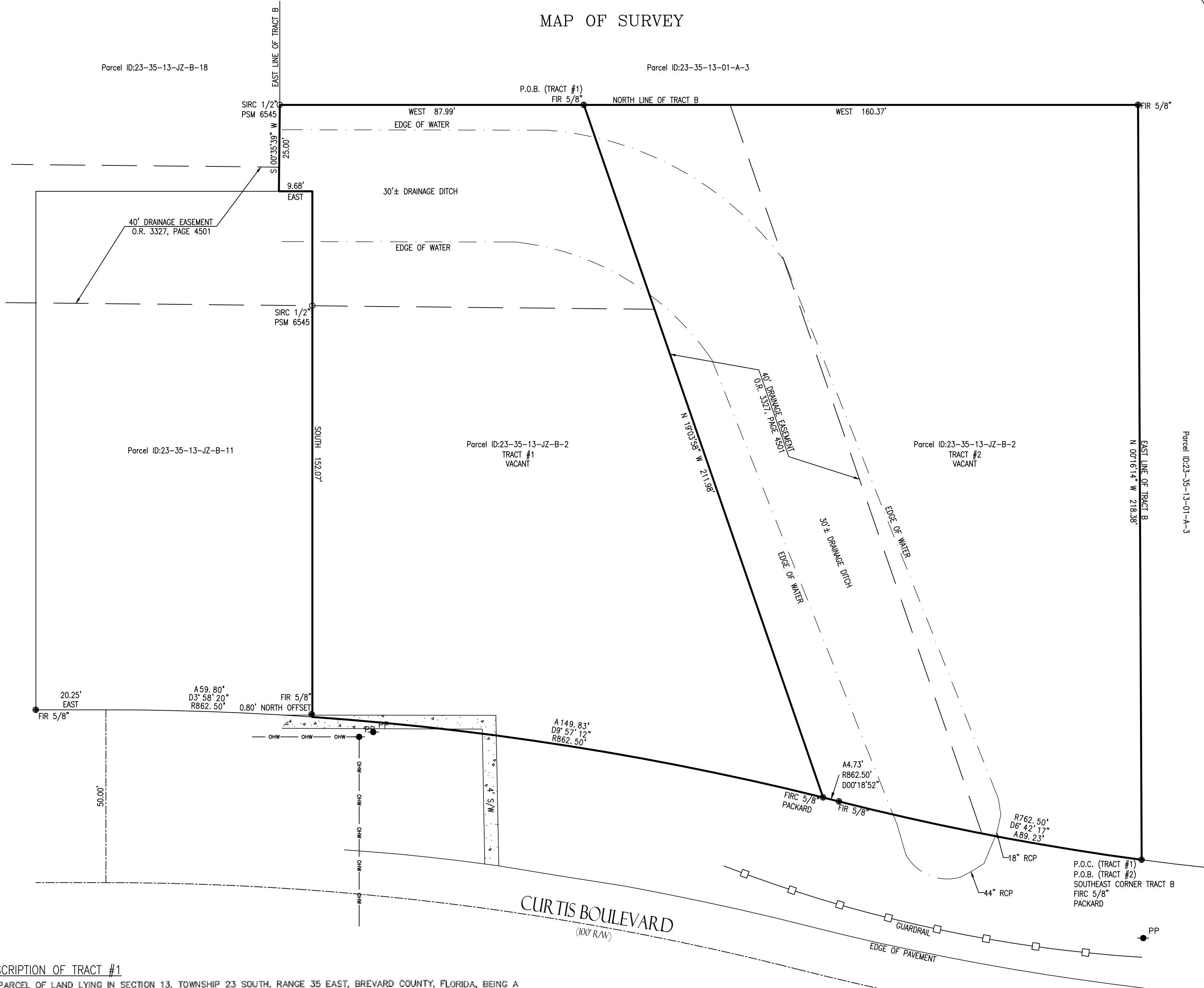


MAP OF SURVEY



DESCRIPTION OF TRACT #1

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF TRACT "B" OF "PORT ST. JOHN, UNIT EIGHT", RECORDED IN PLAT BOOK 23, PAGES 70 THRU 83 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFORESAID TRACT "B" AND RUN N.00°16'14"W, ALONG AN EAST LINE OF SAID TRACT "B", A DISTANCE OF 218.38 FEET TO AN ANGLE POINT; THENCE WEST, ALONG A NORTH LINE OF SAID TRACT "B", A DISTANCE OF 160.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.99 FEET; THENCE S.00°35'39"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN O.R. 4188, PAGE 1663 OF THE AFORESAID PUBLIC RECORDS; THENCE EAST, A DISTANCE OF 9.68 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 152.07 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CURTIS BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY AS INDICATED ON THE AFORESAID SUBDIVISION RECORD PLAT OF "PORT ST. JOHN, UNIT EIGHT"), SAID POINT BEING ON AN 862.50 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S.03°58'21"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 09°57'12", A DISTANCE OF 149.83 FEET TO A POINT ON A WESTERLY LINE OF A 40 FOOT WIDE DRAINAGE EASEMENT DESCRIBED IN O.R. 3327, PAGE 4501; THENCE N.19°03'58"W, ALONG SAID WESTERLY LINE AND ALONG ITS NORTHERLY EXTENSION, A DISTANCE OF 211.98 FEET TO THE POINT OF BEGINNING; CONTAINING 0.479 ACRES.

