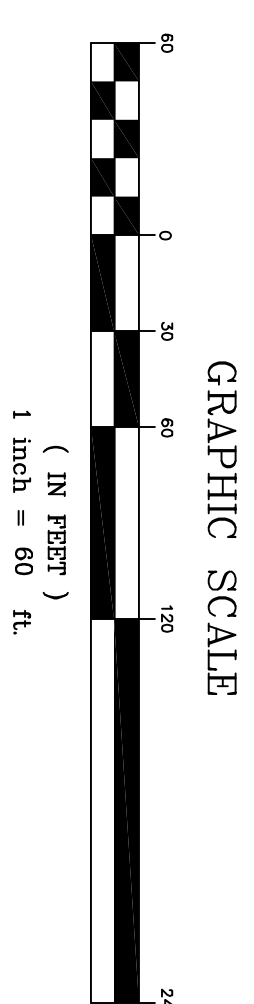


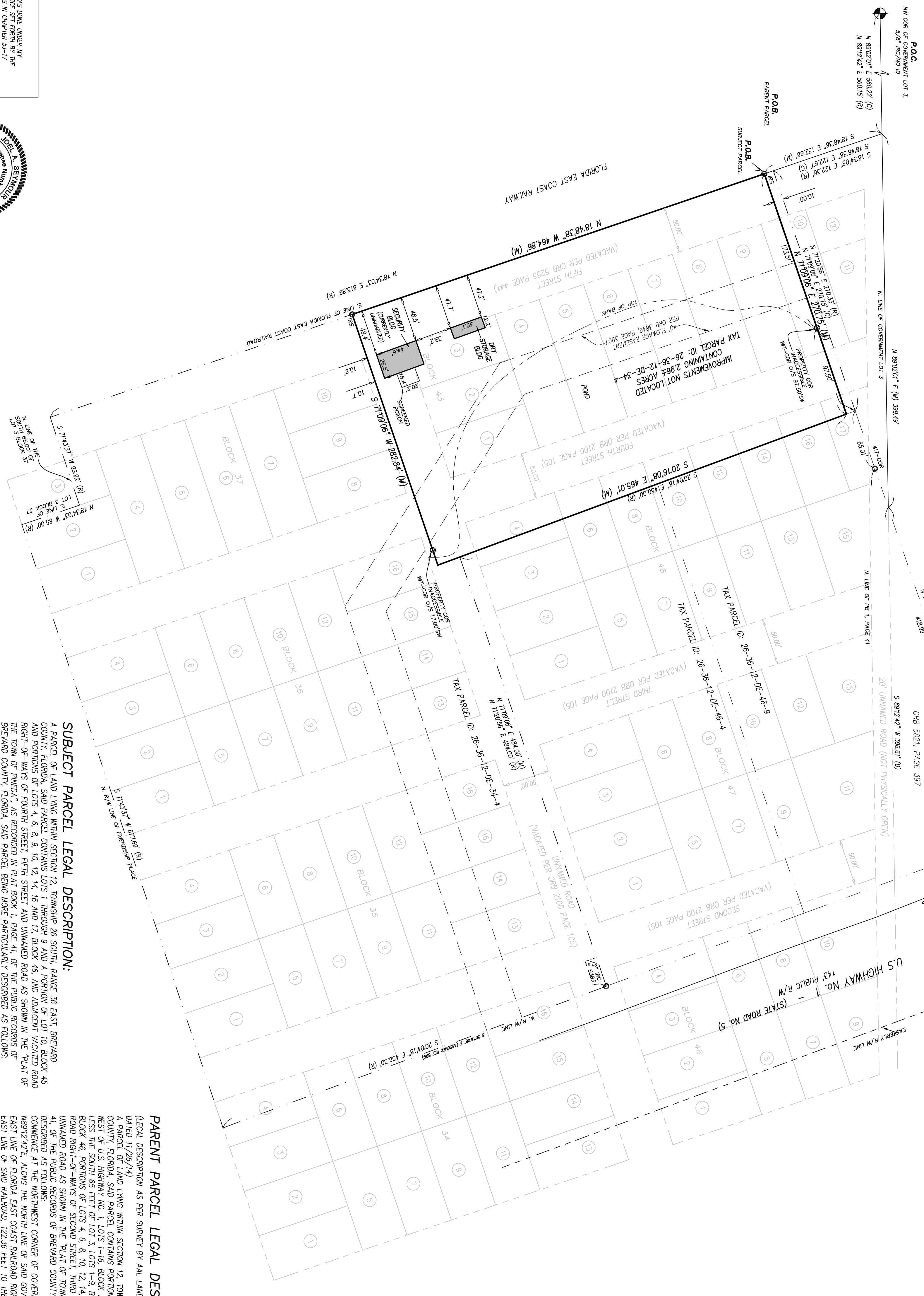
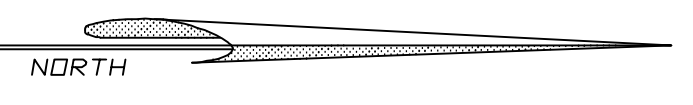
MAP OF BOUNDARY SURVEY

NOTE: NO FENCES, PONDS, STRUCTURES OR ANY OTHER IMPROVEMENTS HAVE BEEN LOCATED ON THIS SURVEY.



