- SKETCH OF -

BOUNDARY SURVEY

INCLUDING DBH TREE LOCATIONS

-- WITH FULL TOPOGRAPHY --

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

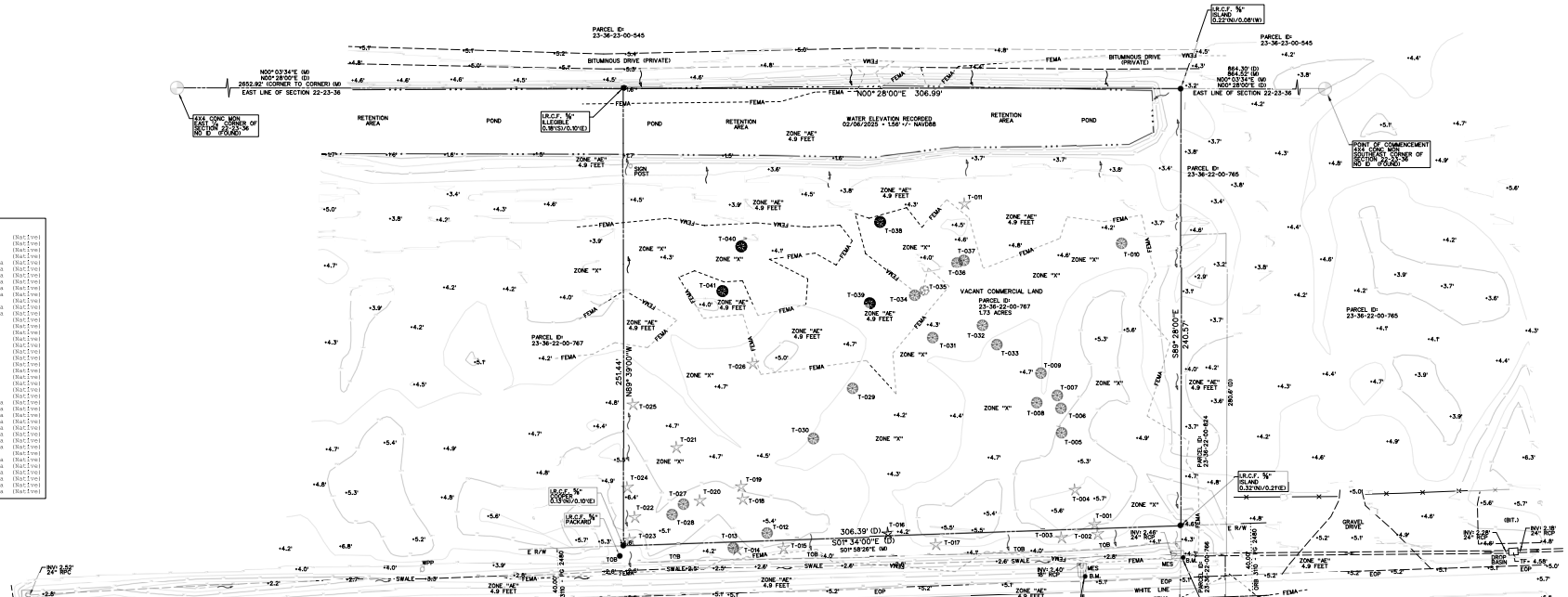
COORDINATE GRID — FLORIDA EAST 901

LEGAL DESCRIPTION: ORB 10168 - PG 1371

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 36 EAST, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. BOOK 7154, PAGE 2497, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (NO IDENTIFICATION) THAT MARKS THE SOUTHEAST CORNER OF SAID SECTION 22, AND RUN N 00 DEGREES 28'00" E, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 864.30 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 7154, PAGE 2497, THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEGREES 28'00" E" ALONG SAID EAST LINE OF SECTION 22, A DISTANCE OF 306.99 FEET; THENCE DEPARTING SAID EAST LINE, RUN N 89 DEGREES 39'00" W., PARALLEL WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN O.R. 7154, PAGE 2497, A DISTANCE OF 251.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.3 (A/K/A NORTH COURTENAY PARKWAY AS DEFINED IN O.R. BOOK 3110, PAGE 2480); THENCE S 01 DEGREES 34'00" E., ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 306.39 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN O.R. 7154, PAGE 2497; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND RUN S 89 DEGREES 28'00" E., ALONG THE SOUTH LINE OF LANDS DESCRIBED IN O.R. BOOK 7154, PAGE 2497, A DISTANCE OF 240.57 FEET TO THE POINT OF BEGINNING.

