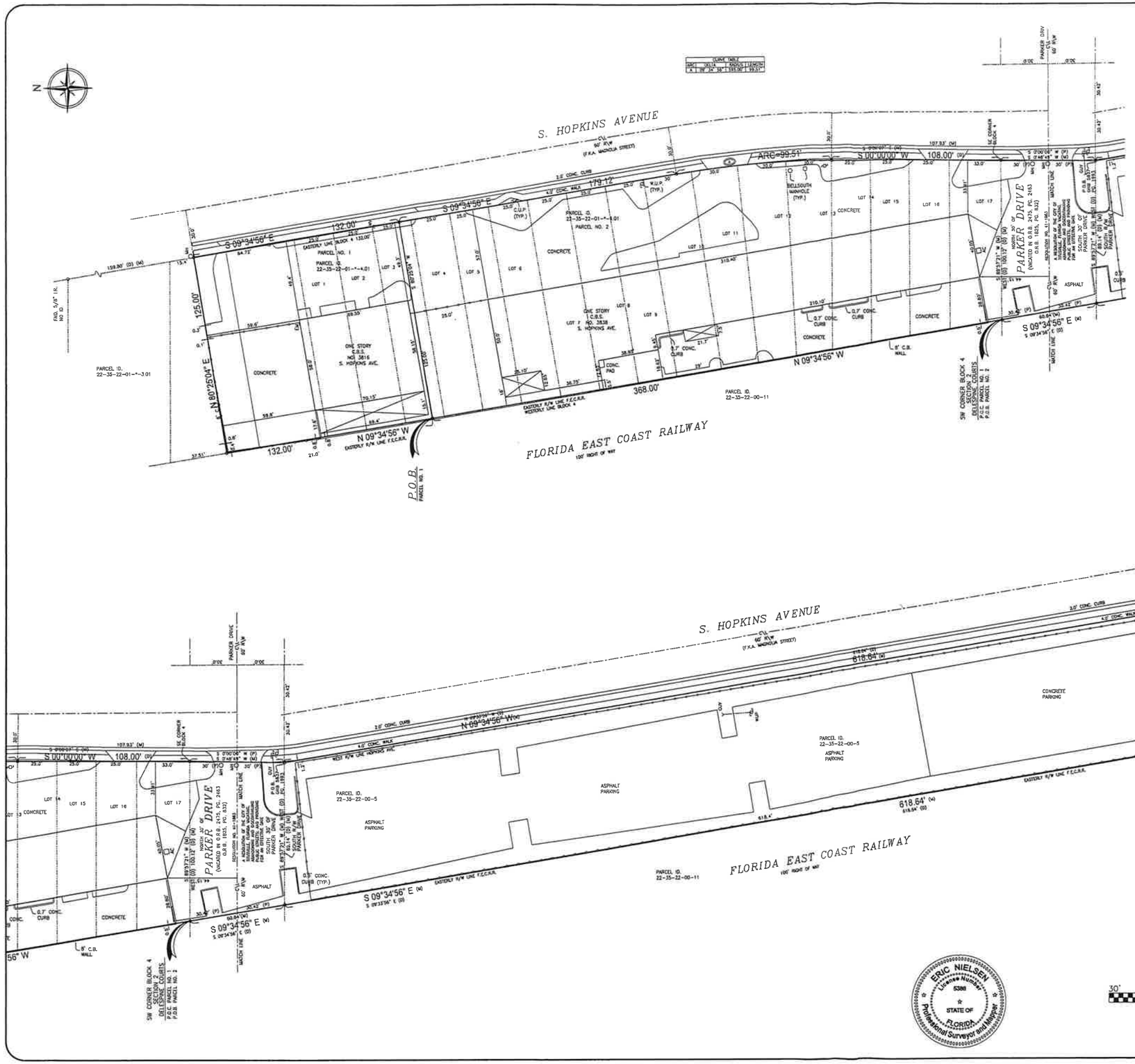

DESCRIPTION:

PARCEL NO. 1:

A part of Lot 3 and all of Lots 1 and 2, Block 4, Section 2, Delespine Courts, recorded in Plat Book 5, Page 12 and a part of Lot 4, Bayer's Subdivision, recorded in Plat Book 2, Page 78, all of the Public Records of Brevard County, Florida, described as follows: Commencing at the Southeast corner of Block 4, Section 2, Delespine Courts, run thence North 9°34'56" West along a Westerly line of said Block 4, a distance of 358.00 feet to the point of beginning of the lands herein described, thence continue North 9°34'56" West along said Westerly line of Block 4 and the Westerly line of said Lot 4 of Bayer's Subdivision, a distance of 132.00 feet; thence North 80°25'04" East, 125 feet to a point on the Easterly line of said Lot 4, Bayer's Subdivision; thence South 9°34'56" East along said line and the Easterly line of said Block 4, Section 2, Delespine Courts, a distance of 132.00 feet; thence South 80°25'04" West, 125 feet to the point of beginning.

