



SITE LOCATION
COUNTY:
BREVARD

LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

DESCRIPTION: PARENT TRACT (PER OFFICIAL RECORD BOOK 3520, PAGE 1643, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA)

ALL OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 34 EAST, EXCEPTING THEREFROM LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 862, PAGE 159, OFFICIAL RECORDS BOOK 1550, PAGE 761, AND ROAD RIGHT-OF-WAYS OF RECORD, BREVARD COUNTY, FLORIDA WITH THE EXCEPTION PARCELS 0500.A AND 0500.O

DESCRIPTION: ACCESS TRACT (PER OFFICIAL RECORD BOOK 3520, PAGE 1643, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA)

ALL OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 35 EAST, LYING NORTH OF DELESPINE GRANT AND SOUTH OF STATE ROAD 407 AND EAST OF STATE ROAD 524, CONTAINING 260 ACRES

AND
THAT PART OF WEST 1/2 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 35 EAST, EAST OF STATE ROAD 407, CONTAINING 18.14 ACRES

DESCRIPTION: PROPOSED 80'X80' GULFSTREAM TOWERS LEASE AREA (AS REQUESTED BY CLIENT)

A PARCEL OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 407 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 528, BEING MARKED BY A FOUND 5/8" IRON ROD WITH CAP (NO IDENTIFICATION); THENCE S62°02'54"E, A DISTANCE OF 863.14' FEET TO THE POINT OF BEGINNING; THENCE N55°06'54"E, A DISTANCE OF 80.00 FEET; THENCE S34°53'06"E, A DISTANCE OF 80.00 FEET; THENCE S55°06'54"W, A DISTANCE OF 80.00 FEET; THENCE N34°53'06"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED 80'X80' GULFSTREAM TOWERS LEASE AREA CONTAINING 6,400 SQUARE FEET.

DESCRIPTION: CENTERLINE OF A PROPOSED 20' WIDE NON-EXCLUSIVE GULFSTREAM TOWERS ACCESS & UTILITY EASEMENT (AS REQUESTED BY CLIENT)

A STRIP OF LAND LOCATED WITHIN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 34 EAST AND WITHIN SECTIONS 19 & 30, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 407 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 528, BEING MARKED BY A FOUND 5/8" IRON ROD WITH CAP (NO IDENTIFICATION); THENCE S62°02'54"E, A DISTANCE OF 863.14' FEET; THENCE N55°06'54"E, A DISTANCE OF 80.00 FEET; THENCE S34°53'06"E, A DISTANCE OF 80.00 FEET; THENCE S55°06'54"W, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING; THENCE S27°46'11"E, A DISTANCE OF 244.63 FEET; THENCE N90°00'00"E, A DISTANCE OF 562.73 FEET; THENCE N71°06'27"E, A DISTANCE OF 497.46 FEET; THENCE N25°41'35"E, A DISTANCE OF 80.31 FEET; THENCE N18°51'20"W, A DISTANCE OF 347.14' FEET; THENCE N10°53'18"W, A DISTANCE OF 220.68 FEET; THENCE N07°04'12"E, A DISTANCE OF 79.06 FEET; THENCE N38°11'11"E, A DISTANCE OF 78.00 FEET; THENCE N77°20'14"E, A DISTANCE OF 421.13 FEET; THENCE N72°01'15"E, A DISTANCE OF 217.45 FEET; THENCE N72°01'15"E, A DISTANCE OF 217.45 FEET; THENCE N39°53'31"E, A DISTANCE OF 56.92' FEET; THENCE N10°02'19"E, A DISTANCE OF 50.85' FEET; THENCE N08°23'00"W, A DISTANCE OF 69.21' FEET; THENCE N15°49'08"W, A DISTANCE OF 566.48' FEET; THENCE N13°22'42"E, A DISTANCE OF 99.30' FEET; THENCE N66°17'14"E, A DISTANCE OF 126.34 FEET; THENCE N77°54'25"E, A DISTANCE OF 169.88' FEET; THENCE N71°57'35"E, A DISTANCE OF 190.59' FEET; THENCE N00°44'56"E, A DISTANCE OF 67.42' FEET; THENCE N17°56'41"W, A DISTANCE OF 526.19' FEET; THENCE N21°35'56"W, A DISTANCE OF 367.69' FEET; THENCE N28°34'17"W, A DISTANCE OF 523.98' FEET; THENCE N06°51'07"W, A DISTANCE OF 78.71' FEET; THENCE N30°24'47"E, A DISTANCE OF 642.23' FEET; THENCE N19°23'44"E, A DISTANCE OF 121.09' FEET; THENCE N25°18'45"E, A DISTANCE OF 299.15' FEET; THENCE N27°38'56"E, A DISTANCE OF 138.11' FEET; THENCE N30°56'04"E, A DISTANCE OF 1555.30' FEET; THENCE N59°00'05"W, A DISTANCE OF 16.07' FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 407 AND THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT ARE TO BE EXTENDED OR TRIMMED TO MEET AT THE SOUTHEAST LINE OF AN 80'X80' GULFSTREAM TOWERS LEASE AREA AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 407.