LOCATION MAP



TREE TABLE

ID	DBH	COMMON NAME	BOTANICAL NAME	
001	15"	Slash Pine	Pinus palustris	(Native)
002	12"	Slash Pine	Pinus palustris	(Native)
003	17"	Slash Pine	Pinus palustris	(Native)
004	31"	Slash Pine	Pinus palustris	(Native)
005	17"	Laurel Oak	Quercus laurifolia	(Native)
006	16"	Laurel Oak	Quercus laurifolia	(Native)
007	27"	Laurel Oak	Quercus laurifolia	(Native)
008	10"	Laurel Oak	Quercus laurifolia	(Native)
009	11"	Laurel Oak	Quercus laurifolia	(Native)
010	18"	Live Oak	Quercus virginiana	(Native)
011	24"	Slash Pine	Pinus palustris	(Native)
012	19"	Live Oak	Quercus virginiana	(Native)
013	11"	Laurel Oak	Quercus laurifolia	(Native)
014	14"	Slash Pine	Pinus palustris	(Native)
015	14"	Slash Pine	Pinus palustris	(Native)
016	19"	Slash Pine	Pinus palustris	(Native)
017	17"	Slash Pine	Pinus palustris	(Native)
018	25"	Slash Pine	Pinus palustris	(Native)
019	14"	Slash Pine	Pinus palustris	(Native)
020	19"	Slash Pine	Pinus palustris	(Native)
021	14"	Slash Pine	Pinus palustris	(Native)
022	16"	Slash Pine	Pinus palustris	(Native)
023	15"	Slash Pine	Pinus palustris	(Native)
024	15"	Slash Pine	Pinus palustris	(Native)
025	19"	Slash Pine	Pinus palustris	(Native)
026	25"	Slash Pine	Pinus palustris	(Native)
027	17"	Laurel Oak	Quercus laurifolia	(Native)
028	15"	Live Oak	Quercus virginiana	(Native)
029	15"	Laurel Oak	Quercus laurifolia	(Native)
030	13"	Laurel Oak	Quercus laurifolia	(Native)
031	12"	Laurel Oak	Quercus laurifolia	(Native)
032	17"	Laurel Oak	Quercus laurifolia	(Native)
033	12"	Laurel Oak	Quercus laurifolia	(Native)
034	12"	Laurel Oak	Quercus laurifolia	(Native)
035	10"	Florida Maple	Acer saccharum	(Native)
036	11"	Laurel Oak	Quercus laurifolia	(Native)
037	10"	Laurel Oak	Quercus laurifolia	(Native)
038	20"	Laurel Oak	Quercus laurifolia	(Native)
039	19"	Laurel Oak	Quercus laurifolia	(Native)
040	22"	Laurel Oak	Quercus laurifolia	(Native)
041	10"	Laurel Oak	Quercus laurifolia	(Native)

FLOOD INFORMATION: (NAVD88)

PANEL NUMBER: 12009C0329H
FIRM DATE: 01/29/2021
FLOOD ZONE: X
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 4.9'
COMMUNITY NAME: BREVARD COUNTY
COMMUNITY NUMBER: 125092

REVISIONS

4.
3.
2.
1.

EXISTING DRAINAGE FLOW DIRECTION
EXISTING ELEVATIONS: 5.0
PROPOSED ELEVATIONS: 5.0
PROPOSED DRAINAGE FLOW DIRECTION
FEMA — DENOTES APPROXIMATE FEMA FLOODPLAIN

BEARING STRUCTURE IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) - NAD83 AS REFERENCED TO FLORIDA D.O.T. FPRN STATION VIERA WIA GPS OBSERVATIONS. SPECIFICALLY, THE EASTERLY R/W LINE OF NORTH COURTENAY PARKWAY, BEING S01°58'26"E.

FENCING + DIMENSIONS FROM PROPERTY LINES OR STRUCTURES TO FENCES REPRESENT DISTANCES TO THE INTERIOR FACE OF FENCE. FENCE WIDTHS, INDIVIDUAL POSTS, AND GATE LOCATIONS ARE NOT DEPICTED. FENCE OWNERSHIPS AND / OR RIGHTS ARE UNKNOWN.

