, Florida. (Affects the subject parcel, plotted hereon.)

8. All matters contained on the Plat of Map of F.C. Powell's Subdivision of Lots 8, 9, 10, 11 and 12 of J.S. Ston Addition to South Melbourne, as recorded in Plat Book 2, Page 35, Public Records of Brevard County, Florida. (Affects the subject parcel, plotted hereon.)

9. "AS TO LANDS, there is reserved unto the State of Florida, the title to an undivided one-half of all petroleum petroleum products, and title to an undivided three-fourths of all other minerals, which may be found on or under said land, together with the privilege outside any municipality, this date to explore for and to mine and develop t same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipali date, only with the consent of the surface owner", as contained in Deed recorded in Deed Book 283, Page 588, Public Records of Brevard County, Florida: (as to Parcel 3) (Affects the subject parcel, not plottable)

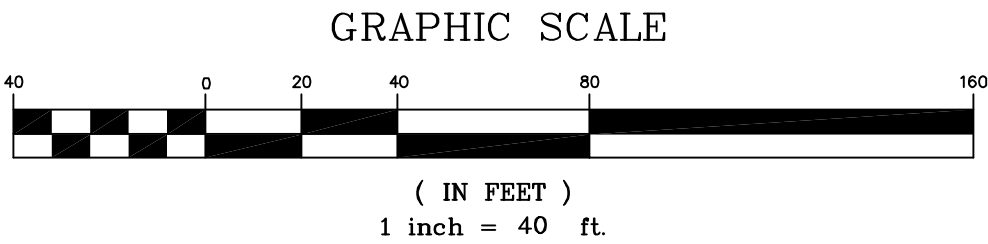
10. Easement contained in instrument recorded in O.R. Book 6794, Page 1234 and O.R. Book 6901, Page 2361 and O.R. Book 6990, Page 225 together with Notice recorded in O.R. Book 7919, Page 1311, Public Records of Brevard. (Affects the subject parcel, not plottable)

11. Stormwater Maintenance Agreement for Florida Carpet of Brevard recorded in O.R. Book 3277, Page 4006, Public Records of Brevard County, Florida. (as to Parcel 1) (Affects the subject parcel, not plottable)

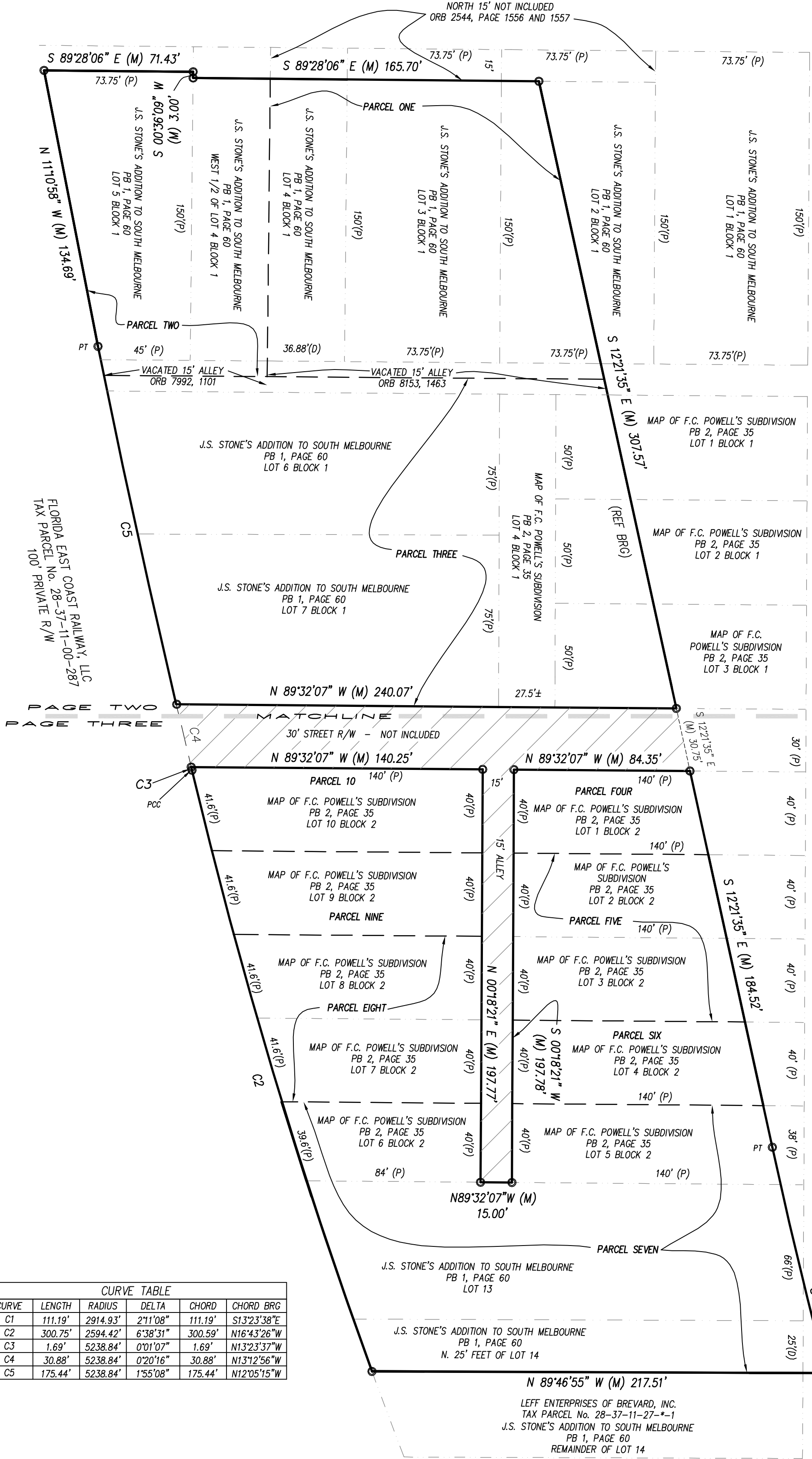
12. Ordinance No. 2017-38 recorded in O.R. Book 7992, Page 1101, Public Records of Brevard County, Florida. (as to Parcel 3)

13. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

14. Terms, covenants, conditions and other matters contained in any unrecorded Leases) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).