SAID PROPOSED 20' WIDE NON-EXCLUSIVE GULFSTREAM TOWERS ACCESS & UTILITY EASEMENT CONTAINING 167,821 SQUARE FEET, MORE OR LESS.

LEGEND:

(C) = CALCULATED	CONC = CONCRETE
(F) = FIELD	ELEV = ELEVATION
(P) = PLAT	SCR = SET IRON ROD & CAP
(D) = DEED	T = TOWNSHIP
FIR = FOUND IRON ROD	R = RANGE
FIP = FOUND IRON PIPE	O.R. = OFFICIAL RECORDS
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	N.C.O.S. = NO CORNER FOUND OR SET
NO. = NUMBER	ID = IDENTIFICATION
LB = LICENSED BUSINESS	W/ = WIT
RCP = REINFORCED CONCRETE PIPE	MES = MITERED END SECTION
INV = INVERT	TYP. = TYPICAL
CLF = CHAIN LINK FENCE	PREFAB = PREFABRICATED
OH = OVERHEAD LINE	TELE = TELEPOLE
U = UTILITY POLE	TELCO = TELCO PEDESTAL

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOHNNY L. FLASKAMP, PSM #6601 ON 12/13/22 USING A DIGITAL SIGNATURE IN ACCORDANCE WITH F.A.C. 5J-17.062 WITH A DIGITAL CERTIFICATE ISSUED BY ENTRUST INC. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
2. THIS SURVEY WAS PERFORMED ON THE GROUND ON APRIL 11, 2021 UNDER THE SUPERVISION OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
3. THE SUBJECT LEASE AREA APPEARS TO BE WITHIN ZONE "X", MAP NUMBER 12008C0325G, COMMUNITY NUMBER 125092, PANEL NUMBER 0325, SUFFIX G WITH AN EFFECTIVE DATE OF 03/17/2014.
4. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. NO UTILITIES (UNDERGROUND OR ABOVE-GROUND) WERE LOCATED EXCEPT AS SHOWN HEREON.
7. NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED THE USE OF STORAGE OF HAZARDOUS MATERIALS WAS MADE.
8. NO WETLAND AREAS OR JURISDICTIONAL WETLANDS WERE LOCATED OR ARE SHOWN ON THIS SURVEY.
9. THIS SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 01-21014851-01T, DATED APRIL 23, 2021 AND HAVE FOUND THE FOLLOWING:

1-8) STANDARD EXCEPTIONS, CONTAINS NO SURVEY MATTERS.

ALL PLOTTABLE MATTERS OF RECORD CONTAINED WITHIN THE ABOVE REFERENCED REPORT HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT AFFECT THE GULFSTREAM TOWERS LEASE AREA OR EASEMENT THAT WERE NOT PROVIDED TO THIS SURVEYOR AT THIS TIME.

