

MAP OF BOUNDARY SURVEY

SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST

LEGAL DESCRIPTION: (PROVIDED)

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE S00°29'00"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 132.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520 AND THE POINT-OF-BEGINNING OF THE HERIN DESCRIBED PARCEL; THENCE S00°22'38"W ALONG SAID WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 289.81 FEET TO A POINT WHICH IS 300 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE N89°58'11"E OF 289.81 FEET TO A POINT WHICH IS 300 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE S00°22'38"W PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520, A DISTANCE OF 1314.28 FEET TO A POINT WHICH IS 10 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE S00°29'00"W PARALLEL WITH SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 184.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34; A DISTANCE OF 1325.84 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE S89°58'11"E ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 569.30 FEET TO THE POINT 755.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE N00°21'01"E PARALLEL TO SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 284.74 FEET THENCE N89°58'11"E OF 489.48 FEET TO A POINT WHICH IS 100 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE N00°21'01"E PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 184.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34; A DISTANCE OF 569.30 FEET TO THE POINT WHICH IS 300 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE S00°22'38"W PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520, A DISTANCE OF 209.84 FEET TO A POINT WHICH IS 400 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34; THENCE N00°20'08"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 300.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE N89°58'11"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 389.51 FEET TO THE POINT OF BEGINNING.

P.O.B.
 N 1/4 CORNER OF
 SECTION 34-24-35
 PARCEL 1A & PARCEL 1B
 (PARCEL 1 LESS AND EXCEPT)

LESS

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE RUN S00°24'00"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 132.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE S00°22'38"W, A DISTANCE OF 289.81 FEET; THENCE N89°58'11"E, A DISTANCE OF 212.80 FEET; THENCE S00°22'38"W, A DISTANCE OF 184.00 FEET; THENCE N89°58'11"E, A DISTANCE OF 833.89 FEET; THENCE S00°22'38"W, A DISTANCE OF 833.40 FEET; THENCE N00°21'01"E, A DISTANCE OF 562.08 FEET TO THE POINT OF BEGINNING.

POINT - 10W, LLC HOA
 PARCEL 2

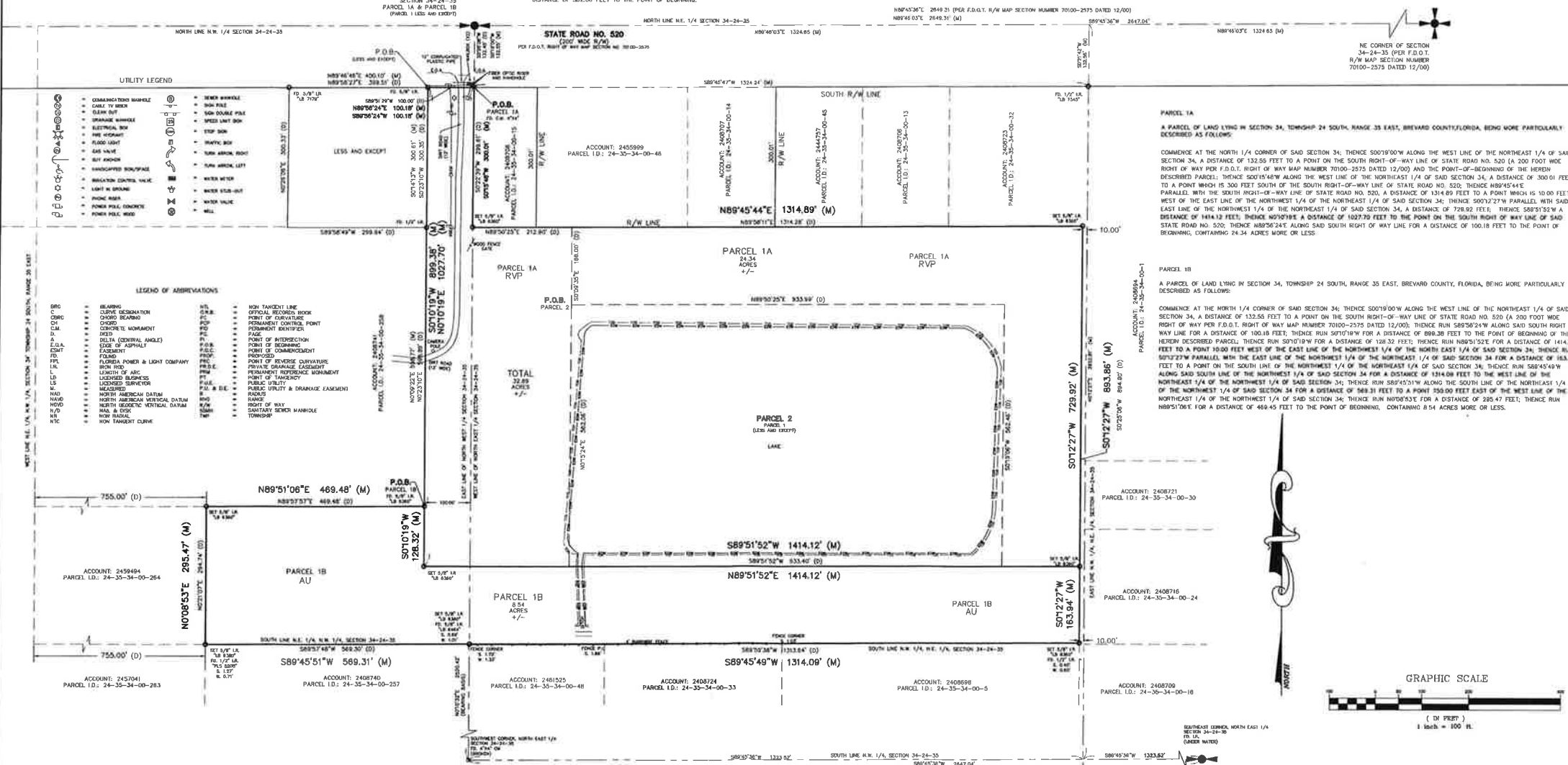
A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE RUN S00°24'00"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 132.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE S00°22'38"W, A DISTANCE OF 289.81 FEET; THENCE N89°58'11"E, A DISTANCE OF 212.80 FEET; THENCE S00°22'38"W, A DISTANCE OF 184.00 FEET; THENCE N89°58'11"E, A DISTANCE OF 833.89 FEET; THENCE S00°22'38"W, A DISTANCE OF 833.40 FEET; THENCE N00°21'01"E, A DISTANCE OF 562.08 FEET TO THE POINT OF BEGINNING.

