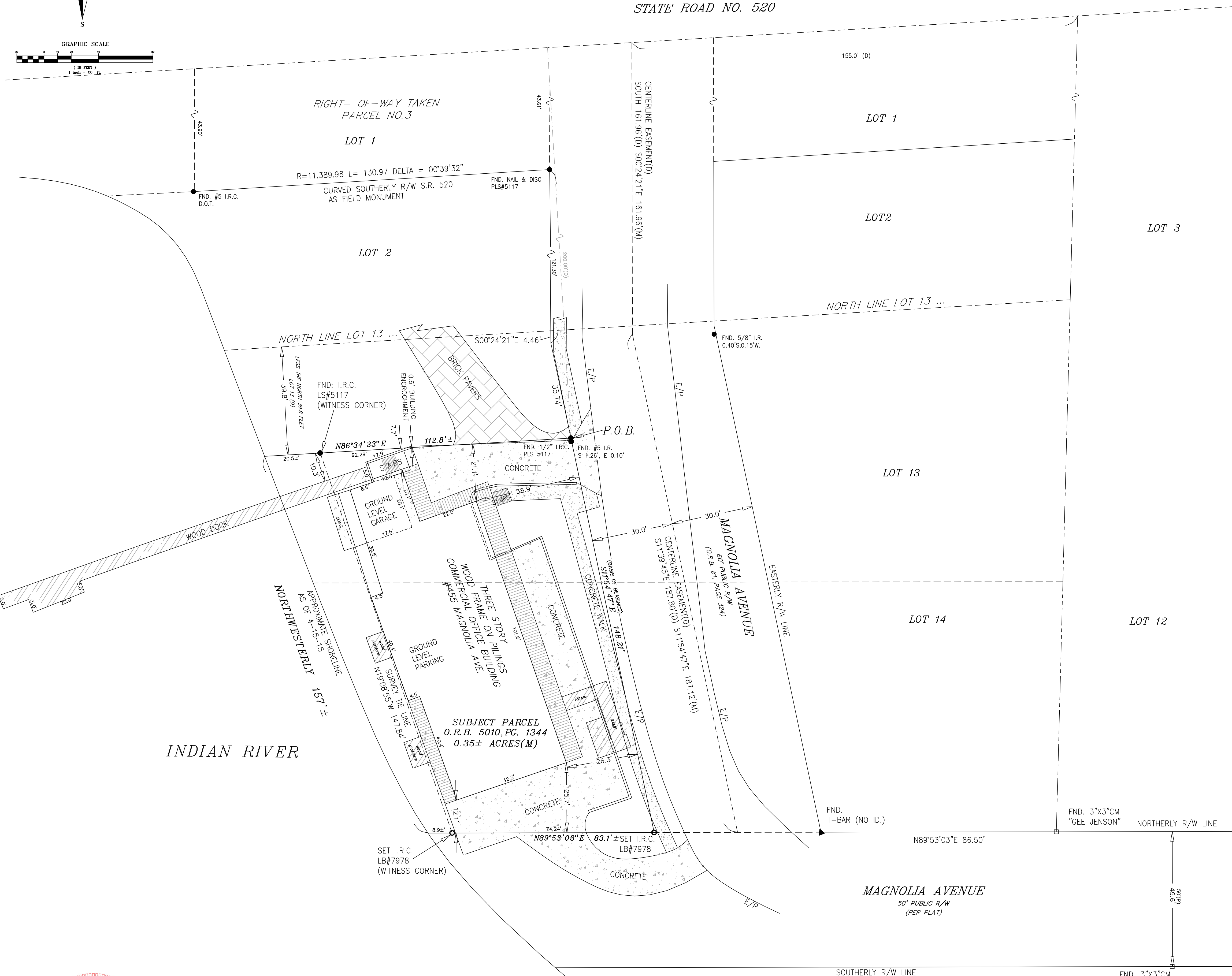
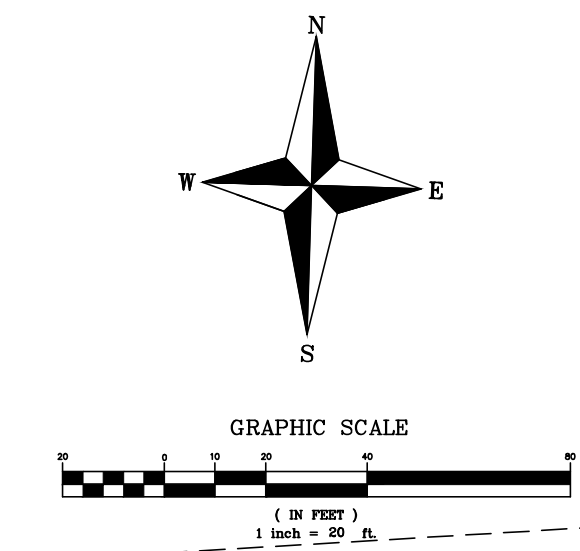