10. INFORMATION SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

11. THIS SURVEY REFLECTS THE DESCRIPTION AS REQUESTED BY THE CLIENT.

12. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED AND SEALED WITH AN ORIGINAL RAISED SURVEYOR'S SEAL.

13. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR OF RECORD.

14. THIS SURVEY WAS CREATED FOR THE PURPOSE OF CREATING A TELECOMMUNICATIONS LEASE AREA WITHIN THE PARENT TRACT SHOWN HEREON, TOGETHER WITH ITS PERTINENT ACCESS AND UTILITY EASEMENTS PROPOSED TO RELEVANT PARTIES. IT DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT.

15. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE AS NOTED.

16. THE PROPOSED GULFSTREAM TOWERS LEASE AREA AND 20' WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT ARE LOCATED ENTIRELY WITHIN THE PARENT TRACT SHOWN HEREON.

17. BASED ON THE FIELD WORK PERFORMED, WE CONCLUDE THAT THE PROPOSED GULFSTREAM TOWERS LEASE AREA HAS ACCESS TO STATE ROAD 407, (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE PROPOSED 20' WIDE NON-EXCLUSIVE GULFSTREAM TOWERS ACCESS & UTILITY EASEMENT (WHICH LIES ENTIRELY WITHIN THE PARENT TRACT SHOWN HEREON). THE COMMITMENT FOR TITLE INSURANCE PROVIDED DOES NOT DISCLOSE OR INCLUDE ANY EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES THAT WOULD PRECLUDE ACCESS FROM STATE ROAD 407 OVER THE PARENT TRACT, TO THE PROPOSED GULFSTREAM TOWERS LEASE AREA.

18. THE COORDINATES SHOWN HEREON ARE IN NORTH AMERICAN DATUM OF 1983, ARE TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

19. THE ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, ARE TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

20. THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN). CONTOURS HAVE BEEN SPOT CHECKED AND ARE RELIED UPON TO BE WITHIN 95% ACCURACY AND ARE GOOD TO 1/2 THE CONTOUR INTERVAL SHOWN HEREON.

LINE TABLE

LINE	BEARING	DISTANCE
L 1	S27°46'11"E	244.63'(C)
L 2	N90°00'00"E	562.73'(C)
L 3	N71°06'27"E	497.46'(C)
L 4	N25°41'35"E	60.31'(C)
L 5	N18°51'20"W	347.14'(C)
L 6	N10°53'18"W	220.68'(C)
L 7	N07°04'12"E	79.06'(C)
L 8	N38°11'11"E	78.00'(C)
L 9	N77°20'14"E	421.13'(C)
L 10	N72°01'15"E	217.45'(C)
L 11	N39°53'31"E	56.92'(C)
L 12	N10°02'19"E	50.85'(C)
L 13	N08°23'00"W	69.21'(C)
L 14	N15°49'08"W	566.48'(C)
L 15	N13°22'42"E	99.30'(C)
L 16	N66°17'14"E	126.34'(C)
L 17	N77°54'25"E	169.88'(C)
L 18	N71°57'35"E	190.59'(C)
L 19	N00°44'56"E	67.42'(C)
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L 22	N28°34'17"W	523.98'(C)
L 23	N06°51'07"W	78.71'(C)
L 24	N30°24'47"E	642.23'(C)
L 25	N19°23'44"E	121.09'(C)
L 26	N25°18'45"E	299.15'(C)
L 27	N27°38'56"E	138.11'(C)
L 28	N30°56'04"E	1555.30'(C)
L 29	N59°00'05"W	16.07'(C)

