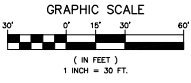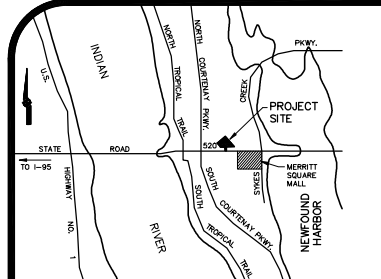## LEGAL DESCRIPTION (O.R. BOOK 5389, PAGE 7760):

A parcel of land lying in Section 35, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the North 1/2 of the Northeast 1/4 of said Section 35, and run N.89°57'20"W., along the South line of said North 1/2 of the Northeast 1/4, a distance of 367.07 feet to the Point-of-Beginning of this description; thence continue N.89°57'20"W., along said South line, a distance of 725.64 feet; thence run N.38°56'50"W., along the Easterly Right-of-Way line of a 50 foot Right-of-Way, a distance of 269.60 feet; thence run N.51°13'19"E., 564.0 feet to a point on the Westerly boundary line of the Replat of Merritt Lake Estates, as recorded in Plat Book 11, Page 16, Public Records of Brevard County, Florida; thence run S.38°56'50"E., along said Westerly boundary line, a distance of 724.51 feet to the Point-of-Beginning of this description.

ALSO, a parcel lying in said Section 35 being described as follows:

Commence at the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 35, and run N.89°57'20"W., along the North line of said South 1/2 of the Northeast 1/4, a distance of 774.99 feet to the Point-of-Beginning of this description; thence S.00°25'35"W., 193.26 feet to a point on the North Right-of-Way line of State Road No. 520; thence run S.89°42'12"W., along said North Right-of-Way line, a distance of 90.0 feet; thence run N.00°25'35"E., 193.68 feet; thence run S.89°57'20"E., 90.0 feet to the Point-of-Beginning of this description.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the south line of the North ½ of the Northeast ¼ of Section 35, Township 24 South, Range 36 East, being "N.89°57'20"W., pursuant to O.R. Book 1621, Page 248 of the Public Records of Brevard County, Florida.

2. The purpose of this survey was to update a previous survey performed by Bussen-Mayer Engineering Group, Inc.

3. This survey does not warrant title.

4. The Surveyor was provided with Schedule "A" and Schedule "B", Section 2 of a title report Commitment No. 7678422 issued by Chicago Title Insurance Company, dated May 22, 2019 at 5:00 p.m. Upon review of Schedule "B", Section 2 of the above referenced commitment, the Surveyor has found as follows:

   Item #4. Easement recorded in Deed Book 254, Page 339 is a drainage easement as shown on the survey.

   Item #5. Easement recorded in O.R. Book 1369, Page 108, a Florida Power & Light Company easement is as shown on the survey.

   Item #6. Agreement as recorded in O.R. Book 556, Page 974 is shown on the survey and is approximate as the legal description (Description "C") does not provide enough information for accurate location. The location shown on the survey is based on existing sanitary sewer manholes which do not lie on the subject property.

   Item #7. Easement recorded in O.R. Book 6375, Page 2427, an AT&T Florida Easement as shown on survey.

   Item #8. Alley easement as shown in Survey Book 1, Page 90 of the Public Records of Brevard County, Florida is as shown on the survey.

7. Subject parcel contains 6.85 acres more or less.

8. Date of recertification of this survey: July 24, 2019.

9. Subject parcel lies in Zone "X" (areas determined to be outside 500 YR Flood Plain and areas of 500 Year Flood) per Flood Insurance Rate Map No. 12009C0355E, dated April 3, 1989 as issued by the Federal Emergency Management Agency.

10. The Surveyor has not inspected the subject parcel for the possibility of hazardous waste, endangered species habitat nor any other environmental issues.

11. Encroachments, if any, are as shown.

12. This survey is valid only when bearing the Surveyors original signature and seal.

13. This survey is certified correct to:
    VIREN PATEL
    CHICAGO TITLE INSURANCE COMPANY
    SMITH BIGMAN & BROCK, P.A.
    PromiseOne

LEGEND

C.B.S.	CONCRETE BLOCK STRUCTURE
R.B.	RE-BAR
R.B./CAP	RE-BAR WITH CAP
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE(S)
R.R.SPIKE	RAILROAD SPIKE
P.B.	PLAT BOOK
W/	WITH
FND.	FOUND
D.B.	DEED BOOK
C.M.	CONCRETE MONUMENT
P.K. NAIL	PARKER-KAYLON NAIL
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
(D.)	BEARING/DISTANCE PER DESCRIPTION.
(M.)	BEARING/DISTANCE PER MEASUREMENT

POINT-OF-COMMENCEMENT
S.E. CORNER OF N. 1/2 OF THE N.E. 1/4 OF SEC. 35

POINT-OF-BEGINNING
FND. R.B./CAP (NOT READABLE)
SOUTHWEST CORNER OF "REPLAT OF MERRITT LAKE ESTATES" PLAT BOOK 11, PAGE 16

REPLAT OF MERRITT LAKE ESTATES (P.B. 11, PG. 16)

POINT-OF-BEGINNING OF "ALSO" PARCEL
FOUND R.R. SPIKE

VICINITY MAP
N.T.S.

PROJECT SITE
INDIAN RIVER
NEWFOUND HARBOR
MERRITT SQUARE MALL
S.R. NO. 520
SOUTH TROPICAL TRAIL
NORTH COURTENAY PKWY.
U.S. HWY NO. 1
STATE ROAD
SYKES CREEK PARKWAY
TO I-95

BOUNDARY AND IMPROVEMENTS SURVEY
VIREN PATEL

Bussen-Mayer Engineering Group, Inc.
100 PARNELL STREET ● MERRITT ISLAND, FLORIDA 32953
PH. NO. (321) 453-0010 ● CERTIFICATE NO. 3535

J. BARRY CABANISS, P.L.S.
LICENSE NO. 4524

CERTIFICATE No. 4524
STATE OF FLORIDA
J. BARRY CABANISS PROFESSIONAL LAND SURVEYOR

Sec.: 35
Twp.: 24 South
Rng.: 36 East
Florida
Brevard County

Date: Jul. 26, 2019
Scale: 1" = 30'
Proj. No.: 350002

Sheet Name:
BOUNDARY AND IMPROVEMENTS SURVEY

Sheet: **1** of 1

SURVEY DEPT.

GRAPHIC SCALE
30   0   15   30   60
(IN FEET)
1 INCH = 30 FT.

S.R. NO. 520
(130' RIGHT-OF-WAY)

BURNWOOD DRIVE
(50' RIGHT-OF-WAY)

S 38°56'50" E   724.51'
N 38°56'50" W   269.60'
S 00°25'35" W   193.26'
N 00°25'35" E   193.68'

TENNIS COURT
TWO-STORY C.B.S.
ONE-STORY C.B.S.
POOL
ASPHALT PARKING
LANDSCAPING