Map of Boundary Survey
IN A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH,
RANGE 36 EAST, BREVARD COUNTY, FLORIDA

STATE ROAD NO. 520



Legal Description as furnished

BEGIN AT A POINT ON THE WEST LINE OF THE RIGHT-OF-WAY LINE OF THE PERMANENT AND PERPETUAL EASEMENT FOR PUBLIC ROADS AND OTHER PURPOSES CONVEYED BY ROSAMOND C. WEBBER TO BREVARD COUNTY BY DEED BOOK DATED FEBRUARY 5, 1958, AND RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 324, OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, WHICH POINT IS 200 FEET SOUTH BY PERPENDICULAR MEASUREMENT FROM THE OLD RIGHT-OF-WAY LINE OF STATE ROAD NO. 520, AND WHICH POINT IS LIKEWISE THE SOUTHEAST CORNER OF THE LAND LEASED BY ROSAMOND C. MACARTHUR TO MONSANTO CHEMICAL COMPANY BY LEASE DATED MARCH 30, 1960, AND RECORDED IN OFFICIAL RECORDS BOOK 322, PAGE 358, OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, FROM THE SAID POINT OF BEGINNING, FOR A FIRST COURSE, RUN WESTERLY ON A LINE PARALLEL TO AND DISTANT 200 FEET SOUTHERLY BY PERPENDICULAR MEASUREMENT FROM THE OLD SOUTH LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 520 (WHICH IS THE OLD SOUTH LINE OF THE LANDS LEASED TO MONSANTO CHEMICAL COMPANY), TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE FOR A SECOND COURSE, RETURN TO THE POINT-OF-BEGINNING AND RUN THE WEST LINE OF THE RIGHT-OF-WAY OF THE COUNTY ROAD TO THE SOUTH LINE OF LOT 14 IN BLOCK B, AFORESAID WHICH IS THE NORTH LINE OF MAGNOLIA AVENUE, AS SHOWN ON THE MAP OF MERRITT WINTERS HOMES DEVELOPMENT SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE FOR A THIRD COURSE, RUN WEST ON THE SOUTH LINE OF LOT 14 AND THE NORTH LINE OF MAGNOLIA AVENUE, A DISTANCE OF 40.80 FEET, MORE OR LESS, TO AND INTO THE WATERS EDGE OF THE INDIAN RIVER, THENCE RUN NORTHWESTERLY IN THE WATERS EDGE OF THE INDIAN RIVER TO THE EASTERLY TERMINUS OF THE FIRST COURSE AFORESAID.

THE ABOVE DESCRIBED PROPERTY INCLUDES LOT 14 AND 13, (EXCEPT THE NORTH 39.80 FEET OF LOT 13), BLOCK B, MERRITT WINTER HOME DEVELOPMENT, MAP No. 1, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF A 60 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 324, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND EXTENDING WESTERLY INTO THE WATERS OF THE INDIAN RIVER.

SURVEYOR'S REPORT:

- The intended purpose of this survey is to depict the boundary and improvements information of the subject property.
- The undersigned surveyor has been provided a current title opinion or abstract of matters affecting title or boundary pertaining to the subject property. It is possible that there are documents of record, unrecorded deeds, easements or other instruments that could affect the boundaries of the subject property.
- The elevations as shown are based on NGVD 1988 datum, from a Brevard County Benchmark designated IWBV115 having a published elevation of 8.72 feet NGVD 88'.
- The bearings shown are based on the deed of record and may not be a true North Azimuth.
- The horizontal accuracy of this Survey meets or exceeded an allowable minimum of one foot of error in 40,000 feet of traverse.
- No underground utilities were located except as shown hereon. This surveyor makes no guarantee that the underground utilities shown hereon comprise of all such utilities in the area, either in service or abandoned.
- All dimensions shown on this drawing are based of US feet measurement and or decimal parts thereof.
- All measurement are in agreement with record or deed calls unless otherwise stated or shown.
- This Survey is not valid without the signature and raised seal of a Florida Licensed Surveyor.

