



**ALLEN
&
COMPANY**
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

FOR:
AFFINITY CAPITAL

[illegible]

JOB # 20210478
DATE 1/22/23
SCALE 1" = 100'
CALC BY JPC
FIELD BY DM
DRAWN BY JPC
CHECKED BY JLR

SHEET 1 OF 2

The land referred to herein below is situated in the County of BREVARD, State of Florida, and described as follows:

The land referred to herein below is situated in the County of BREVARD, State of Florida, and described as follows:

A Tract of land described as the South 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4 except road right of way, of Section 36 Township 24 S, Range 35 E, Brevard County, Florida.

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 35 EAST, AS HAVING AN ASSUMED BEARING OF NORTH 89°41'23" EAST.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE ABOVE DESCRIBED PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT, FILE NUMBER 1062-5469405 AND COMMITMENT FILE NUMBER 1062-5469465 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JUNE 29, 2021 @ 8:00 AM AND AN EFFECTIVE DATE OF JUNE 26, 2021 @ 8:00 AM.
4. THE LEGAL DESCRIPTION HEREON HAS BEEN PROVIDED BY THE ABOVE REFERENCED TITLE COMMITMENTS.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENT AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THE LANDS SHOWN HEREON LIE IN ZONE X UNSHADED, DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN AND ZONE X SHADED, DEFINED AS AREAS OF 0.2% ANNUAL FLOOD CHANCE, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP (FIRM) NO. 12000C04250, WITH AN EFFECTIVE MAP DATE OF JULY 1, 2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE ACCURACY OF THE BOUNDARY LINES OF SAID ZONES OR OF THE ACCURACY OF THE DEPTHS OF SAID AREAS AS THEY MAY BE SCALED FROM SAID MAP.
7. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE INTERESTS LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS, THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE INTERESTS OF THIS SURVEY.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED: UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
11. LAST DATE OF FIELD SURVEY: JULY 14, 2021.
12. SUBJECT PROPERTY CONTAINS APPROXIMATELY 1,542,251.13 SQUARE FEET OR 35.41 ACRES.



- GUY WIRE
- WOODEN POWER POLE
- CATCH BASIN
- STORM DRAINAGE MANHOLE
- WATERED IN/OUT SECTION
- OFFICIAL RECORDS BOOK
- PAGE(S)
- FOUND CONCRETE MONUMENT AS NOTED
- FOUND IRON ROD OR PIPE AS NOTED
- TOP OF BASE
- BOTTOM OF BANK
- OVERHEAD ELECTRICAL LINE

File no: 1062-5469405 - Commitment Date: June 26, 2021 @ 8:00 AM

9. Easement granted to Florida Power & Light Company by instrument recorded in Book 57, Page 83. Affects subject property as shown hereon.

File No: 1062-5489465 - Commitment Date: June 29, 2021 @ 8:00 AM

9. Drainage Easement recorded in Book 3674, Page 3447. Affects subject property as shown hereon.

10. State of Florida Department of Transportation Project Resolution for State Highway System Projects recorded in Book 5515, Page 6503. Affects subject property and is blanket in nature.

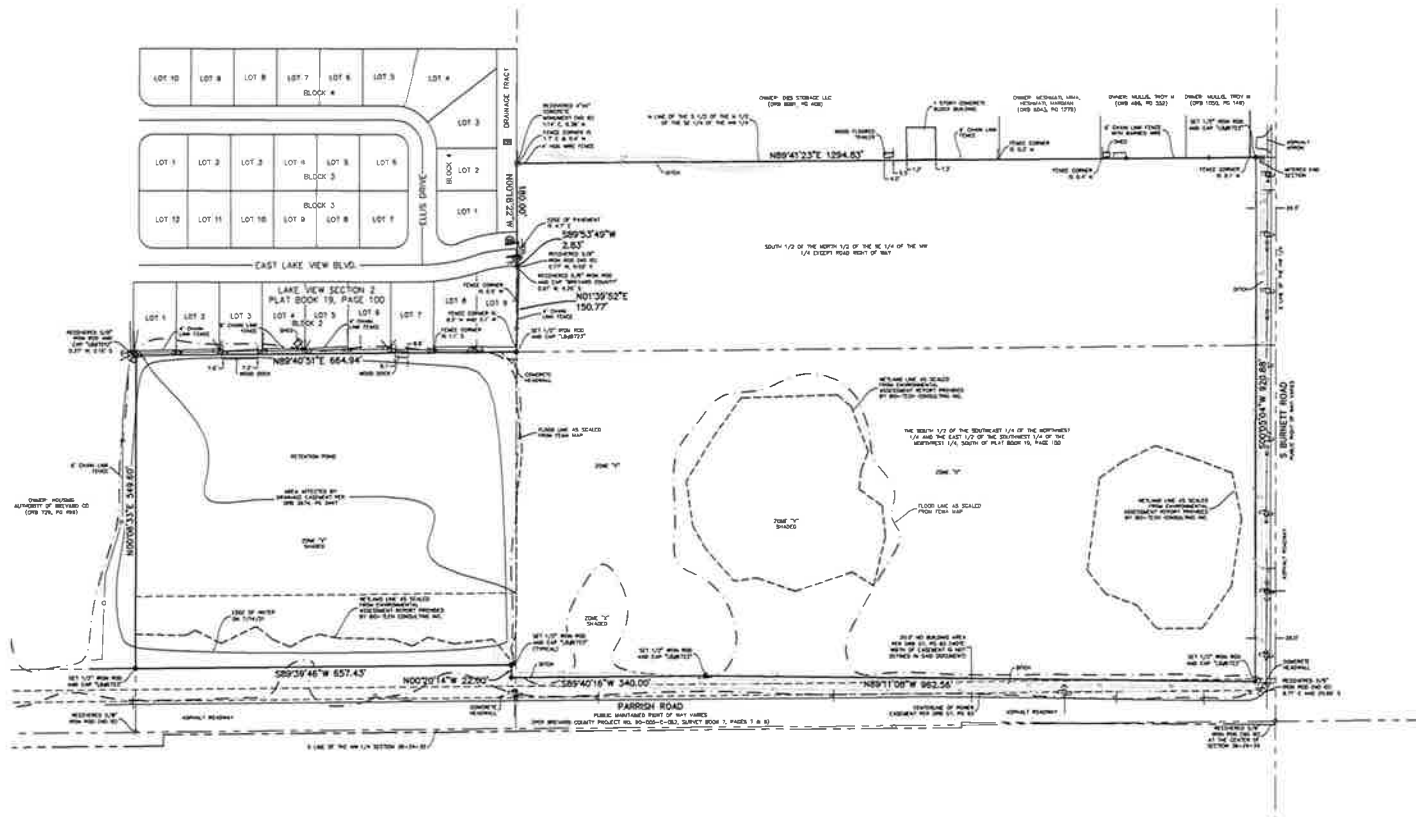
CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
AFFINITY CAPITAL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 11, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 14, 2021.

DATE OF PLAT (S-PAGE) JULY 23, 2001

JAMES L. RICHMAN, *Editor*



-  DUTY MARK
-  WOODEN POWER POLE
-  CATCH BASIN
-  STOP DRAINAGE MANHOLE
-  WIRED END SECTION
-  OFFICIAL RECORD BOOK
-  PAGE(S)
-  FOUND CONCRETE MONUMENT AS NOTED
-  FOUND IRON ROD OR PIPE AS NOTED
-  TOP OF BANK
-  BOTTOM OF BANK
-  OVERHEAD ELECTRICAL LINE

