

NOT A BOUNDARY SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426
SKETCH & LEGAL DESCRIPTION

OVERALL DESCRIPTION:

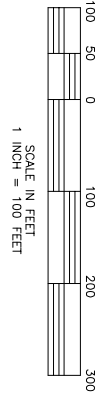
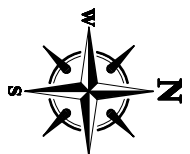
A parcel of land being a part of Government Lots 2 and 5, Section 14, Township 30, Range 38 East, Brevard County, Florida, being more particularly described as follows:
BEGINNING of the intersection of the South line of the North 786.51 feet of Government Lots 2 and 5, in Section 14, Township 30 South, Range 38 East, Brevard County, Florida, and the Western Right-of-Way Line of U.S. Highway No. 1; thence continue N89°51'48"E along dforested South line of the North 786.51 feet, a distance of 155.49 feet to a point on the Eastern Right-of-Way line of U.S. Highway No. 1; thence continue S89°29'18"E a distance of 39.0 feet more or less to the Mean High Water Line (as located on February 7, 2022) of the Indian River; thence Southwesterly along the Mean High Water Line of the Indian River a distance of 443.7 feet, more or less, to a point on the line of Submerged Land Lease per Official Records Book 4215, Page 1020 of the Public Records of Brevard County, Florida; thence S61°57'36"W along said North line of Submerged Land Lease a distance of 272.80 feet, more or less, to point on the South 293.76 feet of the North 293.76 feet of dforested Government Lots 2 and 5 of Section 14; thence N89°33'24"W along dforested South line a distance of 65.34 feet to a point on said Eastern Right-of-Way line of U.S. Highway No. 1; thence N89°33'24"W a distance of 157.90 feet to a point on the dforested Western Right-of-Way line of U.S. Highway No. 1; thence N89°33'24"W continuing along dforested South line a distance of 156.23 feet to a point on the West Right-of-Way line of Florida East Coast Railroad; thence S71°31'47"E along said West Right-of-Way line of the Florida East Coast Railroad a distance of 155.17 feet; thence N89°32'04"W a distance of 694.76 feet to the Southwest corner of Government Lot 2, thence N01°52'17"E along the West line of Government Lot 2 a distance of 1167.02 feet; thence N89°32'41"W a distance of 301.95 feet to the Southwest corner of Government Lot 2, thence S01°52'21"W along the South line of Government Lot 2 a distance of 115.00 feet to the South line of Woods Trail and along the south line of Lot 25 a distance of 330.00 feet to a point on the Northeast corner of the North 1/2 of S89°32'41"E, along dforested South Right-of-Way line of Woods Trail and along the south line of Lot 25 a distance of 115.00 feet; thence S89°32'49"E a distance of 586.68 feet to a point on dforested West Right-of-Way line of the Florida East Coast Railroad, said point being on a circular curve being concave Westerly, having a radius of 5,679.65 feet, a central angle of 6°49'40" and a chord bearing of S60°24'47"E, thence Southwesterly along the arc of said curve a distance of 676.83 feet to a point on the dforested South line of the North 786.51 feet of Government Lots 2 and 5; thence S89°29'18"E along dforested South line a distance of 1401.39 feet to a point on the dforested South line of the North right-of-way for U.S. Highway No. 1 (143 feet wide right-of-way); Florida East Coast Railroad (100 feet wide right-of-way).

