

LEGAL DESCRIPTION:

PARCEL 1: (FEE SIMPLE ESTATE)

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 3 AND THE NORTHERLY RIGHT OF WAY LINE OF SKYLINE BOULEVARD AS SHOWN ON THE PLAT FAIRFAX SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 8, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 09°09'24" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 09°09'24" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 169.59 FEET; THENCE NORTH 89°52'40" EAST, A DISTANCE OF 275.91 FEET TO A POINT 15.00 FEET WEST OF THE WEST LINE OF LOTS 1 THROUGH 6 OF SAID FAIRFAX SUBDIVISION; THENCE SOUTH 00°07'27" EAST, PARALLEL TO SAID WEST LINE FOR A DISTANCE OF 167.49 FEET; THENCE SOUTH 89°52'40" WEST FOR A DISTANCE OF 249.28 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT AS CREATED BY THAT CERTAIN GRANT OF EASEMENT RECORDED JUNE 11th, 1998 IN OFFICIAL RECORDS BOOK 3854, PAGE 2514, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BUILDING DETAILS:

- THERE IS 1 BUILDING ON SUBJECT SITE;
- BUILDING CONTAINS 2,745.76 SQUARE FEET;
- BUILDINGS MEASURED AT FOUNDATION FOTTER;

FLOOD ZONE: X

COMMUNITY NO. 125092

PANEL NO. 0340

SUFFIX: H

OFFICIAL RECORDS
BOOK 4739, PAGE 575
PARCEL ID: 24-36-14-00-530

LINE DATA ABBREVIATIONS:
PLAT = PLATTED REFERENCE
MEAS = MEASURED DISTANCE
CALC = CALCULATED DISTANCE
DEED = DEEDED REFERENCE

PARCEL DETAILS:

- PARCEL CONTAINS 44,005.59 SQUARE FEET OR 1.01 ACRES, MORE OR LESS;
- PARCEL DESCRIBED AS A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14.
- VEHICULAR ACCESS TO PROPERTY PROVIDED ON THE WESTERLY SIDE OF SITE;

CERTIFIED TO:

FRESE, WHITEHEAD ANDERSON AND HENDERSON, P.A.;
COMMONWEALTH LAND TITLE INSURANCE COMPANY;
RAWAL FAMIL HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
COMMUNITY BANK OF THE SOUTH, ISAOA/ATIMA;

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
A.	CENTRAL / DELTA ANGLE
ID.	IDENTIFICATION
L.	LEVEL
LB.	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.R.C.	POINT OF REVERSE CURVE
PS.M.	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R.	RADIUS
ROW	RIGHT OF WAY

SYMBOL DESCRIPTIONS:

■ CATCH BASIN	■ MISC. FENCE
■ CENTERLINE ROAD	■ PROPERTY CORNER
■ COVERED AREA	■ P.U. UTILITY BOX
■ EXISTING ELEVATION	■ P.U. WATER METER
■ FORTIFIED	■ P.U. HELL
■ MANHOLE	■ P.U. PIPE
■ METAL FENCE	■ WOOD FENCE

REVISIONS
CHANGED TEXT ON 5TH PL-2-26-2024 - DAW

SURVEY NOTES

- CONCRETE CROSSING OVER THE WESTERLY PROPERTY LINE.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
- PROPERTY SUPPLIED BY CITY WATER AND SEWER.

THE PARCELS HEREIN ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES UNLESS SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY

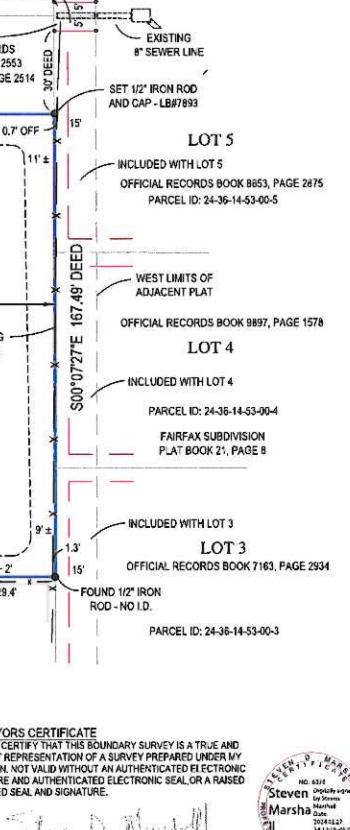
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PROPERTY ADDRESS:

2180 NORTH COURTEENAY PARKWAY
MERRITT ISLAND, FLORIDA 32953

I have reviewed COMMONWEALTH LAND TITLE INSURANCE COMPANY Commitment for Title Insurance.		
File Number: 11561629 Dated Feb. 16th, 2024 at 4:00 PM		
All policy and title search items have been abstracted and all that apply are shown hereon.		
ITEM #	PLAT / U.P.C.	CONVEYANCE
4	21	4 PLAT MATTERS
ITEM #	(O.R.R.) P.C.	CONVEYANCE
5	505	514 AGREEMENT
6	1045	813 SIDEWALK EASEMENT
7	3854	2514 EASEMENT AGREEMENT-SEWER

5' UTILITY EASEMENT PER PLAT
10' SANITARY EASEMENT PER DEED



SURVEY NUMBER: 620790
COMMITMENT NO. 11561629
PARCEL NO. 24-36-14-00-537
FLORIDA COUNTY: BREVARD
REGION: 1
FIELDWORK DATE: 2-12-2024
MAP DATE: 2-23-2024
(SIGNED)
STEVEN D. MARSHALL
PROFESSIONAL SURVEYOR AND MAPPER #6376



LOCATION MAP (NOT TO SCALE)

LOCAL SYMBOLS:

○	UTILITY POLE
■	CATCH BASIN - INLET
WV	WATER VALVE
WM	WATER METER
COM	TELCOM RISER
FO	FIBER OPTIC - UNDERGROUND

FENCE OWNERSHIP NOT DETERMINED
ELEVATION'S INDICATED HEREIN HAVE BEEN DETERMINED FOR A MARGINAL TRANSACTION. ITS
SCOPE IS LIMITED TO THE PROPERTY OWNED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR
DETERMINATION OF THE OWNERSHIP OF EXISTING FENCE LINES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR
RESULTS RELATING TO THE USE MADE OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR
RESERVES THE RIGHT TO REOPEN THE SURVEY AND TO RECONSTRUCT THE BOUNDARY LINES.
TO THE FENCE, THE SURVEYOR IS NOT RESPONSIBLE FOR THE OWNERSHIP OF THE FENCE.
IMPROVEMENTS AND LOADS, IN CASES OF LANDSLIDES, ARE NOT DETERMINED. THE SURVEYOR IS NOT RESPONSIBLE FOR
THE LOCATION OF THE IMPROVEMENTS OR LOADS.

GENERAL NOTES:
1. LEGAL DESCRIPTION PROVIDED BY OTHERS ABSTRACTED FOR EASEMENTS.
2. OTHERS RECORDED EASEMENTS AS SHOWN ON THE PLAT.
3. UNDERLAW RECORDS OF EASEMENTS, FOUNDATIONS OR OTHER
IMPROVEMENTS ARE NOT LOCATED OR DRAWN.
4. VERTICES ARE LOCATED TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO
RECONSTRUCT BOUNDARY LINES.
5. VERTICES ARE LOCATED TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO
RECONSTRUCT BOUNDARY LINES.
6. EASEMENTS ARE NOT LOCATED OR DRAWN.
7. EASEMENTS ARE NOT LOCATED OR DRAWN.

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