

## LEGAL DESCRIPTION:

### PARCEL 1: (FEE SIMPLE ESTATE)

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTHEAST 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 FOOTER;

### FLOOD ZONE: X

COMMUNITY NO. 125092

PANEL NO. 0340

SUFFIX: H

OFFICIAL RECORDS  
BOOK 8739, PAGE 975  
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, ISAAA/ATIMA;

### ABBREVIATION DESCRIPTION:

AC AIR CONDITIONER  
C.D. CENTRAL / DELTA ANGLE  
ID. IDENTIFICATION  
L. LENGTH  
L.B. 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.K. POINT OF INTERSECTION  
P.M. POINT OF REVERSE CURVE  
P.S.M. PROFESSIONAL SURVEYOR MAPPER  
P.T. POINT OF TANGENCY  
R. RADIAL / RADIUS  
R.W. RIGHT OF WAY

### SYMBOL DESCRIPTIONS:

□ CATCH BASIN  
— CENTERLINE ROAD  
— COVERED AREA  
— EXISTING ELEVATION  
— HYDRAULIC  
— MANHOLE  
— METAL FENCE  
— MISC. FENCE  
— PROPERTY CORNER  
— UTILITY POLE  
— UTILITY POLE  
— WATER METER  
— WELL  
— WOOD FENCE

REVISIONS  
CHANGED TEXT ON SKY PL. 2-26-2024 - DMK

### 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

PAGE 1 OF 1

## PROPERTY ADDRESS:

2180 NORTH COURTENAY PARKWAY  
MERRITT ISLAND, FLORIDA 32953

I have reviewed COMMONWEALTH LAND TITLE INSURANCE COMPANY Commitment for Title Insurance File Number: 11561629 Dated Feb. 16th, 2024 @ 4:00 PM All policy and title search items have been abstracted and all that apply are shown hereon				
ITEM#	PLAT	PG.	CONVEYANCE	STATUS
4	21	8	PLAT MATTERS	SHOWN HEREIN
ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
5	505	514	AGREEMENT	AFFECTS NOT PLOTTABLE
6	1045	843	SIDEWALK EASEMENT	SHOWN HEREIN
7	3854	2514	EASEMENT AGREEMENT - SEWER	SHOWN HEREIN

### ALTA/NSPS CERTIFICATION:

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, AND INCLUDES NO ITEMS FROM THE TABLE A OF SURVEY REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON 2-12-2024. DATE OF MAP, 2-23-2024.