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUING AGENT: LSLAND TITLE & ESCROW AGENCY, LNC.
ISSUING OFFICE: 2245 N. COURTENAY PKURY, MERRITT LSLAND, FL 32953
ALTA® REGISTRY: LDI 1114558
LOAN LD NUMBER: 47583070
COMMITMENT NUMBER: 20140342
LSSUING OFFICE FILE NUMBER: 24-5950
PROPERTY ADDRESS: 0 N COURTENAY PKURY, MERRITT ISLAND, FL 32953
REVISION NUMBER: NONE

FLOOD ZONE NOTE:

THE LANDS DESCRIBED WERE FOUND TO BE LOCATED IN FEMA ZONE "AE" & "X" AS REFERENCE TO F.I.R.M. #12009C0329 H, MAP DATED JANUARY 29, 2021. THE FEMA ZONE LINE LOCATION SHOWN WAS SCALED FROM REFENCE MAP/ BASE FLOOD ELEVATION ZONE "AE" (BY FEMA) - 4.9' (NAVD 1988).

TOPOGRAPHIC NOTE:

THE TOPOGRAPHIC INFORMATION SHOWN IN THE INTERIOR AREAS OF THIS SURVEY IS CONSIDERED SUBSTANTIALLY CORRECT. HOWEVER, DURING THE PERFORMANCE OF THIS SURVEY, IT WAS DISCOVERED THAT PORTIONS OF THIS PROPERTY FALL WITHIN FEMA FLOOD ZONE "AE". FEMA FLOOD ZONE "AE" AT THIS LOCATION IS SHOWN AT A FEMA PUBLISHED ELEVATION OF 4.9' NAVD88, WHICH IS VERY CLOSE TO INTERIOR GROUND SURFACE ELEVATIONS AS LOCATED. IT IS RECOMMENDED THAT A SUBSEQUENT TOPOGRAPHIC EVALUATION BE PERFORMED UPON LOT CLEARING/GRADING, AND PRIOR TO ANY ENGINEERING DESIGN.

EXPLANATION OF ABBREVIATIONS

ARC - LENGTH OF ARC
A/C - AIR CONDITIONER
BFE - BASE FLOOD ELEVATION
BITUM. - BITUMINOUS
BLDG. - BUILDING
BLK. - BLOCK
BM. - BENCHMARK
BRG. - BEARING
CALC. - CALCULATED
CITY - CITY OF
CBS - CONCRETE BLOCK STRUCTURE
CB - CHORD BEARING
CH. - CHORD LENGTH
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CORR. - CORRUGATED METAL PIPE
CONC. - CONCRETE
CPP - CONCRETE POWER POLE
COR. - CORNER
DED. - DEED
DEB - DEED BOOK
DE - DRAINAGE EASEMENT
DELTA - DELTA ANGLE
DOWN - DOWN GUY
ELEC. - ELECTRIC
ELEV. - ELEVATION
EM - ELECTRIC METER
ENC. - ENCROACHMENT
EOP. - EDGE OF PAVEMENT
EMT - EASEMENT
(F) - FIELD
FB - FIELD BOOK
FEMA - FEDERAL EMERGENCY MGT. AGENCY
FF - FINISHED FLOOR
FH. - FIRE HYDRANT
FOUND (FOR MONUMENTATION)
FPL - FLORIDA POWER & LIGHT COMPANY
GM - GAS METER
IRC - IRON ROD & CAP FOUND
IRF - IRON ROD FOUND
IPF - IRON PIPE FOUND
LB - LAND SURVEYING BUSINESS
LS - LAND SURVEYOR
MEA - MEASURED
NAVD - NORTH AMERICAN VERTICAL DATUM
NF - NOT FOUND
NIPF - NON-INVASIVE PIPE FOUND
NTS - NAIL & TIN TAG FOUND (NO IDENT.)
NDS - NAIL AND DISK SET "LB 7182"
NGVD - NATIONAL GEODETIC VERTICAL DATUM
OHW - OVERHEAD WIRES
ORB - OFFICIAL RECORD BOOK
O/S - OFFSET
IPF - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PCP - PERMANENT CONTROL POINT
PG - PAGE
PI - POINT OF INTERSECTION
PLS - PARKER-KALON WAL FOUND
PLS - PROFESSIONAL LAND SURVEYOR
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
POT - POINT OF TANGENCY OR CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENCY
PUE - PUBLIC UTILITY EASEMENT
PUDE - PUBLIC UTILITY & DRAINAGE EASEMENT
RAD. - RADIUS
RCP - REINFORCED CONCRETE PIPE
REF. - REFERENCE
REC. - RECORD
R/W - RIGHT OF WAY
SEC. - SECTION
SFHA - SPECIAL FLOOD HAZARD AREA
SIR - STEEL IRON RISER
TWP. - TOWNSHIP
TYP. - TYPICAL
UGE - UNDERGROUND ELECTRIC
UGT - UNDERGROUND TELEPHONE
UP - UTILITY POLE
WD - WOOD
WLP - WOOD LIGHT POLE
WPP - WOOD POWER POLE
WIT. - WITNESS TO CORNER
WM - WATER METER
XCF - CROSS CUT FOUND

