

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 27, TOWNSHIP 24 S, RANGE 35 E
BREVARD COUNTY, FLORIDA

LEGEND

- = Concrete Monument (CM)
○ = Iron Pipe & Cap (IP)
○ = Iron Rod & Cap (IR)
○ = Nail & Disk (N&D)
POB = Point of Beginning
POC = Point of Commencement
O.R. Book = Official Record Book
PB = Plat Book
Pg = Page
CONC. = Concrete
FND = Found
ID = Identification
LB = Licensed Business
LS = Licensed Surveyor
TYP. = Typical
(C) = Calculated Distance
(D) = Deed Dimension
(F) = Field Measurement
(R) = Radial
(P) = Plat Measurement
ON/OFF = On or Off Subject Property
- F.F.E. = Finished Floor Elevation
AC = Air Conditioning Unit
CA = Covered Area
C = Cable TV Riser
CB = Catch Basin/Inlet
DM = Drainage Manhole
EB = Electric Box
FH = Fire Hydrant
GW = Guy Wire
LHP = Light Pole
OHP = Overhead Utilities
P = Power Pole
PM = Power Pole w/Meter
SC = Sanitary Cleanout
SM = Sanitary Manhole
S = Sign
TR = Telephone Riser
T = Transformer
WM = Water Meter
WV = Water Valve
W = Well
SP = Water Spigot
SAN = Sanitary Sewer Line
UE = Utility Easement
DE = Drainage Easement
1-2 = Wetland Flag w/ Designator
- Tree
Palm Tree
Pine Tree

LEGAL DESCRIPTION

(PER O.R. BOOK 9180, PAGE 2529)

PARCEL 1:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27, AND RUN NORTH 89° 31' 50" E, ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 946.75 FEET TO A POINT, THENCE FOR A SECOND COURSE, RUN NORTH 00° 14' 40" E, A DISTANCE OF 414.09 FEET TO A POINT, THENCE FOR A THIRD COURSE, RUN SOUTH 89° 31' 50" WEST PARALLEL TO THE FIRST COURSE, A DISTANCE OF 946.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE FOR A FOURTH COURSE, RUN SOUTH 00° 14' 40" WEST ON SAID WEST LINE PARALLEL TO THE SECOND COURSE, A DISTANCE OF 414.09 FEET TO THE POINT OF BEGINNING OF THE LAND DESCRIBED HEREIN.

TOGETHER WITH A PERMANENT AND PERPETUAL EASEMENT FOR RIGHT-OF-WAY PURPOSES ON, OVER, AND ACROSS A FIFTY-FOOT (50-FT.) STRIP OF LAND IN THE SAID NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, IN BREVARD COUNTY, FLORIDA, AS SET FORTH IN WARRANTY DEED DATED NOVEMBER 6, 1964, RECORDED IN OFFICIAL RECORDS BOOK 736, PAGES 987-990, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 27, AND RUN NORTH 89 DEGREES 31 MINUTES 50 SECONDS EAST ON THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27 A DISTANCE OF 946.75 FEET TO A POINT, THENCE, RUN NORTH 0 DEGREES 14 MINUTES 40 SECONDS EAST A DISTANCE OF 307.93 FEET TO A POINT WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE, FOR A FIRST COURSE, RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST A DISTANCE OF 373.38 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 27, THENCE, FOR A SECOND COURSE RETURN TO THE POINT OF BEGINNING OF THE LAND HEREIN AND RUN NORTH 0 DEGREES 14 MINUTES 40 SECONDS EAST A DISTANCE OF FIFTY (50) FEET, THENCE, FOR A THIRD COURSE, RUN NORTH 89 DEGREES 34 MINUTES 40 SECONDS EAST PARALLEL TO THE FIRST COURSE A DISTANCE OF 373.38 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 27, THENCE, FOR A FOURTH COURSE, RUN SOUTH 0 DEGREES 14 MINUTES 40 SECONDS WEST ON THE EAST LINE OF SAID SECTION 27 A DISTANCE OF FIFTY (50) FEET TO A POINT.