ALSO LESS AND EXCEPT the following described parcel:

A parcel of land lying in Section 14, Township 30 South, Range 38 East, Brevard County, Florida, being more particularly described as follows:
BEGINNING of the intersection of the South line of the North 786.51 feet of Government Lots 2 and 5, in Section 14, Township 30 South, Range 38 East, Brevard County, Florida, and the Western Right-of-Way line of U.S. Highway No. 1; thence continue N89°51'48"E along dforested South line of the North 786.51 feet, a distance of 155.49 feet to a point on the Eastern Right-of-Way line of U.S. Highway No. 1; thence continue S89°29'18"E a distance of 39.0 feet more or less to the Mean High Water Line (as located on February 7, 2022) of the Indian River; thence Southwesterly along the Mean High Water Line of the Indian River a distance of 443.7 feet, more or less, to a point on the line of Submerged Land Lease per Official Records Book 4215, Page 1020 of the Public Records of Brevard County, Florida; thence S61°57'36"W along said North line of Submerged Land Lease a distance of 272.80 feet, more or less, to point on the South 293.76 feet of the North 293.76 feet of dforested Government Lots 2 and 5 of Section 14; thence N89°33'24"W along dforested South line a distance of 65.34 feet to a point on said Eastern Right-of-Way line of U.S. Highway No. 1; thence N89°33'24"W a distance of 157.90 feet to a point on the dforested Western Right-of-Way line of U.S. Highway No. 1; thence N89°33'24"W continuing along dforested South line a distance of 156.23 feet to a point on the West Right-of-Way line of Florida East Coast Railroad; thence S71°31'47"E along said West Right-of-Way line of the Florida East Coast Railroad a distance of 155.17 feet; thence N89°32'04"W a distance of 694.76 feet to the Southwest corner of Government Lot 2, thence N01°52'17"E along the West line of Government Lot 2 a distance of 1167.02 feet; thence N89°32'41"W a distance of 301.95 feet to the Southwest corner of Government Lot 2, thence S01°52'21"W along the South line of Government Lot 2 a distance of 115.00 feet to the South line of Woods Trail and along the south line of Lot 25 a distance of 330.00 feet to a point on the Northeast corner of the North 1/2 of S89°32'41"E, along dforested South Right-of-Way line of Woods Trail and along the south line of Lot 25 a distance of 115.00 feet; thence S89°32'49"E a distance of 586.68 feet to a point on dforested West Right-of-Way line of the Florida East Coast Railroad, said point being on a circular curve being concave Westerly, having a radius of 5,679.65 feet, a central angle of 6°49'40" and a chord bearing of S60°24'47"E, thence Southwesterly along the arc of said curve a distance of 676.83 feet to a point on the dforested South line of the North 786.51 feet of Government Lots 2 and 5; thence S89°29'18"E along dforested South line a distance of 1401.39 feet to a point on the dforested South line of the North right-of-way for U.S. Highway No. 1 (143 feet wide right-of-way); Florida East Coast Railroad (100 feet wide right-of-way).