L1 = LINE 1

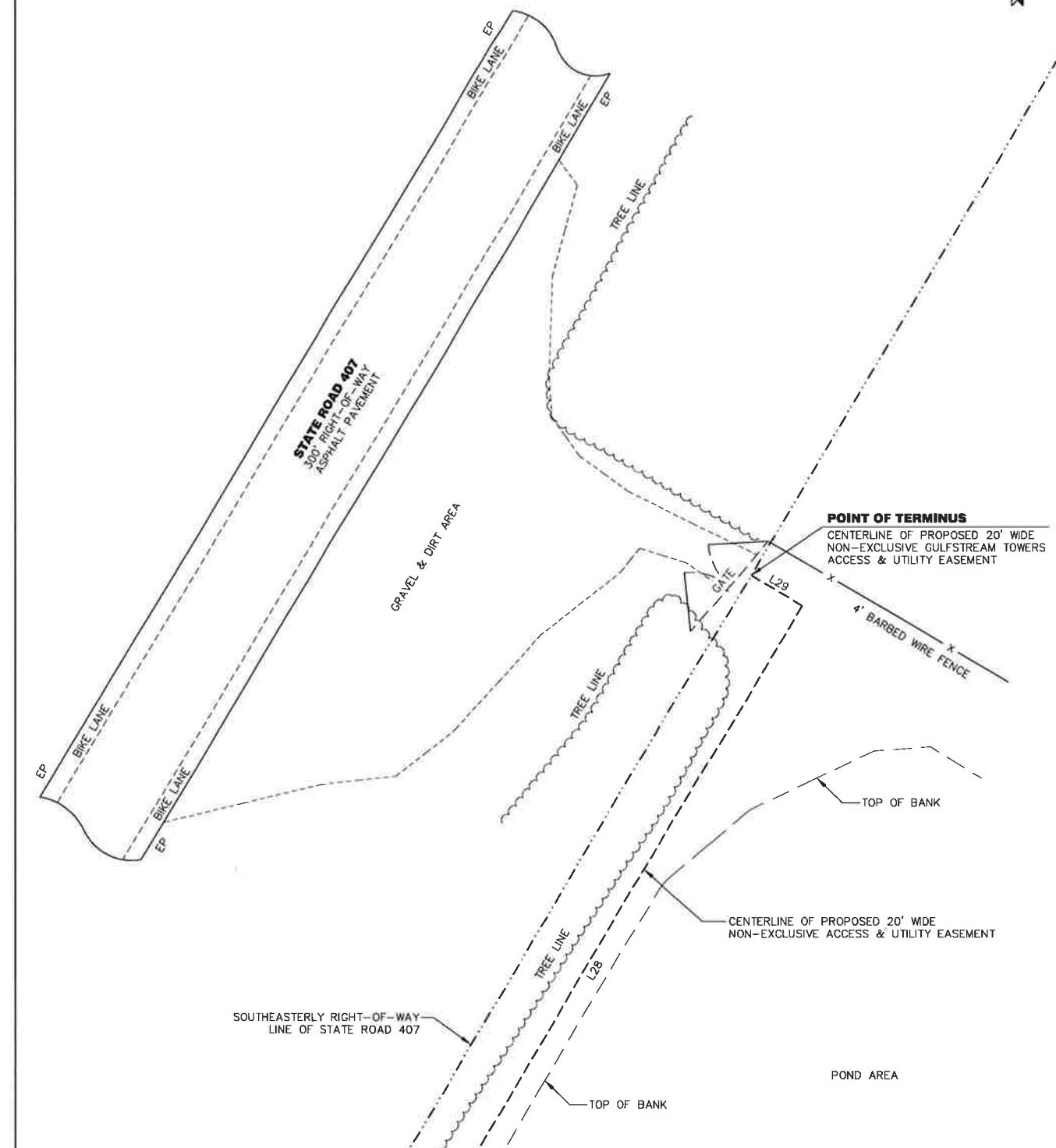
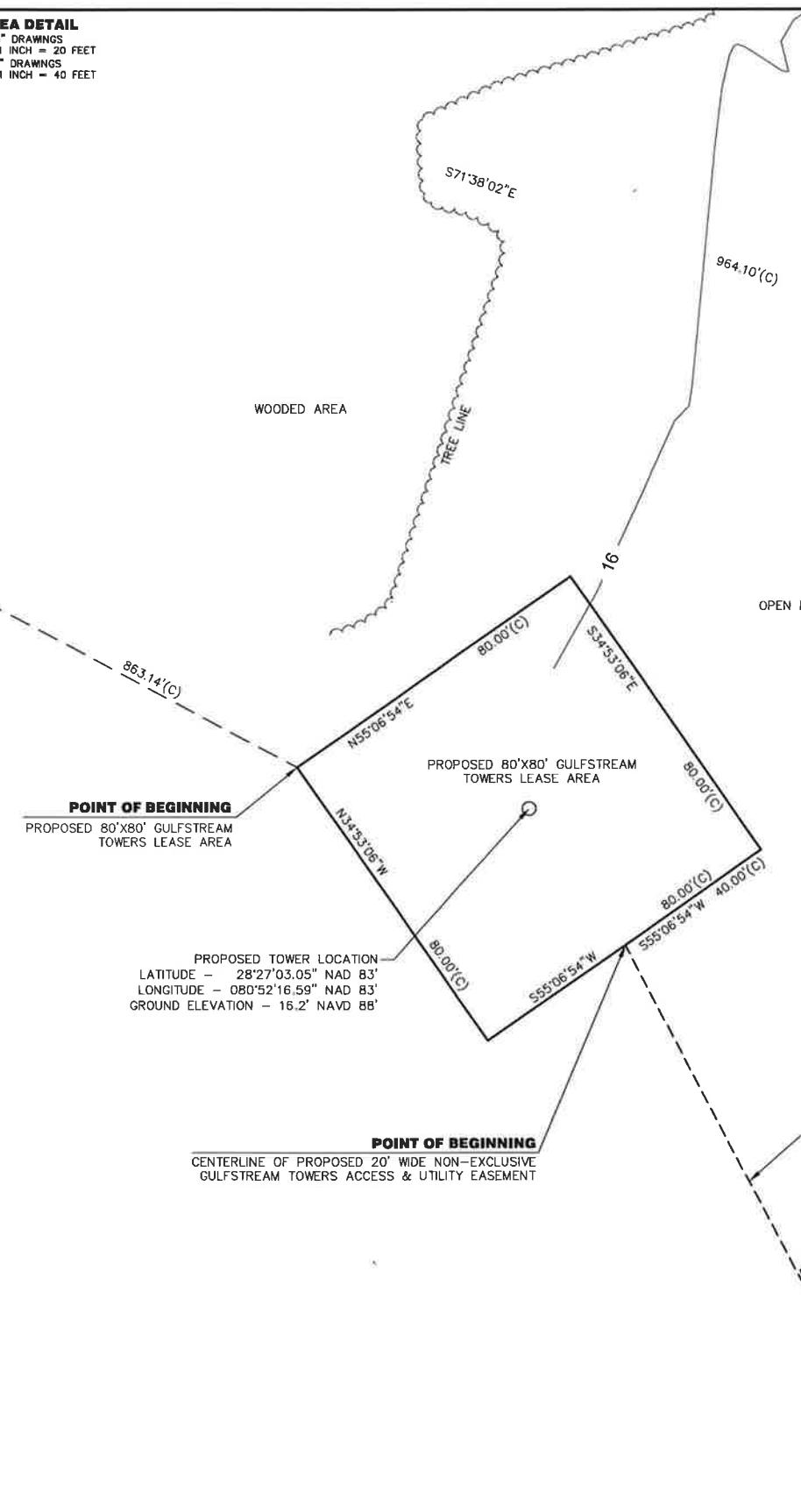
THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1,2, & 3 BEING BOUND TOGETHER. SEE SHEET 2 FOR DETAIL SKETCHES. SEE SHEET 3 FOR EASEMENT SKETCH, AND PARENT TRACT INFORMATION.

