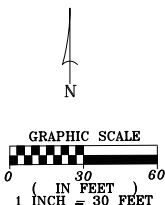


A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 21, SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 21 NORTH, 31 DEGREES 11 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF THE AFOREMENTIONED NORTHEAST QUARTER 774.63 FEET; THENCE WEST 50.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST 306.26 FEET; THENCE SOUTH 08 DEGREES 08 MINUTES 42 SECONDS WEST 531.46 FEET TO THE SOUTH RIGHT-OF-WAY OF WAY OF LIONEL ROAD; THENCE EAST ALONG SAID RIGHT-OF-WAY 25.01 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 37 SECONDS WEST 134.14 FEET; THENCE EAST 140.57 FEET; THENCE NORTH 01 DEGREES 08 MINUTES 48 SECONDS EAST 311.0 FEET TO THE SOUTH RIGHT-OF-WAY OF LIONEL ROAD; THENCE EAST ALONG SAID RIGHT-OF-WAY 144.4 FEET; THENCE SOUTH 01 DEGREE 08 MINUTES 48 SECONDS EAST 531.46 FEET TO THE POINT OF BEGINNING.



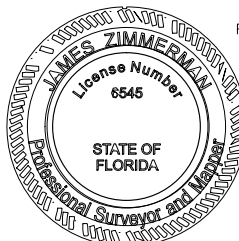
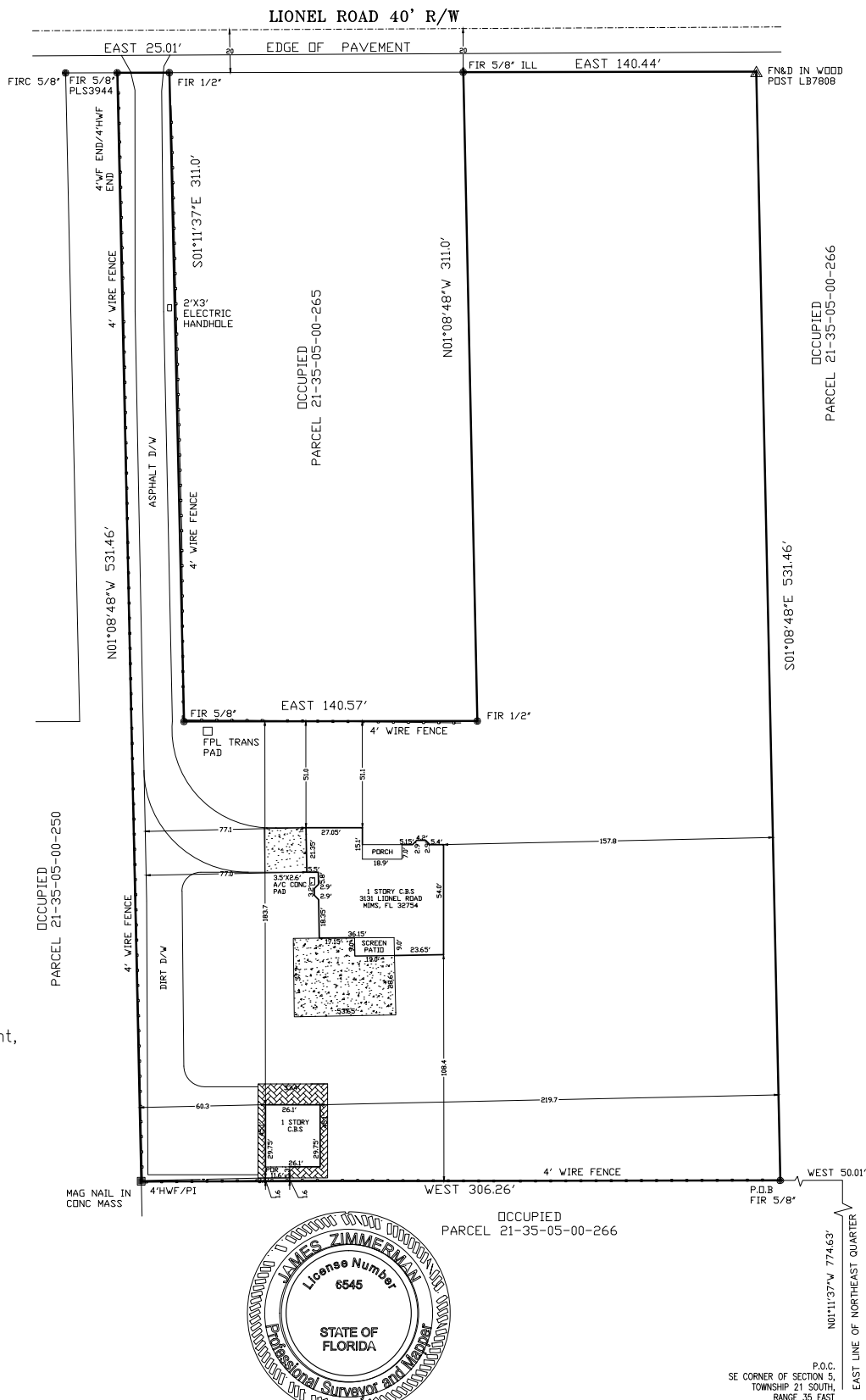
A/C	AIR CONDITIONING
CBS	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
D/W	DRIVEWAY
FN&D	FOUND NAIL & DISC
FIR	FOUND IRON ROD
FIRM	FEDERAL INSURANCE RATE MAP
FPL	FLORIDA POWER & LIGHT (UTILITY COMPANY)
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
MAG	MAGNETIC
PG	PAGE
POL	POINT ON LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT OF WAY
WF	WOODEN FENCE
WPP	WOODEN POWER OR TELEPHONE POLE

- Found iron rebar, size and cap #
- Found concrete monument, size and identification #
- ▲ Found nail and disk, identification # as shown



CONCRETE

1. Unless otherwise noted, only platted easements are shown hereon.
2. P.U.D.E. denotes Public Utilities and Drainage Easement.
3. No underground utilities or improvements were located unless otherwise shown.
4. Unless otherwise noted, any elevations shown are assumed for construction purposes.
5. Bearings shown hereon are based on the northerly property line of LITONEL ROAD being N90° 00' 00" E according to the plat described hereon, and may not be a True North Azimuth.
6. This site appears to lie within F.I.R.M. Zone " X " Community Panel Number 12009C 0105H, dated 01/29/21.



Section 5, Township 21S, Range 35E

BOUNDARY & IMPROVEMENT SURVEY		Drawn by: KS	
Certified to:	THOMAS DAHN	Checked by: JZ	
		Scale: 1"= 30'	
		Date: 4/29/25	
		Project # 25-25	
I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		25830 HOLIDAY DRIVE ASTOR, FL. 32102 (321) 599-4444 layout1@att.net	
James Zimmerman	Digitally signed by James Zimmerman Date: 2025.06.30 15:57:53 -04'00'	DATE 6/30/25	REVISIONS ADDED SEAL
	James Zimmerman Professional Land Surveyor No. 6545 Certificate of Authorization No. 7540 State of Florida		