EXCEPT

PARCEL OF LAND IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE EAST 400 FEET OF THE NORTHWEST 1/4 OF SECTION 34 THAT LIES NORTH OF A LINE DRAWN PARALLEL WITH AND 300 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520 (A 200 FOOT WIDE RIGHT-OF-WAY LESS THE EAST 100 FEET THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE S00°22'38"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 132.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE S89°58'11"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520, A DISTANCE OF 1000.00 FEET TO THE POINT-OF-BEGINNING OF THE HERIN DESCRIBED PARCEL; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520, S00°22'38"W, A DISTANCE OF 300.33 FEET TO A POINT WHICH LIES 300 FEET SOUTH OF SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE S89°58'11"E, A DISTANCE OF 209.84 FEET; THENCE N00°20'08"E, A DISTANCE OF 300.33 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 520; THENCE N89°58'11"E, A DISTANCE OF 389.51 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE NORTH EAST SECTION 34 PER THE FLORIDA STATE PLAN COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983, WHICH BEARS N07°02'32"E AND AS SHOWN HEREON.
2. THE PARCEL DESCRIBED HEREIN IS IN ZONE "70" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #12029C DATED 3-17-2014, BREVARD UNINCORPORATED AREAS 12029C.
3. THE LEGAL DESCRIPTION SHOWN HEREIN IS AS PROVIDED AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF RECORD.
4. BELOW GROUND IMPROVEMENTS ARE NOT DETICED ON THIS MAP OF SURVEY.
5. FINCE THIS SHOWN HEREON ARE AS MEASURED PERPENDICULAR TO THE BOUNDARY LINES.
6. SOUTH RIGHT OF WAY OF STATE ROAD 520 WAS ESTABLISHED PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 70100-2575, DATED 12/00.



HORIZON SURVEYORS
 OF CENTRAL FLORIDA, INC. LB 6360
 5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955
 E-MAIL: INFO@HORIZONSURVEYORS.COM
 PHONE : (321) 806-4171