EXCEPTING THEREFROM, ANY PORTION OF SAID LAND LYING AND BEING IN THE RIGHT-OF-WAY OF THE COUNTY ROAD KNOWN AS FRIDAY ROAD.

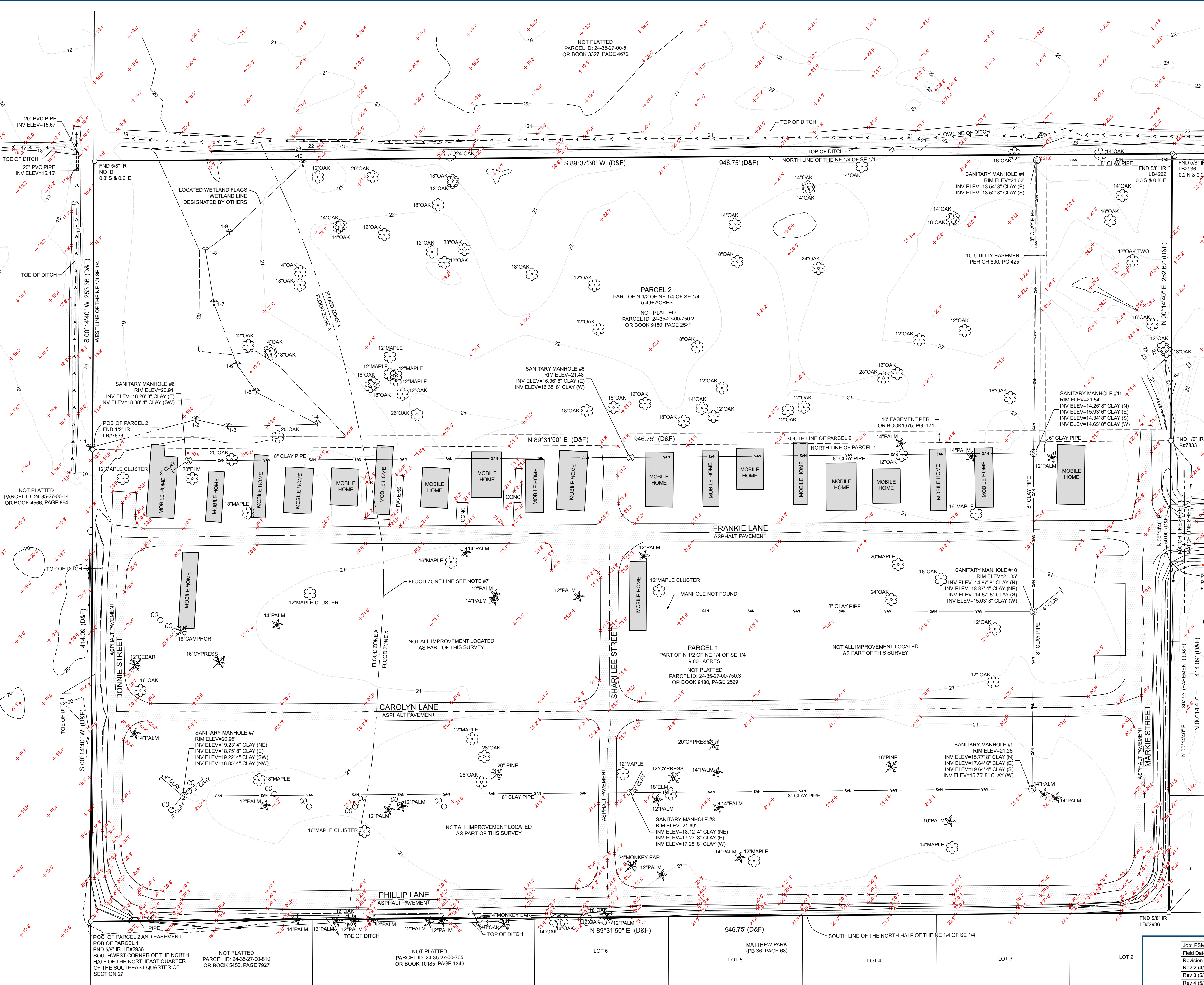
PARCEL 2:

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, IN BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, AND RUN NORTH 0 DEGREES 14' 40" EAST ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 414.09 FEET TO A POINT WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED. THENCE, FOR A FIRST COURSE, RUN NORTH 89 DEGREES 31' 50" EAST, A DISTANCE OF 946.75 FEET TO A POINT, THENCE, FOR A SECOND COURSE, RUN NORTH 0 DEGREES 14' 40" EAST A DISTANCE OF 232.62 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, THENCE, FOR A THIRD COURSE, RUN SOUTH 89 DEGREES 37' 30" WEST ON SAID NORTH LINE A DISTANCE OF 946.75 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, THENCE, FOR A FOURTH COURSE, RUN SOUTH 0 DEGREES 14' 40" WEST A DISTANCE OF 293.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE LANDS DESCRIBED IN O.R. BOOK 736, PAGE 987 AND 10 FOOT UTILITY EASEMENT AS DESCRIBED IN O.R. BOOK 800, PAGE 425, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTES

- Neither underground utility installations, underground improvements, foundations and/or other underground structures, nor roof overhangs were located by this survey.
- Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The property shown hereon is subject to all easements, restrictions, and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey-related information such as easements and setbacks that are shown on a record plat or have been furnished to the surveyor.
- Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
- Contours and spot elevations shown hereon (indicated as "X 85.00") are based on GPS measurements derived from Florida Department of Transportation Permanent Reference Network and are referenced to the North American Vertical Datum of 1988 (NAVD88).
- Flood zone line shown hereon is scaled from the survey by Germaine Surveying Inc. Job No. 571-18-001 as provided by the client.



I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

ALAN W. MORGAN, PSM #5731 4/22/26
UNLESS BEARING A DIGITAL SIGNATURE, COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

Job: PSMCO 25-1326
Field Date: 9/18/25 (R.R.)
Revision 1 (4/1/26): Typo corrected
Rev 2 (4/22/26): Trees and topo added
Rev 3 (5/04/26): Boundary & add topo
Rev 4 (5/08/26): easement added

Scale: 1"=40'

PENINSULA SURVEYING & MAPPING CO., LLC
38820 OTIS ALLEN RD., ZEPHYRHILLS, FLORIDA 33540
(407) 553-2688 www.pensurvm.com
Certificate of Authorization: LB7249



PENINSULA
Surveying & Mapping Co.

NO.	DATE	DESCRIPTION	BY

NORTH

PROPERTY LIES WITHIN FLOOD ZONE "X" AND
1200X24265 EFFECTIVE DATE: 5/17/2014.
WHICH HAS A BEARING OF N 89° 31' 50" E SEE NOTE #5.
(WWW.MSC.FEMA.GOV)

FLOOD ZONE INFORMATION

CERTIFIED TO:
CYPRESS W&P, LLC
PROPERTY ADDRESS:
CYPRESS MOBILE HOME PARK

1. I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

ALAN W. MORGAN, PSM #5731 4/22/26
UNLESS BEARING A DIGITAL SIGNATURE, COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THE SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