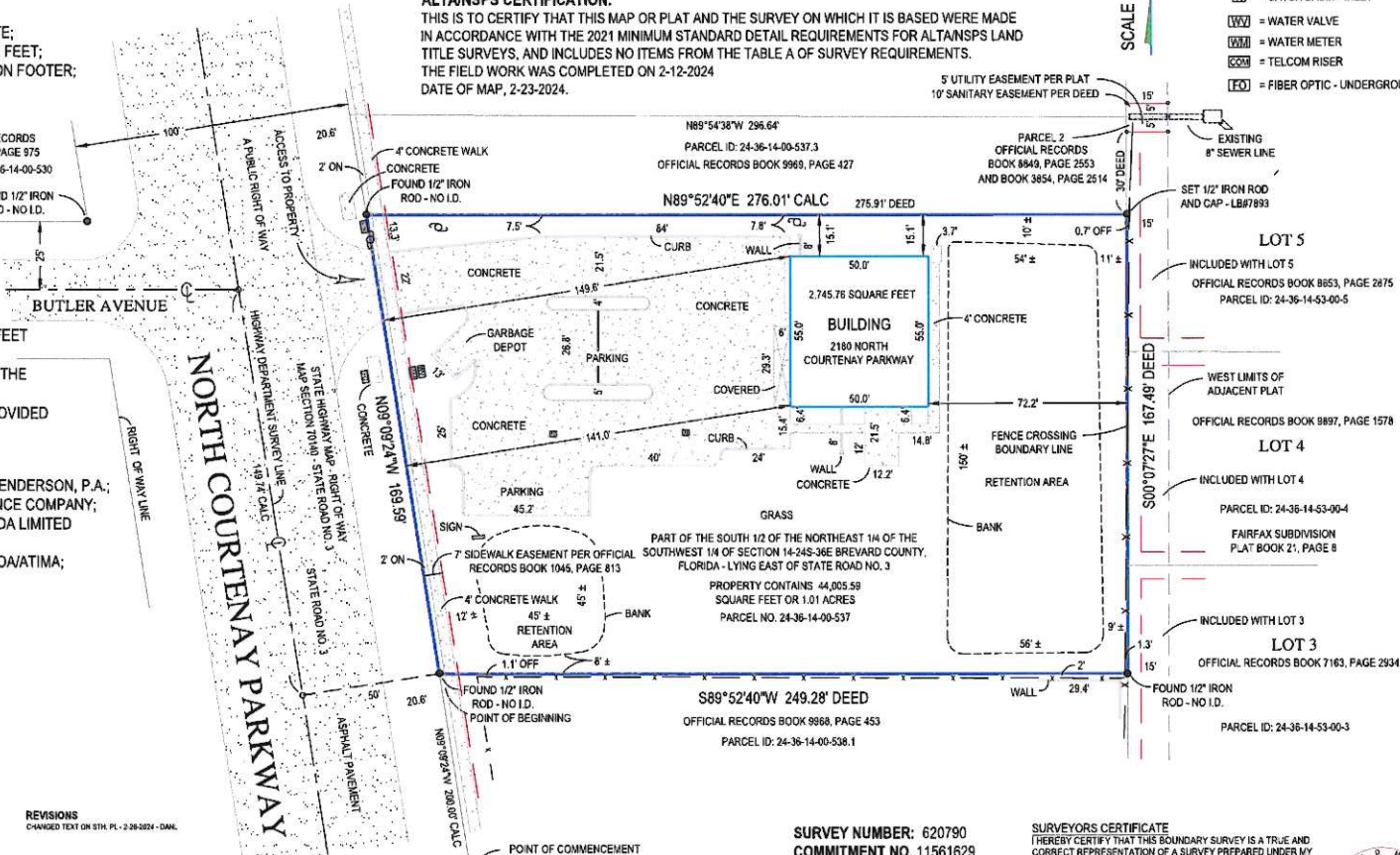


LOCATION MAP (NOT TO SCALE)

### LOCAL SYMBOLS:

○ = UTILITY POLE  
□ = CATCH BASIN - INLET  
WV = WATER VALVE  
WM = WATER METER  
TCR = TELCOM RISER  
FO = FIBER OPTIC - UNDERGROUND

SCALE 1"=40'



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

SURVEYORS CERTIFICATE  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)   
STEVEN D. MARSHALL  
PROFESSIONAL SURVEYOR AND MAPPER #6316



GENERAL NOTES:  
1) THE LAND SURVEY HEREON HAS BEEN ABSTRACTED FOR EASEMENTS AND OTHER RECORDED DOCUMENTS AS SHOWN ON THE PLAT. OTHER RECORDED DOCUMENTS NOT SHOWN ON THE PLAT ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.  
2) ONLY VISIBLE ENCROACHMENTS LOCATED BY THE SURVEYOR ARE SHOWN. ENCROACHMENTS NOT VISIBLE TO THE SURVEYOR ARE NOT SHOWN.  
3) THE LOCATION OF THE INFRASTRUCTURE OVER SCALED POSITIONAL ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO THE MEAN SEA LEVEL DATUM (MSL).  
4) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS INTENT IS TO PROVIDE A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS SHOWN ON THE PLAT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
5) THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO OTHER EASEMENTS OR INTERESTS IN THE PROPERTY THAT ARE NOT SHOWN ON THE PLAT.  
6) THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO OTHER EASEMENTS OR INTERESTS IN THE PROPERTY THAT ARE NOT SHOWN ON THE PLAT.

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TARGET  
SURVEYING, LLC