

LEGAL DESCRIPTION

Official Records Book 9888 Page 407

Commence at the Northwest corner of Section 2, Township 24 South, Range 36 East, Tallahassee Meridian, and run South 0 degrees, 51'46" West along the West line of said Section 2, a distance of 926.62 feet for a Point of Beginning; from said Point of Beginning continue South 0 degrees 51'46" West along said West line, a distance of 50.00 feet; thence North 88 degrees 00'39" East, a distance of 230.22 feet to the West right of way of State Road A1A, as presently located, thence North 4 degrees 2.8'00" West along said right of way, 49.98 feet; thence South 88 degrees 01'35" West to the Point of Beginning, lying and being in Brevard County, Florida.

AND

Commence at the Northwest corner of Section 2, Township 24 South, Range 36 East, Tallahassee Meridian, and run South 0 degrees 51'46" West along the West line of Section 2, a distance of 826.62 feet for a Point of Beginning; from said Point of Beginning, continue South 0 degrees 51'46" West along said West line, a distance of 100.00 feet; thence North 88 degrees 01'35" East, a distance of 227.07 feet to the West right of way line of State Road A1A, as presently located, thence North 4 degrees 28'00" West along said right of way, 100.20 feet; thence South 87 degrees 59'37" West, a distance of 220.78 feet to the Point of Beginning, lying and being in Brevard County, Florida.

SURVEYOR'S REPORT

1. The intended purpose of this survey is for Specific Purpose for a liquor license.
2. The undersigned surveyor been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. Elevations shown hereon are based on elevations of NAVD 88.
8. Bearings are assumed, referenced to Westerly Right of Way line of North Courtenay Street.
9. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
10. FEMA FLOOD: FOR INFORMATION ONLY: The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. Flood Insurance Rate Management Zone "X" Community Panel No. 12009C0340H, dated 01/29/2021.

EXPLANATION OF ABBREVIATIONS:

- M Measured Distance
- P Measurement On Plat
- ORB Official Record Book
- PB Plat Book
- LB Licensed Business
- LS Licensed Surveyor

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 55-17, F.S., Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Unless it bears the signature and original (rubbed) seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

John R. Campbell
 John R. Campbell
 Professional Surveyor & Mapper #2351
 State of Florida

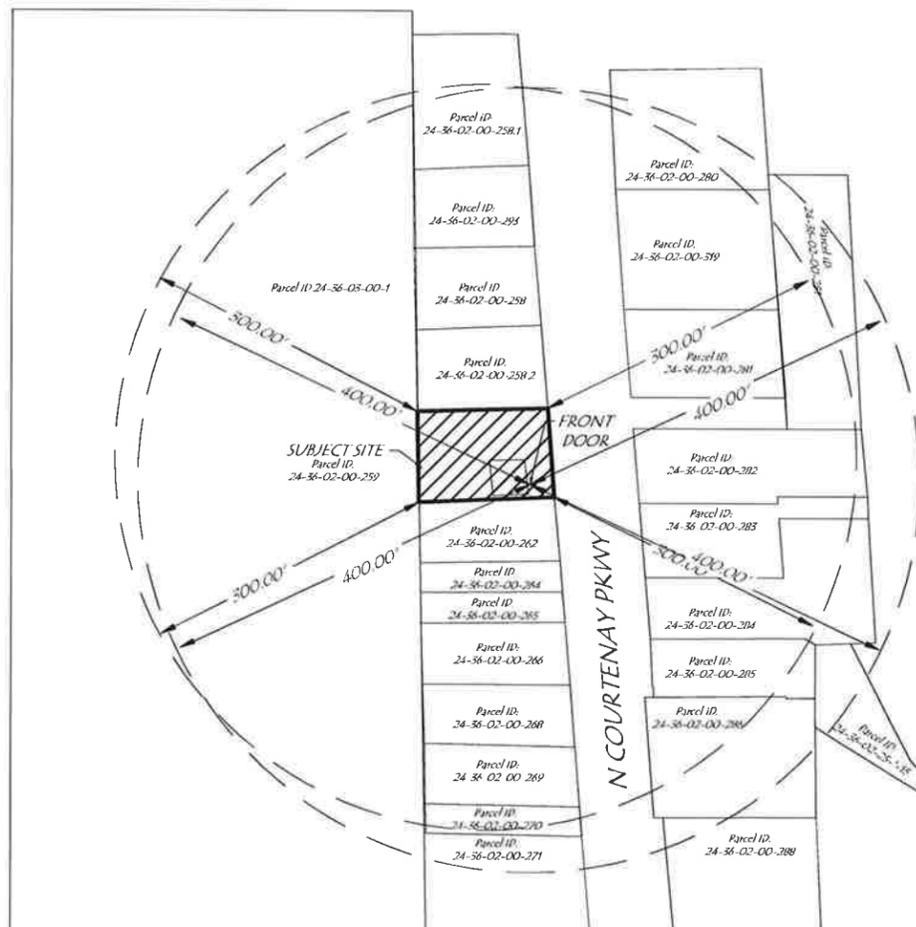
LEGEND:

4155 N COURTENAY PKWY

SURVEYOR'S NOTE:

I HEREBY CERTIFY THAT I MADE A CAREFUL INSPECTION OF THE PROPERTIES LYING WITHIN THE 400 FOOT RADIUS FROM THE SUBJECT PROPERTY'S ENTRANCE DOORWAY IN ACCORDANCE WITH THE REQUIREMENTS OF BREVARD COUNTY CHAPTER 62-1901 ALCOHOLIC CONSUMPTION OF BEVERAGES AND FOUND THERE ARE NO CHURCHES AND NO SCHOOLS WITHIN THE AREA SURVEYED.

Specific Purpose Survey



Scale: 1" = 200'

Parcel ID: 24-36-03-00-1
 Owners: BREVARD COUNTY

Parcel ID: 24-36-02-00-258.1
 Owners: SIVERS GIANNINI PROPERTY HOLDINGS LLC

Parcel ID: 24-36-02-00-293
 Owners: MARTIN A MEGREGIAN & ANNITA L MEGREGIAN LIVING TRUST

Parcel ID: 24-36-02-00-258
 Owners: TRIPP ENTERPRISES LLC

Parcel ID: 24-36-02-00-258.2
 Owners: TRIPP ENTERPRISES LLC

Parcel ID: 24-36-02-00-259
 Owners: BHAWANI 2023 LLC

Parcel ID: 24-36-02-00-262
 Owners: GREEN WING LAWN & PEST SERVICES INC

Parcel ID: 24-36-02-00-264
 Owners: FRANTZEN, DONALD P, JR

Parcel ID: 24-36-02-00-265
 Owners: FRANTZEN, DONALD P, JR

Parcel ID: 24-36-02-00-266
 Owners: KEYES, GERALD L SR; KEYES, GERALD L JR

Parcel ID: 24-36-02-00-268
 Owners: BECKER, SHARON

Parcel ID: 24-36-02-00-269
 Owners: KAT-CAM LLC

Parcel ID: 24-36-02-00-270
 Owners: 123 GLAMP LLC D/B/A RV GLAMPING

Parcel ID: 24-36-02-00-271
 Owners: 123 GLAMP LLC D/B/A RV GLAMPING

Parcel ID: 24-36-02-00-280
 Owners: PESCE ENTERPRISES LLC

Parcel ID: 24-36-02-00-319
 Owners: PESCE ENTERPRISES LLC

Parcel ID: 24-36-02-00-281
 Owners: LEE, I CHIAO

Parcel ID: 24-36-02-00-282
 Owners: SUNLIGHT LI LLC

Parcel ID: 24-36-02-00-283
 Owners: CLARKE, WILLIAM

Parcel ID: 24-36-02-00-284
 Owners: SWEEN PROPERTIES LLC

Parcel ID: 24-36-02-00-285
 Owners: IVEY'S CONSTRUCTION INC

Parcel ID: 24-36-02-00-286
 Owners: IVEY'S STEEL ERECTORS INC

Parcel ID: 24-36-02-00-288
 Owners: IVEY'S CONSTRUCTION INC

Parcel ID: 24-36-02-00-251
 Owners: GILES A J MALONE & ALISON MALONE REVOCABLE TRUST

Parcel ID: 24-36-02-25*-15
 Owners: PENFOLD, MICHAEL R



115 Alma Blvd., Suite 102
 Mailing Address: PO Box 541866, Merritt Island, FL 32954
 Phone: 321-507-4811
 LICENSED BUSINESS #7978

Street Address : 4155 N COURTENAY PKWY MERRITT ISLAND FL 32953

Specific Purpose Survey		FIELD: Kevin Sutherland	CHECKED BY: J.R. Campbell	SECTION 33
PREPARED FOR AND CERTIFIED TO:		2025-031	DRAWN BY: DWS	TOWNSHIP 24 SOUTH
BHAWANI 2023 LLC		DATE: 02-09-2023		RANGE 36 EAST
REVISIONS	DATE	DESCRIPTION		