W.H. JACKSON STREET
(FORMERLY LINE STREET)
60' PUBLIC R/W



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	111.19'	2914.93'	2°11'08"	111.19'	S132°33'38"E
C2	300.75'	2594.42'	6°38'31"	300.99'	N16°43'26"W
C3	1.69'	5238.84'	0°01'07"	1.69'	N132°33'37"W
C4	30.88'	5238.84'	0°00'16"	30.88'	N131°2'56"W
C5	175.44'	5238.84'	1°55'08"	175.44'	N12°05'15"W

- LEGEND**
- A = ARC
A/C = AIR CONDITIONER
ALTA = AMERICAN LAND TITLE ASSOCIATION
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
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CMP = CORRUGATED METAL PIPE
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FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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FND = FOUND
FPLM = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRW = IRON ROD & CAP FOUND
IRP = 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
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NDS = 1 1/4" NAIL & DISK SET "LB 7838"
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PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
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WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

- NOTES:**
- BEARINGS BASED ON THE WESTERLY R/W LINE OF S. HARBOR CITY BOULEVARD BEING S122°1'35" E AS PER ASSUMED DATUM (SEE SKETCH)
 - FLOOD ZONE "X", MAP No. 12009C0603H COMMUNITY No. 120025, JANUARY 21, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SPHA.
 - BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
 - 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 OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 - THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
 - ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
 - THE SURVEYOR WAS FURNISHED AND HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT No. STP-34924, DATED 9/09/24. SURVEY RELATED ITEMS THAT ARE PLOTTABLE HAVE BEEN DEPICTED HEREON.
 - THIS SURVEY CONTAINS THREE PAGES. EACH PAGE IS NOT TO BE CONSIDERED FULL OR COMPLETE WITHOUT THE OTHERS.
 - UNLESS PROVIDED IN SIGNED AND SEALED DIGITAL FORMAT THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 43818 STONES/STONE-POWELL	
REVISION:	DATE:
REVISED PARCEL 8 DESCRIPTION	DATE: 11/12/24
REVISED CERTIFICATIONS	DATE: 11/18/24

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

CERTIFICATION:

To: Atlantic Jet Properties, LLC, State Title Partners LLP and Old Republic National Title Insurance Company, Wintrust Bank, N.A., Sea Land Time Ventures 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, and includes Items 1, 2, 3, 4, 7a, 8, 13, and 16 of Table A thereof. The fieldwork was completed on October 18, 2024.

Date of Plat or Map: 11/18/24

Joel A. Seymour, Florida PSM No. 6133

DRAWN BY: JAS

SCALE 1 INCH = 40 FEET

"ALTA/NSPS LAND TITLE SURVEY"

PAGE TWO OF THREE

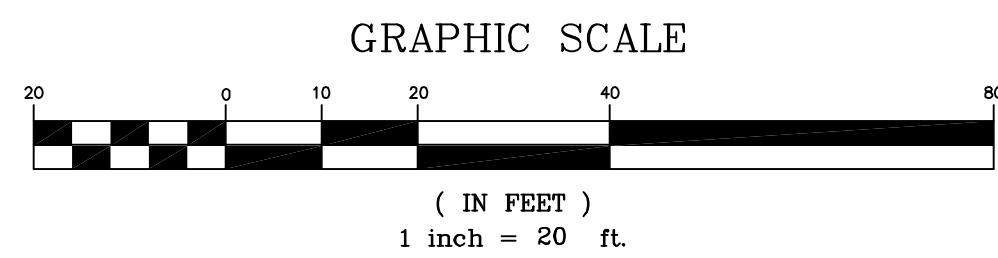
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PAGE TWO
PAGE THREE

MATCHLINE

30' STREET R/W - NOT INCLUDED

(P) 140.00'

S 89°32'07" E (M) 140.25'

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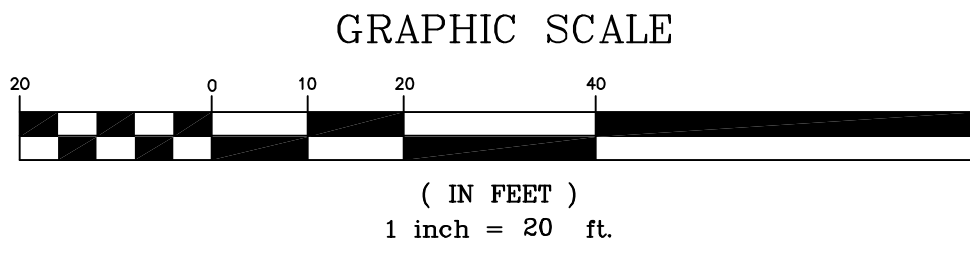
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PAGE THREE OF THREE

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U.S. HIGHWAY No. 1 (STATE ROAD No. 5)
PUBLIC R/W - WIDTH VARIES

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