SPECIFIC PURPOSE SURVEY OF PROPOSED GULFSTREAM TOWERS LEASE AREA								
<p>Digitally signed by Johnny Flaskamp Date: 2022.12.13 09:09:01 -05'00'</p> <p>JOHNNY L. FLASKAMP FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6601</p>								
<p>DRAWING INFORMATION:</p> <table border="1"> <tr> <td>FIELD DATE: 04-11-2021</td> </tr> <tr> <td>DRAWN DATE: 04-16-2021</td> </tr> <tr> <td>CHECK DATE: 04-20-2021</td> </tr> <tr> <td>SEC.-TWP.-RGE.: 25-23S-34E 19&30-23S-35E</td> </tr> </table>	FIELD DATE: 04-11-2021	DRAWN DATE: 04-16-2021	CHECK DATE: 04-20-2021	SEC.-TWP.-RGE.: 25-23S-34E 19&30-23S-35E	<p>SITE INFORMATION:</p> <table border="1"> <tr> <td>FL208 SR528 & SR407 STATE ROAD 528 & STATE ROAD 407 COCOA, FLORIDA 32927 (BREVARD COUNTY)</td> </tr> <tr> <td>SMW PROJECT NUMBER: 21-5068</td> </tr> <tr> <td>SURVEY SHEET 1 OF 3</td> </tr> </table>	FL208 SR528 & SR407 STATE ROAD 528 & STATE ROAD 407 COCOA, FLORIDA 32927 (BREVARD COUNTY)	SMW PROJECT NUMBER: 21-5068	SURVEY SHEET 1 OF 3
FIELD DATE: 04-11-2021								
DRAWN DATE: 04-16-2021								
CHECK DATE: 04-20-2021								
SEC.-TWP.-RGE.: 25-23S-34E 19&30-23S-35E								
FL208 SR528 & SR407 STATE ROAD 528 & STATE ROAD 407 COCOA, FLORIDA 32927 (BREVARD COUNTY)								
SMW PROJECT NUMBER: 21-5068								
SURVEY SHEET 1 OF 3								