Job: PSMCO 25-1326
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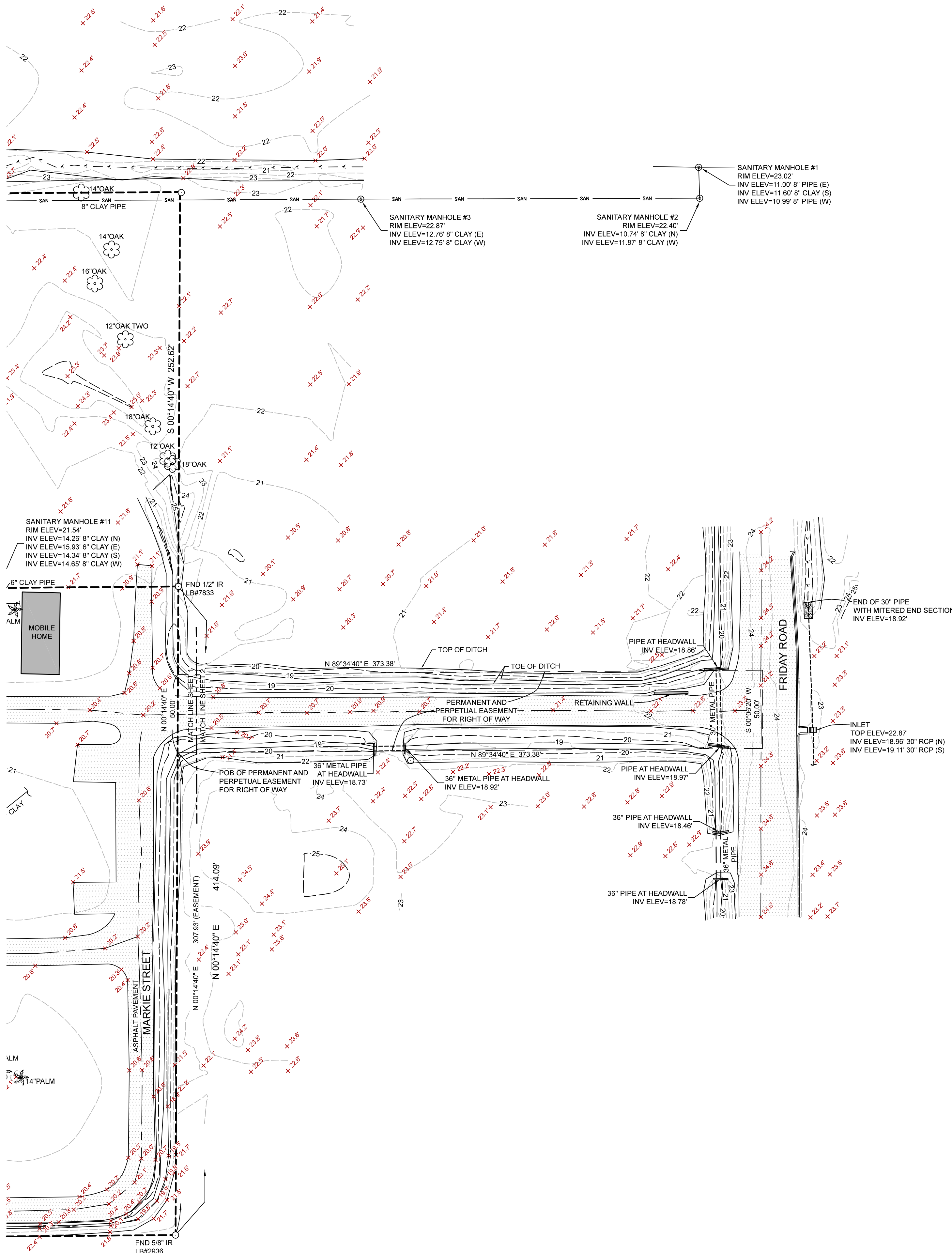
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PENINSULA
Surveying & Mapping Co.

MAP OF TOPOGRAPHIC SURVEY

SECTION 27, TOWNSHIP 24 S, RANGE 35 E
BREVARD COUNTY, FLORIDA



NOTES

1. NEITHER UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES, NOR ROOF OVERHANGS WERE LOCATED BY THIS SURVEY.
2. ADDITIONS OR DELETIONS TO THIS SURVEY BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS WHICH MAY BE SHOWN OR NOTED ON THE RECORD PLAT AND WITHIN THE PUBLIC RECORDS OF THE COUNTY THE SUBJECT PROPERTY IS LOCATED. THIS SURVEY ONLY DEPICTS SURVEY RELATED INFORMATION SUCH AS EASEMENTS AND SETBACKS THAT ARE SHOWN ON A RECORD PLAT OR HAVE BEEN FURNISHED TO THE SURVEYOR.
4. BUILDING TIES AND DIMENSIONS FOR IMPROVEMENTS SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. THIS IS NOT A BOUNDARY SURVEY.
6. LINES AND LABELS SHOWN HEREON INDICATING PROPERTY BOUNDARIES ARE BASED ON SURVEY BY GERMAINE SURVEYING INC., JOB NO. 571-18-001 AND ARE SHOWN FOR REFERENCE ONLY. PROPERTY MARKERS USED AS CONTROL ARE IN SUBSTANTIAL CONFORMITY WITH MARKERS DEPICTED ON SAID SURVEY. BASIS OF BEARING IS ALSO BASED ON SAID SURVEY.
7. ELEVATIONS SHOWN HEREON (INDICATED AS "X 85.00") ARE BASED ON GPS MEASUREMENTS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. FLOOD ZONE LINE SHOWN HEREON IS SCALED FROM THE SURVEY BY GERMAINE SURVEYING INC., JOB NO. 571-18-001 AS PROVIDED BY THE CLIENT.