LEGEND

- 1 = ARC COMPASSION
2 = BEARING
3 = BLOCK
4 = BUILDING
5 = CURVED ELEVATION
6 = CURVED
7 = CURVED
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9 = CURVED
10 = CURVED
11 = CURVED
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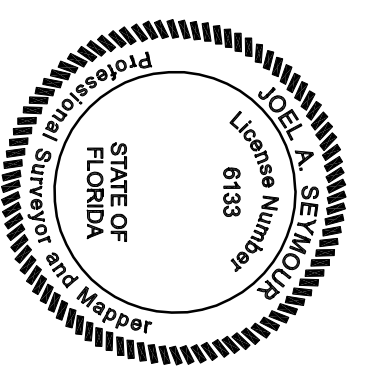
PARENT PARCEL LEGAL DESCRIPTION:

(LEGAL DESCRIPTION AS PER SURVEY BY AAL LAND SURVEYING SERVICES, INC. JOB# 18714)
A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID PARCEL CONTAINS PORTIONS OF LOTS 4, 6, 8, 10, 12 AND 16, BLOCK 34, LYING WEST OF U.S. HIGHWAY NO. 1, LOTS 1-16, BLOCK 35, LOTS 1-16, BLOCK 36, LOTS 1-10, BLOCK 37, LESS THE SOUTH 65 FEET OF LOT 3, LOTS 1-9, BLOCK 45, A PORTION OF LOT 10, BLOCK 45, LOT 4, BLOCK 46, PORTIONS OF LOTS 4, 6, 8, 10, 12, 14, 16 AND 17, BLOCK 48 AND ADJACENT VACATED ROAD RIGHT-OF-WAYS OF SECOND STREET, THIRD STREET, FOURTH STREET, FIFTH STREET AND UNNAMED ROAD AS SHOWN IN THE 'PLAT OF TOWN OF PINEDA,' AS RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, SAID SECTION 12, THENCE RUN NORTH 89°12'42" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 560.15 FEET TO THE EAST LINE OF SAID RAILROAD, 132.66 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE NORTH 71°09'06" EAST, 270.75 FEET; THENCE SOUTH 20°16'08" EAST, 465.01 FEET; SOUTH 71°09'06" WEST, 282.84 FEET TO THE EAST LINE OF SAID FLORIDA EAST COAST RAILROAD; THENCE NORTH 18°49'39" WEST ALONG SAID EAST LINE, 464.86 FEET TO THE POINT OF BEGINNING, CONTAINING 2.98 ACRES MORE OR LESS.

SUBJECT PARCEL LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID PARCEL CONTAINS LOTS 1 THROUGH 9 AND A PORTION OF LOT 10, BLOCK 45 AND PORTIONS OF LOTS 4, 6, 8, 10, 12, 14, 16 AND 17, BLOCK 48, ADJACENT VACATED ROAD RIGHT-OF-WAYS OF SECOND STREET, THIRD STREET, FOURTH STREET, FIFTH STREET AND UNNAMED ROAD AS SHOWN IN THE 'PLAT OF TOWN OF PINEDA,' AS RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, SAID SECTION 12, THENCE RUN NORTH 89°12'42" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 560.15 FEET TO THE EAST LINE OF SAID RAILROAD, 132.66 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE NORTH 71°09'06" EAST, 270.75 FEET; THENCE SOUTH 20°16'08" EAST, 465.01 FEET; SOUTH 71°09'06" WEST, 282.84 FEET TO THE EAST LINE OF SAID FLORIDA EAST COAST RAILROAD; THENCE NORTH 18°49'39" WEST ALONG SAID EAST LINE, 464.86 FEET TO THE POINT OF BEGINNING, CONTAINING 2.98 ACRES MORE OR LESS.

CERTIFICATION: I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTOR AND UNDER THE SUPERVISION AND CONTROL OF MYSELF OR AN ASSISTANT SURVEYOR LICENSED UNDER THE FLORIDA ADMINISTRATIVE CODE PERSUANT TO SECTION 472.027, FLORIDA STATUTES.
JOEL A. SEMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133
DRAWN BY: JED
SCALE: 1 INCH = 60 FEET



CERTIFIED TO: MANNING COMMERCIAL CONSTRUCTION
JOB NO. 43228
FIELD WORK DATE: 5/9/24
DATE: 6/18/24
Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS NO. LB 7838
305 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427