REVISIONS		PREPARED FOR:	
1 MOVED PROPOSED LEASE AREA PER CLIENTS REQUEST, NO FIELD WORK WAS PERFORMED AS PART OF THIS REVISION.		JLF	12/13/22
<p>GULFSTREAM TOWERS</p> <p>127 W FAIRBANKS AVENUE #469 WINTER PARK, FLORIDA 32789</p>			

LEASE AREA DETAIL
FOR 24" x 36" DRAWINGS
GRAPHIC SCALE: 1 INCH = 20 FEET
FOR 11" x 17" DRAWINGS
GRAPHIC SCALE: 1 INCH = 40 FEET

ACCESS POINT DETAIL



SPECIFIC PURPOSE SURVEY OF PROPOSED GULFSTREAM TOWERS LEASE AREA



PREPARED

GULFSTREAM

TOWER

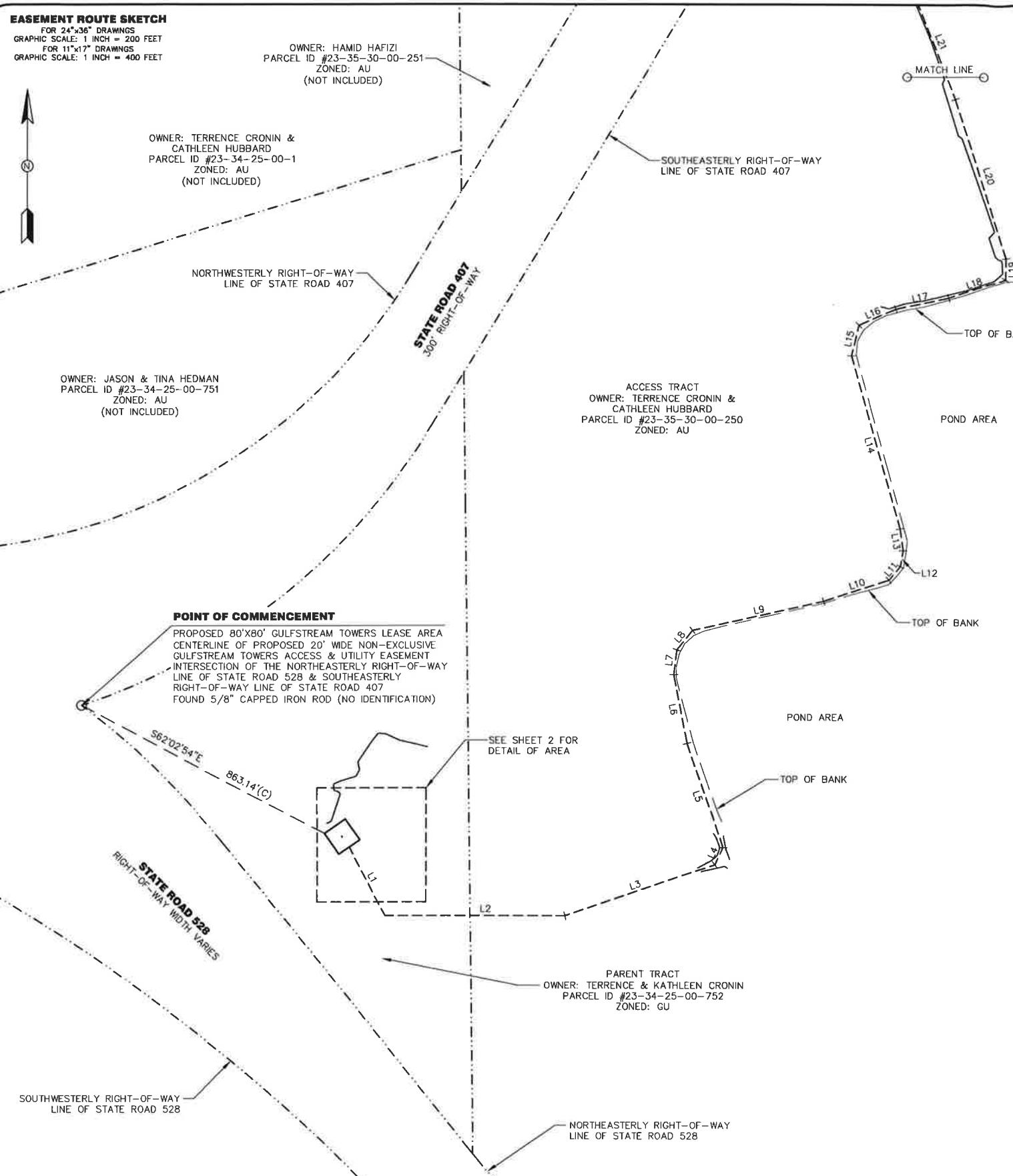
127 W FAIRBANKS AVENUE #46
WINTER PARK, FLORIDA 32789

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
125092	0325	G	03/17/2014	X	N/A