TITLE COMMITMENT REVIEW COMMENTS:

The surveyor has examined the Title Commitment prepared by Old Republic National Title Insurance Company Commitment Number SLG-150402 having an effective date of April 16, 2015 @ 11:00 PM

The following exceptions listed in Schedule B II are addressed:

Items Comments

1-3 Are general exceptions to the policy. (Not Shown on Survey)

FEMA FLOOD

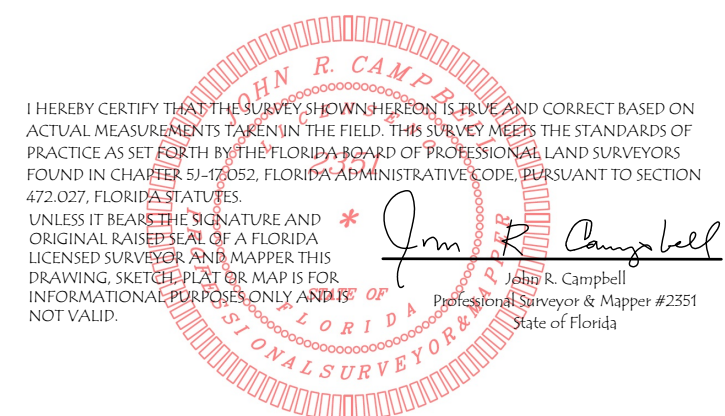
FOR INFORMATION ONLY: The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. FIRM Zone "X" and Zone "AE", per Community Panel No. 12009C0427H dated 01/29/2021.

EXPLANATION OF ABBREVIATIONS

BLDG. Building
C Center Line
Conc. Concrete
D. Dead
D&U Drainage & Utility
D.O.T Department of Transportation
E.L. Elevation
E.P. Edge of Pavement
F.F.E. Finished Floor
FND. Found
G.V. Gate Valve
I.D. Identification
I.R. Iron Rod
I.R.C. Iron Rod and Cap
(M) Measured
(P) Platted
P.B. Plat Book
PG. Page
ROW Right of Way
TOW Top of Water
W.P.P. Wooden Power Pole
B.S.L. Building Setback Line

LEGEND

- Found Iron Rod
- Found P.K. Nail
- Set P.K. Nail & Disc (I.D. 2351)
- Set 5/8" I.R.C. (I.D. 2351)
- Found Concrete Monument
- Set Concrete Monument (2351)
- Elevation (Hard Shot)
- Elevation (Soft Shot)
- Fire Hydrant
- Gate Valve
- Wooden Power Pole
- OH — Overhead Electric



Revisions	
4	
3	
2	
1	05/08/25 RECERTIFIED JRC

115 Alma Blvd, Suite 102
Mailing Address: P.O. Box 541866
Merritt Island, FL 32954
Phone: (321) 514.6920
LICENSED BUSINESS #7978

BOUNDARY SURVEY

Certified to:
PEERLESS VISION PROPERTIES, LLC
REGIONS BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SHOCHET LAW GROUP
FASSETT, ANTHONY & TAYLOR, P.A.

Drawn By:
WFG

Scale:
1"=20'

Date:
04/29/2015

Project #
2015-160

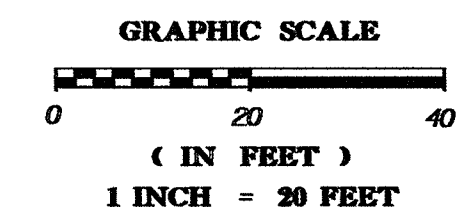
[illegible]

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY DEPICTED HEREON
IS TRUE AND MEETS THE MINIMUM TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
SURVEYORS & MAPPERS IN CHAPTER 5J-17.051, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

David J. Kugelmann 9/21/18

DAVID J. KUGELMANN P.L.S. NO. 5117
STATE OF FLORIDA
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH EMBOSSED SEAL

ASSUMED NORTH



KUGELMANN LAND
SURVEYING, INC.
30 NORTH TROPICAL TRAIL
SUITE B
MERRITT ISLAND,
FLORIDA 32953
(321) 459-0930
L.B. NO. 6575

SIGNATURES		DATE
DRAWN: (VEM & MD)		09/21/18
CHECKED: (DJK)		09/21/18
CHECKED:		09/21/18
SURVEYOR: (DJK)		09/21/18
SCALE: 1" = 20'		
REVISIONS		DATE
<p>BOUNDARY & TOPOGRAPHIC SURVEY SEC. 35, TWP. 24 S., R6E 36 S. MERRITT ISLAND BREVARD COUNTY, FLORIDA</p>		
FIELD DATE:		09/21/18
FIELD BOOK (SEE FILE)		SEE FILE
PROJECT NO. 00. 069D		
DRAWING NO. 00. 69D	SHEET	1 OF 1