LEGEND

- = Concrete Monument (CM)
- ⊕ = Drill Hole (DH)
- = Iron Pipe & Cap (IP)
- = Iron Rod & Cap (IR)
- ⊙ = Nail & Disk (N&D)
- PCP = Permanent Control Point
- PRM = Permanent Reference Monument
- POB = Point of Beginning
- POC = Point of Commencement
- O.R. Book = Official Record Book
- PB = Plat Book
- Pg = Page
- CONC. = Concrete
- D = Central Angle
- L = Arc Length
- R = Radius
- CB = Chord Bearing
- CH = Chord Length
- FND = Found
- ID = Identification
- LB = Licensed Business
- LS = Licensed Surveyor
- TYP = Typical
- (C) = Calculated Distance
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- WM/☐ = Water Valve
- ☐ = Well
- SP/☐ = Water Spigot
- UE = Utility Easement
- DE = Drainage Easement
- 1-2 ☐ = Wetland Flag w/ Designator



BASIS OF BEARING IS SOUTH LINE OF SUBJECT PROPERTY,
WHICH HAS A BEARING OF N 89° 31' 50" E SEE NOTE #5.

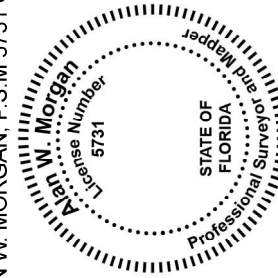
FLOOD ZONE INFORMATION
PROPERTY LIES WITHIN FLOOD ZONE "X" AND
FLOOD ZONE INFORMATION IS OBTAINED FROM
12005004265 EFFECTIVE DATE: 5/17/2014.
(PER INFORMATION OBTAINED FROM
WWW.MSC.FEMA.GOV)

CERTIFIED TO:
CYPRESS WHP, LLC
PROPERTY ADDRESS:
CYPRESS MOBILE HOME PARK

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE
AND ACCURATE REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION

ALAN W. MORGAN, PSM #5731 4/1/26
UNLESS BEARING A DIGITAL SIGNATURE, COPIES NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE
AND ACCURATE REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION. THE SEAL
OF ALAN W. MORGAN, PSM #5731, ON 4/1/2026.



Job: PSMCO 25-1326
Field Date: 9/18/25 (R.R.)
Revision 1 (4/1/26): Typos corrected
Rev 2 (4/22/26): Trees and topo added
Scale: 1"=40'

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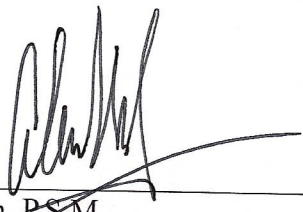
SURVEYOR'S AFFIDAVIT

State of North Carolina
County of Buncombe

BEFORE ME, the undersigned authority, personally appeared Alan Morgan who being duly sworn and deposed, states as follows:

1. That Affiant is over the age of twenty-one years old and has personal knowledge of facts contained herein.
2. That Affiant is a professional licensed surveyor and mapper under the laws of the State of Florida with registration number 5731.
3. That Affiant prepared the legal description and boundary survey for the property described in Exhibit A. (legal description attached)
4. That Affiant also prepared the Map of Boundary Survey and Topographic Survey dated July 1, 2026, for the property described herein, which accurately depicts the surveyed structures and pavement limits. Said survey also includes an illustrative rental plot evaluation and illustrative recreation area prepared for evaluation purposes.
5. Based upon existing conditions of the Cypress Mobile Home Park, as depicted on the Map of Boundary Survey and Topographic Survey dated July 1, 2026:
 - a. The smallest mobile home site depicted thereon contains approximately 2,675 square feet;
 - b. Each mobile home site depicted thereon has a minimum width of forty feet (40');
 - c. The minimum measured distance between a surveyed structure and the edge of pavement is 3.3 feet.
 - d. Not every mobile home site has two paved parking spaces
 - e. Not every mobile home site has a concrete patio; and
 - f. The minimum measured separation between surveyed structures shown thereon is ten feet (10') or greater, except as specifically noted thereon.
 - g. The illustrative recreation area depicted thereon contains approximately 0.37 acres of the total 9.00 acre site, representing approximately 4.1 percent (4.1%) of the total site area.
6. Affiant further states that he/she is familiar with the nature of an oath and understands that the statements contained herein are made under oath and subject to the penalties of applicable law for false swearing. Affiant further certifies that he/she has read, or has had read to him/her, this affidavit and understands its contents.

FURTHER AFFIANT SAYETH NAUGHT.

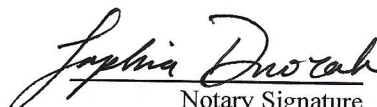
Affiant: 

Alan Morgan, P.S.M.

Peninsula Surveying & Mapping Co.

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Sworn to (or affirmed) before me by means of ☒ physical presence or ☐ online notarization this
1st day of July, 2026, by Alan Morgan.


Notary Signature

Sophia Dvorak

Notary Seal/ Commission Expires: 10/7/2030

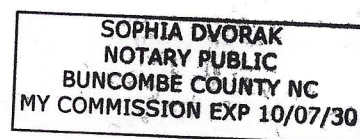


EXHIBIT "A" – LEGAL DESCRIPTION

(Per O.R. Book 9180, Page 2529)

PARCEL 1:

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, AND FOR THE FIRST COURSE RUN NORTH 89° 31' 50" E, ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 946.75 FEET TO A POINT, THENCE FOR A SECOND COURSE RUN NORTH 00° 14' 40" EAST A DISTANCE OF 414.09 FEET TO A POINT, THENCE FOR A THIRD COURSE, RUN SOUTH 89° 31' 50" WEST PARALLEL TO THE FIRST COURSE, A DISTANCE OF 946.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE FOR A FOURTH COURSE, RUN SOUTH 00° 14' 40" WEST ON SAID WEST LINE PARALLEL TO THE SECOND COURSE, A DISTANCE OF 414.09 FEET TO THE POINT OF BEGINNING OF THE LAND DESCRIBED HEREIN.

TOGETHER WITH A PERMANENT AND PERPETUAL EASEMENT FOR RIGHT-OF-WAY PURPOSES ON, OVER, AND ACROSS A FIFTY-FOOT (50-FT.) STRIP OF LAND IN THE SAID NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, IN BREVARD COUNTY, FLORIDA, AS SET FORTH IN WARRANTY DEED DATED NOVEMBER 6, 1964, RECORDED IN OFFICIAL RECORDS BOOK 736, PAGES 987-990, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM, ANY PORTION OF SAID LAND LYING AND BEING IN THE RIGHT-OF-WAY OF THE COUNTY ROAD KNOWN AS FRIDAY ROAD.

PARCEL 2:

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, IN BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, AND RUN NORTH 0 DEGREES 14' 40" EAST ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 414.09 FEET TO A POINT WHICH IS THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED. THENCE, FOR A FIRST COURSE, RUN NORTH 89 DEGREES 31' 50" EAST, A DISTANCE OF 946.75 FEET TO A POINT; THENCE, FOR A SECOND COURSE, RUN NORTH 0 DEGREES 14' 40" EAST A DISTANCE OF 252.62 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 27; THENCE, FOR A THIRD COURSE, RUN SOUTH 89 DEGREES 37' 30" WEST ON SAID NORTH LINE A DISTANCE OF 946.75 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE, FOR A FOURTH COURSE, RUN SOUTH 0 DEGREES 14' 40" WEST A DISTANCE OF 253.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE LANDS DESCRIBED IN O.R. BOOK 736, PAGE 987 AND 10 FOOT UTILITY EASEMENT AS DESCRIBED IN O.R. BOOK 800, PAGE 425, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.