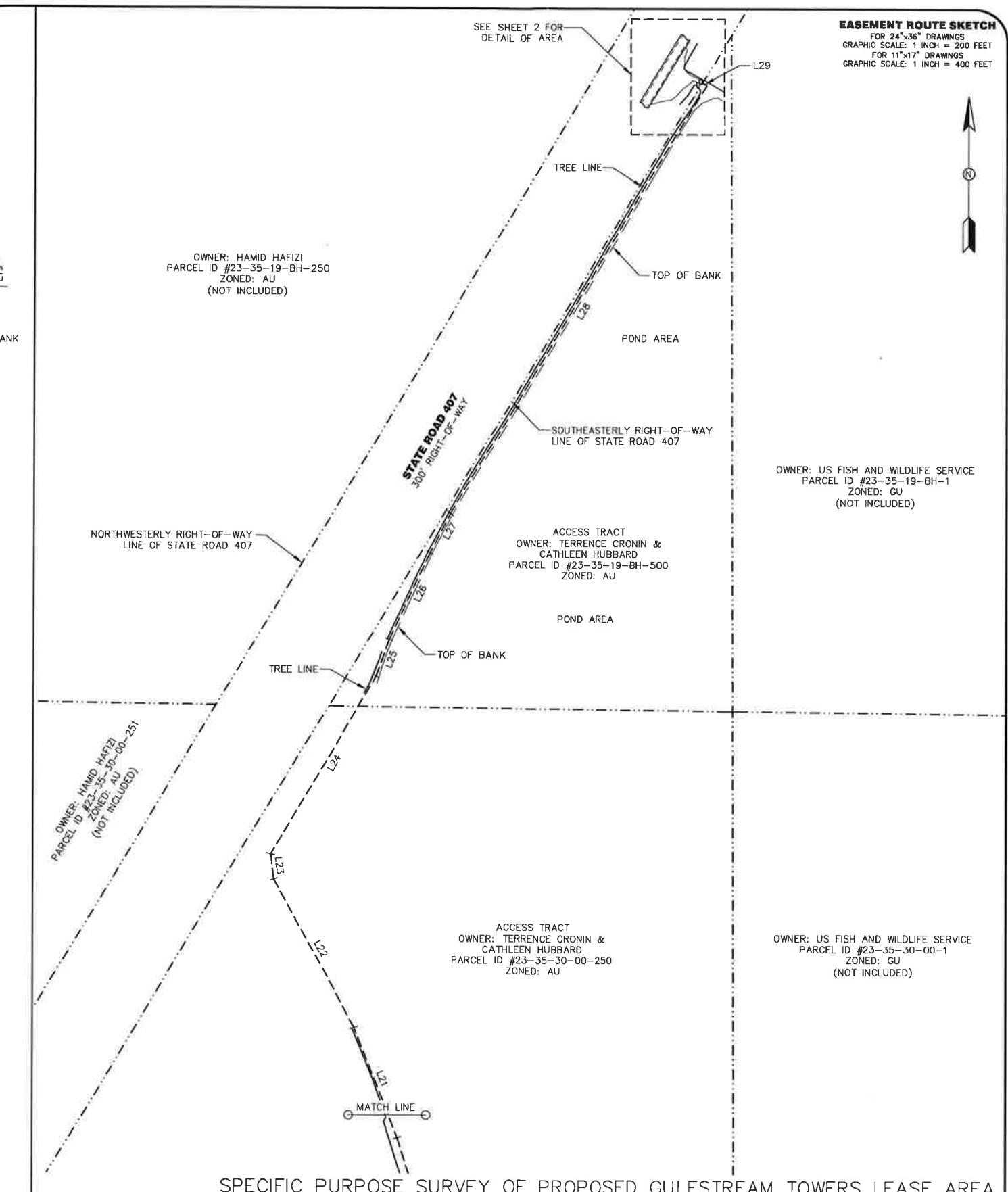
**THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1,2,
& 3 BEING BOUND TOGETHER. SEE SHEET 1 FOR SURVEYORS
SIGNATURE AND SEAL, SURVEYORS NOTES, DESCRIPTIONS,
LINE TABLE, LEGEND, AND VICINITY MAP. SEE SHEET 3 FOR
EASEMENT SKETCH, AND PARENT TRACT INFORMATION.**

DRAWING INFORMATION:		SITE INFORMATION:	
FIELD DATE:	04-11-2021	FL208 SR528 & SR407	
DRAWN DATE:	04-16-2021	STATE ROAD 528 & STATE ROAD 407 COCOA, FLORIDA 32927 (BREVARD COUNTY)	
CHECK DATE:	04-20-2021	SMW PROJECT NUMBER:	SURVEY
SEC.-TWP.-RGE.:	25 - 23S - 34E	21-5068	SHEET 2 OF 3
	10-10-20-35E		

EASEMENT ROUTE SKETCH
FOR 24" x 36" DRAWINGS
GRAPHIC SCALE: 1 INCH = 200 FEET
FOR 11" x 17" DRAWINGS
GRAPHIC SCALE: 1 INCH = 400 FEET



EASEMENT ROUTE SKETCH
FOR 24" x 36" DRAWINGS
GRAPHIC SCALE: 1 INCH = 200 FEET
FOR 11" x 17" DRAWINGS
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SPECIFIC PURPOSE SURVEY OF PROPOSED GULFSTREAM TOWERS LEASE AREA