And

PARCEL NO 2:

All of Lots 4 through 17, and a part of Lot 3, Block 4, Section 2, Delespine Courts, recorded in Plat Book 5, Page 12, of the Public Records of Brevard County, Florida, described as follows: Beginning at the Southeast corner of said Block 4, run thence North 9°34'56" West along the Westerly line of said Block 4, a distance of 358.00 feet; thence North 80°25'04" East, 125 feet to a point on the Easterly line of said Block 4; thence along the Easterly line, South 9°34'56" East, 170.12 feet to the point of curvature of a circular curve concave Westerly, having a radius of 525 feet and a central angle of 9°34'56"; thence Southerly along the arc of said curve 99.51 feet to the point of tangency of said curve; thence South 108 feet to the Southeasterly corner of said Block 4; thence West 100.12 feet to the point of beginning, including the North 30 feet of vacated Parker Drive right of way as vacated per Official Records Book 2473, Page 2463, Public Records of Brevard County, Florida.

TOGETHER WITH:

A parcel of land lying in the Northeast 1/4 of Section 22, Township 22 South, Range 35 East, also being a portion of Magnolia Avenue, as shown on Revised Plat of Indian River City, Florida, as recorded in Plat Book 4, Page 12, Public Records of Brevard County, Florida, described as follows:

Beginning at a point of intersection with the Westerly right-of-way of Hopkins Avenue (formerly Magnolia Avenue) a 60.0 foot right-of-way as presently established, and the South right-of-way line of Parker Drive (formerly Boyer Avenue) and run thence West along said South right-of-way line of said Parker Drive, 89.14 feet to the Easterly right-of-way line of the Florida East Coast Railway Company right-of-way; thence run S 9 degrees 33' 56" E along said Easterly right-of-way line, 618.64 feet; thence run East 89.14 feet to the West right-of-way line of said Hopkins Avenue; thence run N 9 degrees 33' 56" W, along said West right-of-way line, 618.64 feet to the Point of Beginning; including the South 30 feet of vacated Parker Drive.

SURVEYORS NOTES:

1. This property is located in Flood Zone(s) X. The Structure is in Flood Zone(s) X. Map No. 12009C0210H, Panel No. 210, Suffix H, Community No. 125152, Effective Date, January 29, 2021.
2. The bearings shown are based on an Assumed North Meridian, Being S 00° 04' 30" E along the West R/W line of S Hopkins Avenue.
3. The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may affect the property are shown.
4. This map of survey is for the sole use of the named parties as certified hereon and is non-transferable is not to be relied upon by any other entity or individuals other than the certified entity.
5. Underground improvements are not located unless requested.
6. Elevations if shown hereon based on NAVD88.

LEGEND & ABBREVIATIONS:

○ = SET 5/8" I.R.C. L.B. 8946
Δ = FND. N & D LS 5050
□ = Set concrete monument with disc
= 4' C.L.F.
= Center Line
= 6' W.F.
= 6' VINYL FENCE
= OHPL

(B.M.)=Benchmark,(CONC.)=Concrete,(C\L)=Centerline,(C.B.)=Concrete Block (C.B.S.)=Concrete Block Structure,(C.A.S)=Covered and Screened, (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence (D)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(F=)=Found, (F.P.R.)=Fixed Point of Reference, (IRC)=Iron Rod with Cap,(I.P.)=Iron Pipe (G.M.)=Gas Meter,(L.B.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured (M.E.S.)=Metered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book, (OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat (P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement (P.R.M.)=Permanent Reference Monument,(P.U & E.E.)=Public Utility & Drainage Easement, (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R\W)=Right of Way,(SEC.)=Section (TWP.)=Township,(W.F)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

ERIC NIELSEN License Number 5386 STATE OF FLORIDA Professional Surveyor and Mapper

30' 0' 30' 60' 90'
SCALE: 1" = 30'

Digitally signed by Eric Nielsen
Date: 2024.11.26 11:35:34
Signature Date:
Certified By: Eric Nielsen
I, Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6945, State of Florida Certify that this map of survey is in accordance with Florida Administrative Code Section 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

REVISIONS

DATE	DESCRIPTION

PREPARED BY:
Eric Nielsen Land Surveying, Inc.
LB 6946
12 STONE STREET, COCOA, FL. 32922
PHONE: (321) 631-5654
email: nielsensurveying@bellsouth.net
UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY

MAP OF BOUNDARY SURVEY
CERTIFIED TO: LOYD CONTRACTING CO.

SITE ADDRESS: 3838 S. HOPKINS AVENUE, TITUSVILLE FLORIDA 32780
3900 S. HOPKINS AVENUE, TITUSVILLE FLORIDA 32780

SECTION	22
TOWNSHIP	22
RANGE	35

JOB NO.	24-292-09
DRAWN	NS
CHECKED	EN
DATE	10-02-2024
SCALE	1" = 30'
SHEET NO.	1 OF 1