SURVEY NOTES

1. ELEVATIONS BASED ON FLORIDA D.O.T. FPRN STATION VIERA BEING AT AN ELEVATION OF 63.64 FEET NAVD 1988.
2. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
3. DISTANCES, BEARINGS, AND ANGLES SHOWN ARE THE SAME AS THE PLAT, DEED, OR RECORD - UNLESS SHOWN OTHERWISE.
4. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
6. PROPERTY LINES AND/OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY A FIELD SURVEY.
7. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
8. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
9. ENDANGERED OR THREATENED SPECIES HABITAT AND/OR JURISDICTIONAL WETLANDS, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
10. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCING DIMENSIONS MADE FROM PROPERTY LINES OR STRUCTURES TO FENCES REPRESENT DISTANCES TO THE INTERIOR FACE OF FENCE. FENCE WIDTHS, INDIVIDUAL POSTS, AND GATE LOCATIONS ARE NOT DEPICTED. FENCE OWNERSHIPS AND/OR RIGHTS ARE UNKNOWN. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCE. IF THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES A PROPERTY OFFSET LINE CAN BE ESTABLISHED FOR THE INSTALLATION OR REMOVAL OF FENCING.
11. THIS SURVEY MEETS AND EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.
12. INFORMATION COLLECTED PRIOR TO THE SURVEY INCLUDES: THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT, OR FROM A PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS, AND/OR SECTION CORNER RECORDS IF APPLICABLE.
13. UNLESS OTHERWISE INDICATED THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FL.
14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
15. THIS SURVEY MAP, OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE LIVE SIGNATURE AND ORIGINAL RAISED SEAL AND/OR THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER DAVID C. SHERMAN REGISTERED LS#7182.

TREE LEGEND

MAPLE
PINE
OAK
PALM
MAGNOLIA

LEGEND

SECTION CORNER
YARD DRAIN
DOWN SPOUT
MH, CB, FH, CPP, WPP, PCP, N/T, WM, GM, EM, C/L, WG O, WM BR, GV O, N/T, CMF, ELECTRIC METER, CENTERLINE

LEGEND

WATER MAIN, GAS MAIN, SAN SEWER, CHAIN LINK FENCE, VINYL FENCE, BLOCK WALL, RETAINING WALL, BOX WIRE FENCE, BOARD FENCE, STREET LINE, SAN. SEWER, PROPERTY LINE, EASEMENT LINE

CERTIFIED TO AND SPECIFICALLY MADE FOR:
UNDERWOOD'S EQUIPMENT REPAIR LLC

ZONE: BU-2 RETAIL, WAREHOUSING & WHOLESALE COMMERCIAL

SETBACKS ARE:
FRONT=25'
REAR=20'
SIDE=5'

PROJECT ADDRESS:
NOT YET ASSIGNED

PARCEL ID:
23-36-22-00-767

SHEET: 1 OF 1

CREW CHIEF: D.S.
FIELD DATE: 10/13/2025
PLOTTED BY: D.S.
CHECKED BY: D.S.

TOTAL CONTROL SURVEYS, LLC
555 FILLMORE AVE. APT. 505
CAPE CANAVERAL, FLORIDA 32920-3180
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS L.B. #8363
EMAIL: INFO@TOTAL-CONTROL-SURVEYS.COM
PHONE: (860) 712-7776

Total Control Surveys, LLC

LAND SURVEYING AND MAPPING

THIS IS TO CERTIFY THAT A SURVEY OF THE ABOVE-DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID C. SHERMAN REGISTERED LAND SURVEYOR LS#7182 — DATE: OCTOBER 13, 2025

David C Sherman

Digitally signed by David C Sherman
DN: cn=David C Sherman, c=US, o=Total Control Surveys, LLC, ou=LB#8363, 2.16.840.1.113730.3.1.13=7182
Date: 2025.10.14 11:13:41 -04'00'

EMBOSSED SEAL

30' 15' 0'
SCALE 1" = 30'

IF PRESENT, THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID C. SHERMAN P.S.M. ON 10/14/2025