SKETCH & DESCRIPTION

SECTIONS 20 & 29, TOWNSHIP 21 SOUTH, RANGE 35 EAST (NOT A BOUNDARY SURVEY)

SHEET 1 OF 2 NOT VALID WITHOUT THE SKETCH ON SHEET 2 OF 2

LEGAL DESCRIPTION:

WR 9938317

A parcel of land in the Southeast 1/4 of Section 20 and the Northeast 1/4 of Section 29, Township 21 South, Range 35 East, Brevard County, Florida, and being a part of the Florida East Central Regional Rail Trail Right—of—Way as described in Official Records Book 5838, Page 9507, Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the South 1/4 corner of aforesaid Section 20, Township 21, South, Range 35 East; thence run N89'16'18"E along the South line of the Southeast 1/4 of Section 20 a distance of 1.622.55 feet to point on the Westerly Right-of-Way line of aforesaid Florida East Central Regional Rail Trail Right-of-Way, said point also being the POINT OF BEGINNING of the herein described parcel; thence N27°58'13"W along said Westerly Right-of-Way line a distance of 48.12 feet; thence N62°01'47"E a distance of 10.00 feet; thence S27'58'13'E a distance of 25.15 feet; thence N87'48'40"E a distance of 99.95 feet to a point on the Easterly Right-of-Way Line of aforesaid Florida East Central Regional Rail Trail; thence S27.58.13. along said Easterly Right-of-Way line a distance of 11.11 feet; thence S87*48'40"W a distance of 99.95 feet; thence S27*58'13"E a distance of 37.41 feet to a Point of Intersection; thence S27°59'49"E parallel with and 10.00 feet Easterly by perpendicular measurement a distance of 135.00 feet: thence S62*00'11"W a distance of 10.00 feet to a point on aforesaid Westerly Right-of-Way Line: thence N27°59'49"W along said Westerly right—of—way line a distance of 135.00 feet to a Point of Intersection; thence N27°58'13"W a distance of 25.55 feet to the Point of Beginning.

Contains 3,086 square feet, more or less.

SURVEYORS NOTES:

Bearing based on State Plane Coordinates Grid Bearing being N89'16'18"E along the south line of the Southeast 1/4 of Section 20, Township 21 South, Range 35 East as shown hereon.

PREPARED BY: SURVEYING & MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1 , PALM BAY, FLORIDA 32907 Phone (321)724-2940 Fox(321)951-4879 E-MAIL: SMITHSURVEYINGFL • GMAIL.COM

Prosesso 29/ Survi STATE OF FLORIDA ÍN A. SMITH — FLORIDA CERTIFICATE NO. 4457 (NOT VALID UNLESS SIGNED AND SEALED) Onal Surveyor and

PREPARED FOR:

DRAWN BY: P.A.D.

DATE: JULY 7, 2021

CHECKED BY: KAS

SHEET _1_ OF __2__

DRAWING NO. 21-1170

REVISIONS JUNE 21, 2024

SECTIONS 20 & 29 TOWNSHIP 21 SOUTH

RANGE 35 EAST

SKETCH & DESCRIPTION SHEET 2 OF 2 NOT VALID WITHOUT THE LEGAL SECTIONS 20 & 29, TOWNSHIP 21 SOUTH, RANGE 35 EAST DESCRIPTION ON SHEET 1 OF 2 (NOT A BOUNDARY SURVEY) WR 9938317 SCALE: 1" = 30'Lot 13 Block B KAY-LYNN HEIGHTS Plat Book 12, Page 110 Proposed Anchor-99.9<u>5</u>' N87'48'40"E North Right-of-Way Line Over Head Wires Over Head Wires JAY JAY ROAD 99.95 S87'48'40"W\ South line - Southeast 1/4 - Section 20 C N89'16'18"E Approximate\ Location Asphalt Pavement North line - Northeast 1/4 - Section 29 POINT OF COMMENCEMENT POINT OF BEGINNING South 1/4 Corner Section 20-21-35 South Right-of-Way Line Tax Parcel No. 41 O.R.B. 9327, Page 363 NOTE: Pavement of Jay Jay Road extends across the Rail Trail Right—of—Way Existing Pole – 1.1'W. PREPARED BY: Existing INC MAPPING, 1350 MALABAR ROAD S.E., SUITE 1 , PALM BAY, FLORIDA 32907 Phone (321)724-2940 Fax(321)951-4879 E-MAIL: SMITHSURVEYINGFL © GMAIL.COM DRAWING NO. 21-1170