SUBJECT TO A DRAINAGE EASEMENT RECORDED IN O.R. 3327, PAGE 4501, AND SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS, LIMITATIONS AND / OR RIGHTS OF WAY OF RECORD.

DESCRIPTION OF TRACT #2

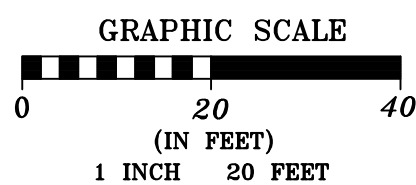
A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF TRACT "B" OF "PORT ST. JOHN, UNIT EIGHT", RECORDED IN PLAT BOOK 23, PAGES 70 THRU 83 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE AFORESAID TRACT "B" AND RUN N.00°16'14"W, ALONG AN EAST LINE OF SAID TRACT "B", A DISTANCE OF 218.38 FEET TO AN ANGLE POINT; THENCE WEST, ALONG A NORTH LINE OF SAID TRACT "B", A DISTANCE OF 160.37 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF A 40 FOOT WIDE DRAINAGE EASEMENT DESCRIBED IN O.R. 3327, PAGE 4501; THENCE S.19°03'58"E, ALONG SAID EXTENSION AND SAID WESTERLY LINE, A DISTANCE OF 211.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CURTIS BOULEVARD, SAID POINT BEING ON AN 862.50 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S.13°55'32"W; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 00°18'52" A DISTANCE OF 4.73 FEET TO A POINT OF REVERSE CURVATURE OF A 762.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 06°42'17" A DISTANCE OF 89.23 FEET TO THE POINT OF BEGINNING; CONTAINING 0.602 ACRES.

SUBJECT TO A FLORIDA POWER & LIGHT CO. AERIAL EASEMENT RECORDED IN O.R. 579, PAGE 1049; SUBJECT TO A DRAINAGE EASEMENT RECORDED IN O.R. 3327, PAGE 4501, AND SUBJECT TO ALL OTHER EASEMENTS, RESTRICTIONS, LIMITATIONS AND / OR RIGHTS OF WAY OF RECORD.

SURVEYOR'S NOTES:

1. Unless otherwise noted, only platted easements are shown hereon.
2. P.U.D.E. denotes Public Utilities and Drainage Easement. P.U.E. denotes Public Utilities Easement.
3. No underground utilities or improvements were located unless otherwise shown.
4. Bearings shown hereon are based on the RIGHT OF WAY LINE OF CURTIS BOULEVARD, being EAST according to the plat or deed there of and may not be a true north azimuth.
5. This site appears to lie within F.I.R.M. Zone "A" per Community Panel Number 12009C0310H, dated 1/29/21.



EXPLANATION OF ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR & MAPPER
PB	PLAT BOOK
ORB	OPTIONAL RECORDS BOOK
PG	PAGE
BM	BENCH MARK
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FIRND	FOUND IRON PIPE
FIRND	FOUND IRON PIPE
FN&D	FOUND NAIL & DISC
SN&D	SET NAIL & DISC
FN&T	FOUND NAIL & TIN TAB
FD	FOUND
EXIST	EXISTING
PROP	PROPOSED
R/W	RIGHT OF WAY
R	RADIUS
DA	DELTA OR CENTRAL ANGLE
ACAP	ASPHALT COATED CORRUGATED ALUMINUM PIPE
NVD	NATIONAL GEODETIC VERTICAL DATUM
NAD	NORTH AMERICAN VERTICAL DATUM
ELEV	ELEVATION
BFE	BASE FLOOD ELEVATION
FTE	FINISHED FLOOR ELEVATION
FIM	FEDERAL INSURANCE RATE MAP
PUE	PUBLIC UTILITIES AND/OR DRAINAGE EASEMENT
BP	BUILDING PERMIT NUMBER
CBS	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
COV	COVERED
S/W	SIDEWALK
D/W	DRIVEWAY
A/C	AIR CONDITIONING
WF	WOODEN FENCE
COV	COVERED
ID	IDENTIFICATION
MES	MITERED END SECTION
PSE	PUBLIC DRAINAGE EASEMENT
TYP	TYPICAL
CB	CONCRETE BLOCK
HWF	HOG WIRE FENCE

LEGEND:

- Set 1/2" iron rebar with cap # PSM 6545
- Found iron rebar, size and cap #
- Set 4"x 4" concrete monument with cap # PSM 6545
- Found concrete monument, size and identification #
- △ Set nail and disk # PSM 6545
- ▲ Found nail and disk, identification # as shown
- +91.63 Existing spot elevation
- Denotes concrete areas
- Direction of flow

Section 13, Township 23S, Range 35E

Drawn by: AR
 Checked by: JZ
 Scale: 1" = 20'
 Date: 6/4/24
 Project#24-72

LAYOUT SERVICES, INC.
 LAND SURVEYING & MAPPING
 25830 HOLIDAY DRIVE
 ASTOR, FLORIDA 32102
 (321) 529-4484
 layout1@att.net

BOUNDARY AND IMPROVEMENT SURVEY

Certified to: BOB ROBINSON

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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

James Zimmerman
 Professional Land Surveyor No. 6545
 Certificate of Authorization No. 7540
 State of Florida