

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

TITUSVILLE RESORT AND DESTINATION - PHASE 1A, PARCEL 2 DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION BETWEEN THE SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE (FORMER TAYLOR STREET) AND THE WEST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET (US 1); THENCE RUN DUE WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE A DISTANCE OF 497.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN DUE SOUTH, A DISTANCE OF 249.97 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 94.38 FEET, A CHORD BEARING OF S 14°15'28" E AND A CHORD DISTANCE OF 39.10 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'44", A DISTANCE OF 39.39 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 36.00 FEET, A CHORD BEARING OF S 32°01'27" E AND A CHORD DISTANCE OF 7.30 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°37'52", A DISTANCE OF 7.31 FEET; THENCE RUN DUE WEST, A DISTANCE OF 336.46 FEET; THENCE RUN DUE NORTH, A DISTANCE OF 294.05 FEET TO A POINT ON THE AFORE MENTIONED SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE; THENCE RUN DUE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 322.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.185 ACRES MORE OR LESS.

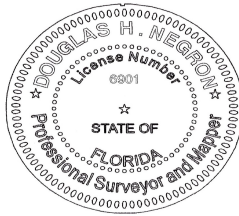
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE (FORMERLY KNOWN AS TAYLOR STREET), BREVARD COUNTY, FLORIDA SAID LINE BEING DUE WEST (ASSUMED).
2. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHT OF WAY AND OTHER MATTERS OF RECORD.
3. THIS DOCUMENT CONSISTS OF 2 SHEETS AND WOULD BE CONSIDERED INCOMPLETE IF OTHERWISE.

CERTIFICATION:


I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DOUGLAS H. NEGRON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6901
DRAWING INVALID UNLESS SIGNED DATED
& SEALED BY REGISTERED PROFESSIONAL

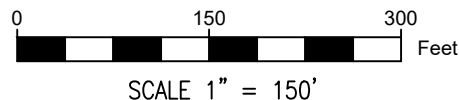


SKETCH OF DESCRIPTION
* NOT A SURVEY *

SHEET 1 OF 2

 <small>FLORIDA CERTIFICATE OF AUTHORIZATION NO. 8319</small>	ON POINT SURVEYING, INC. 2827 MIDDLETON CIRCLE KISSIMMEE, FLORIDA 34743 407-989-8102 WWW.ON-POINTSURVEYING.COM LICENSE BUSINESS NUMBER 8319	TITUSVILLE RESORT AND DESTINATION PHASE 1A / PARCEL 2 SKETCH OF DESCRIPTION	DATE 10/28/22
		PREPARED FOR AND CERTIFIED TO: TITUSVILLE MALL, LLC.	JOB NO. C015-01

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA



COUNTRY CLUB DRIVE
(FORMER TAYLOR STREET)

SOUTH R/W LINE
OF TAYLOR STREET
A 40' R/W
PER P.B.11/P.G.82

10' RIGHT OF WAY
CONVEYED TO CITY OF
TITUSVILLE PER
O.R.B.2547/P.G.2630

SOUTH R/W LINE OF
COUNTRY CLUB DRIVE

P.O.C.

POINT OF
INTERSECTION
BETWEEN THE WEST
R/W LINE OF SOUTH
WASHINGTON AVE
AND THE SOUTH
R/W LINE OF
COUNTRY CLUB
DRIVE

N 90°00'00" E

322.96'

P.O.B.

N 90°00'00" W
BEARING BASIS

497.00'

N 0°00'00" E

294.05'

TITUSVILLE RESORT AND DESTINATION
PHASE 1A, PARCEL 2
AREA: 95,167.66 SQUARE FEET /
2.185 ACRES MORE OR LESS

S 0°00'00" E

R=94.38'

L=39.39'

D=23°54'44"

CB=S 14°15'28" E

CD=39.10'

PHASE 1B, PARCEL 4

336.46'

N 90°00'00" W

R=36.00'

L=7.31'

D=11°37'52"

CB=S 32°01'27" E

CD=7.30'

PHASE 1A, PARCEL 1

PHASE 1A, PARCEL 3

SOUTH WASHINGTON
AVENUE
(US 1)

WEST R/W LINE OF SOUTH
WASHINGTON AVENUE (US 1)

AGUINALDO AVENUE
(60' R/W PER PB4, PG93)
VACATED RIGHT OF WAY PER
O.R.B. 9564, PG 1075

NARVAEZ AVENUE
(60' R/W PER PB4, PG93)

LEGEND:

P.B. = PLAT BOOK

PG. = PAGE

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

O.R.B. = OFFICIAL RECORDS BOOK

P.C. = POINT OF CURVATURE

N.T. = NON-TANGENT

P.C.C. = POINT OF COMPOUND CURVATURE

SKETCH OF DESCRIPTION
* NOT A SURVEY *

SHEET 2 OF 2



FLORIDA CERTIFICATE OF AUTHORIZATION NO. 8319

ON POINT SURVEYING, INC.
2827 MIDDLETON CIRCLE
KISSIMMEE, FLORIDA 34743
407-989-8102
WWW.ON-POINTSURVEYING.COM
LICENSE BUSINESS NUMBER 8319

TITUSVILLE RESORT AND DESTINATION
PHASE 1A / PARCEL 2
SKETCH OF DESCRIPTION
PREPARED FOR AND CERTIFIED TO:
TITUSVILLE MALL, LLC.

DATE
10/28/22
JOB NO.
C015-01