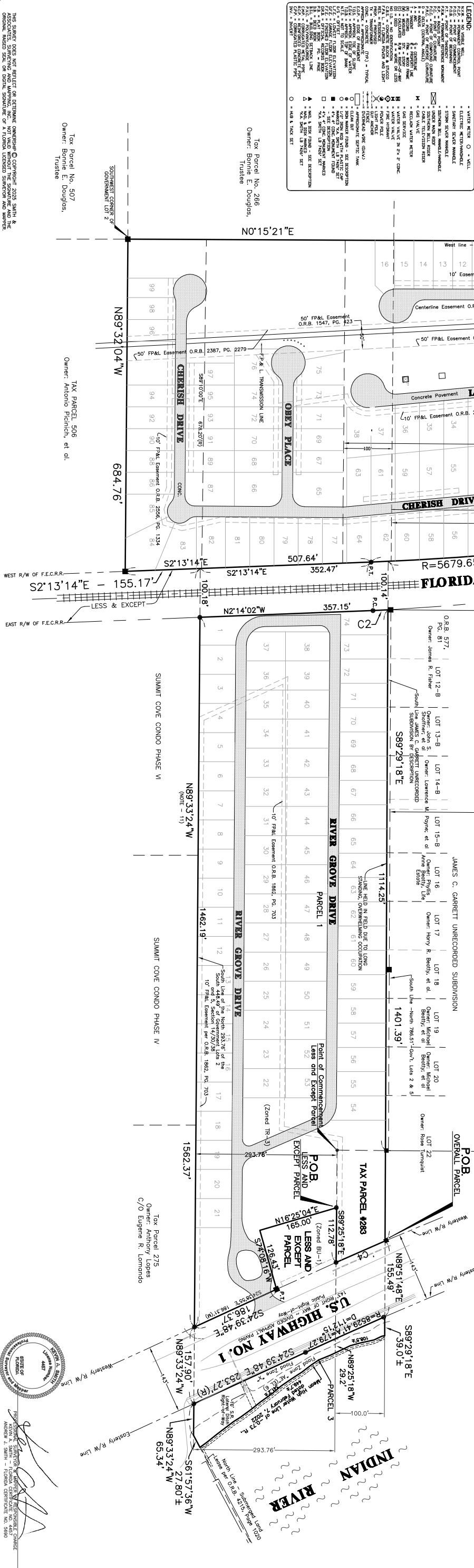
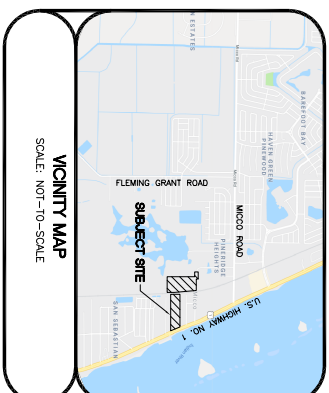
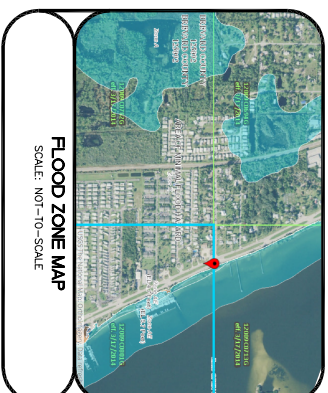
Gross Area = 1,504,094 sq.ft. = 34.529 Ac.±
Less: Road Right-of-Way: 38,850 sq.ft. = 0.892 Ac.±
U.S. Road Right-of-Way: 61,713 sq.ft. = 1.417 Ac.±
Less & Except Parcel: 17,200 sq.ft. = 0.40 Ac.±
Net Area: 1,386,321 sq.ft. = 31.826 Ac.±

Containing 0.40 Acres more or less.



CURVE	DELTA	ARC	CHORD
1	5679.65'	71°29'37"	155.17'
2	5728.85'	02°11'18"	15.81'
4	8672.41'	0°43'22"	109.40'

- SURVEY NOTES:**
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FROM RECORDING DEEDS, DEEDS, RIGHT-OF-WAY, STATE WRITERS, ETC. IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 2. ADJACENT SHOWN HEREON HAVE BEEN SHOWN FOR REFERENCE ONLY AND ARE NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.
 3. ALL MEASUREMENTS WERE MADE IN FEET AND INCHES, HAVING THEREBY AND ARE IN ACCORDANCE WITH THE SURVEYING ACT OF 1901, AS AMENDED.
 4. PRESENT TO RECORD LAW (F.S. 301-4-001(1)) THIS SURVEY IS BASED ON A
 5. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
 6. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS, AND THE SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
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 8. ELEVATIONS BASED ON 1007 ASSUMED AT 1007 FEET.
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 11. BENCHMARKS SHOWN ON THE SOUTH LINE OF THE SURVEY ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED.
 12. SETTING TACKS AND TACKS IN STONE ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED.
 13. LOT DIMENSIONS AND BENCHMARKS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
 14. NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR MAGNETIC NORTH, IT IS FOR REFERENCE ONLY.
 15. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS, AND THE SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
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THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF COPYRIGHT 2025 SURVEYING & MAPPING, INC. ALL RIGHTS RESERVED. NO WARRANTY IS MADE BY SURVEYING & MAPPING, INC. FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THE SURVEY.