SCALE		REVISION TABLE	
1" = 100'		DATE	DESCRIPTION
		DATE	DESCRIPTION
		DATE	DESCRIPTION
		DATE	DESCRIPTION

PREPARED FOR THE EXCLUSIVE USE OF:
 JOHN P. HOLMQUIST

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

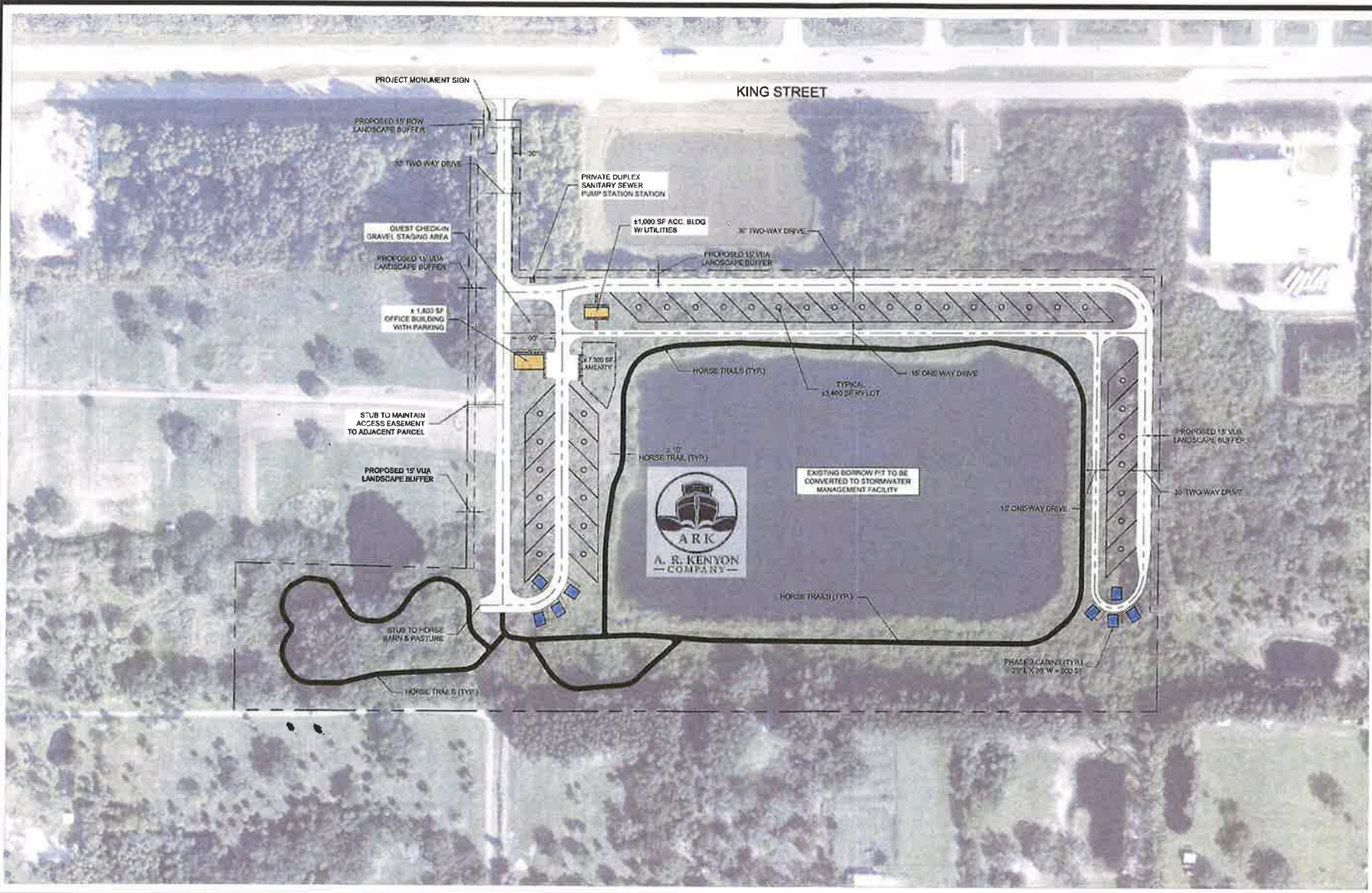
ROBERT R DOERRER
 Digitally signed by ROBERT R DOERRER
 Date: 2025.12.12 11:43:18-0500
 ROBERT R. DOERRER, JR.
 PROFESSIONAL LAND SURVEYOR #3982

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.



SURVEY FOR:
HOLMQUIST
 DRAWING NUMBER:
6756-ZONING

C:\VOLUMES\ARK\MASTER\PROJECTS\PROPOSAL\SHOW\RV PARK - AERIAL SITE PLAN 2.DWG PLOTTED: 7/29/25 10:38 AM



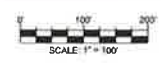
SITE DATA TABLE	
ADDRESS	5405 HIGHWAY 620 GODDA, FL 32926
COUNTY	BREVARD
PARCEL IDS	24-35-34-00-2 24-35-34-00-7
PARCEL AREA	± 32.71 ACRES
FUTURE LAND USE	NC (NEIGHBORHOOD COMMERCIAL) RES 15 (RESIDENTIAL 15 UNITS/ACRE)
ZONING	EU-1
FEMA FLOOD ZONE	ZONE X FIRM PANEL 12096C0425G (EF- 3/17/2014)
PROPOSED RV SITES	38

LEGEND	
PROPERTY BOUNDARY	---
ASPHALT MILLING	▨
GRAVEL/CRUSHED STONE	▩
HORSE TRAILS	▬



13462 SUNSTONE STREET
JACKSONVILLE, FLORIDA 32258
904-502-5810
FL REGISTRY NO. 38880

5405 FL-520 RV PARK CONCEPTUAL SITE PLAN FOR HQW LLC



DATE: 7/29/25

THIS PLAN IS CONCEPTUAL IN NATURE AND BASED ON PUBLICLY AVAILABLE GIS DATA AND OTHER LIMITED INFORMATION. IT IS INTENDED FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DESIGNS SHOWN ARE SUBJECT TO CHANGE PENDING FULL SITE DUE DILIGENCE, SURVEY, REGULATORY REVIEW, AND FINAL ENGINEERING.