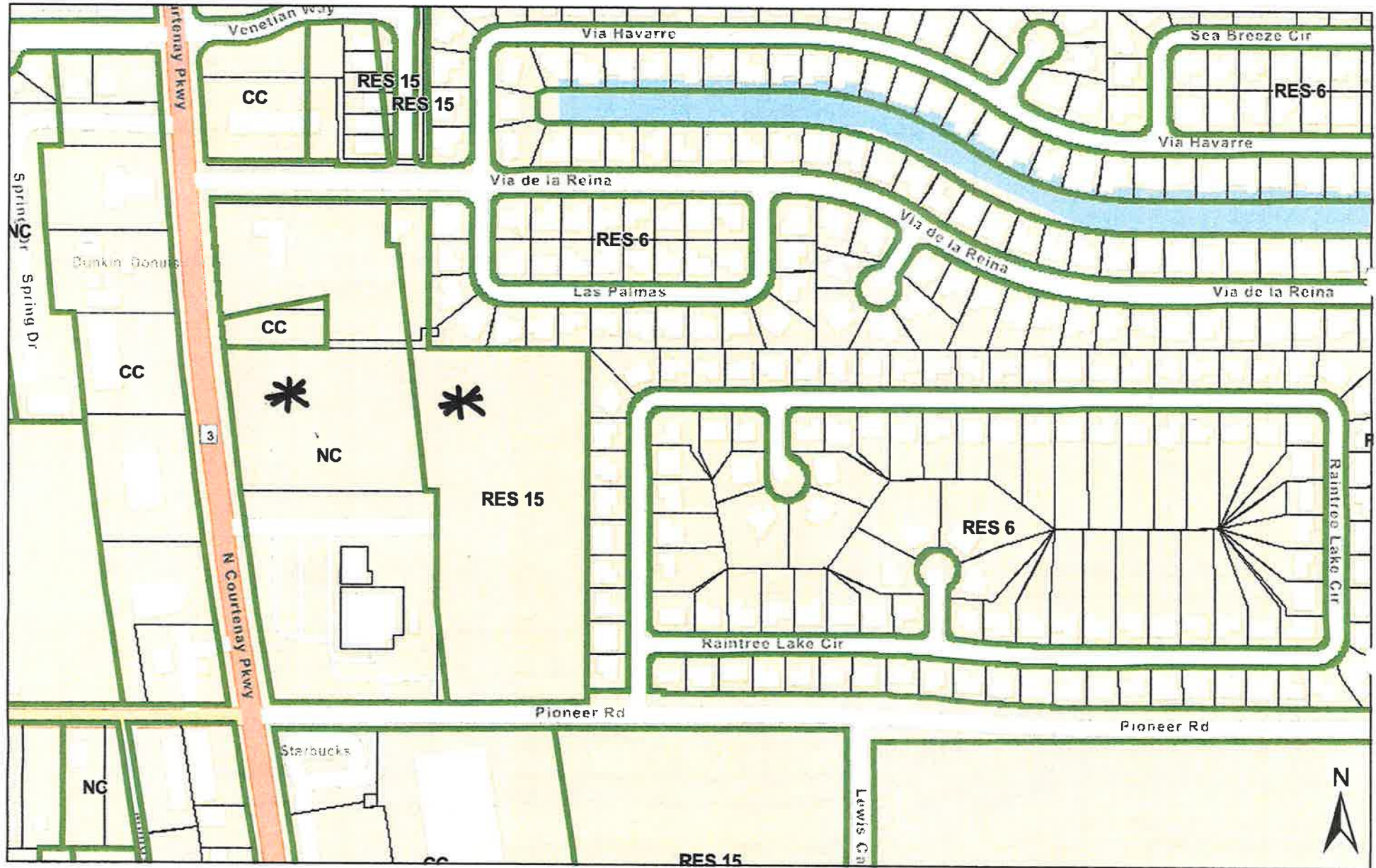
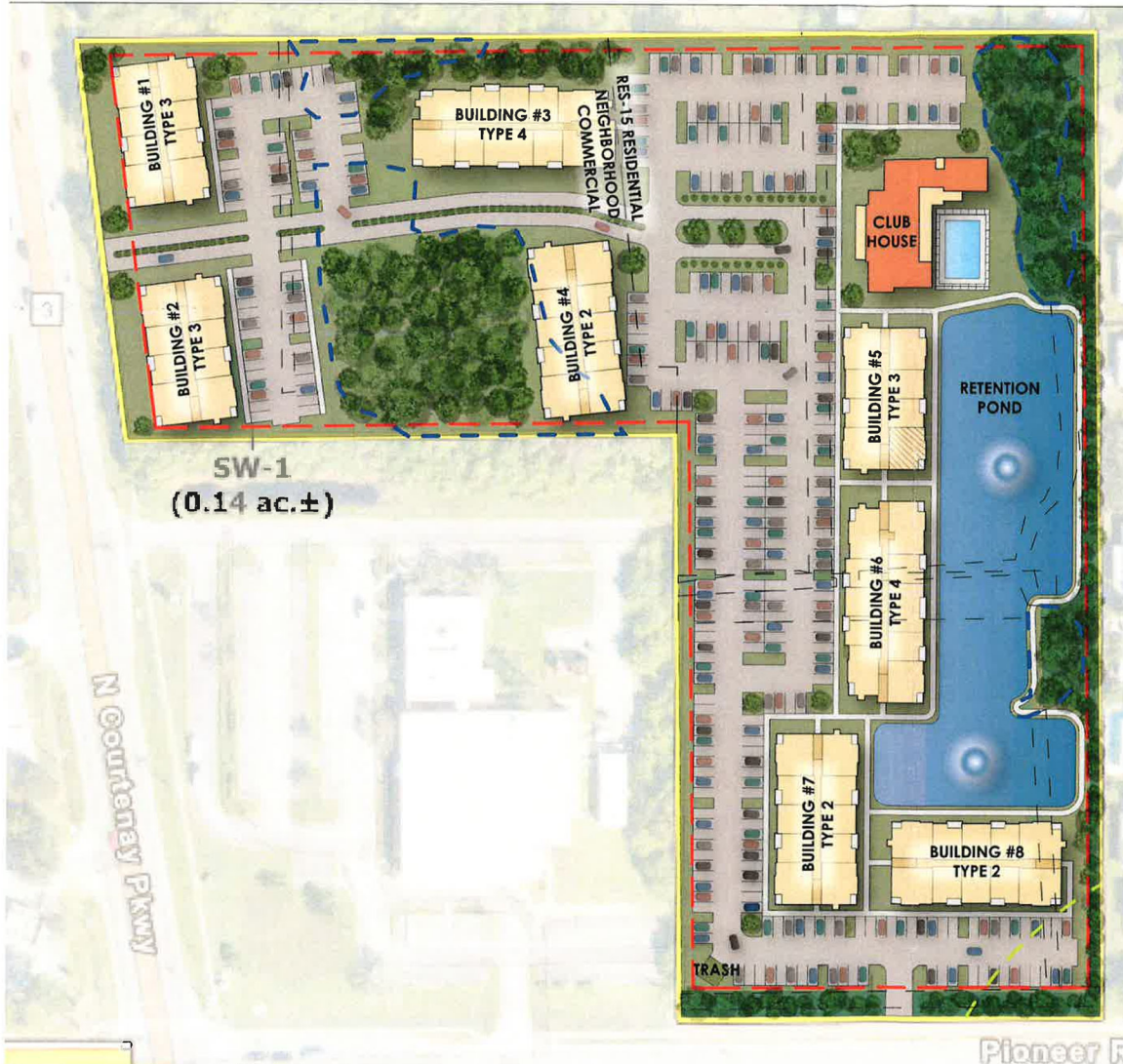


Zoning & Future Land Use Map



RANGEWATER



PROJECT DATA:

ZONE 1: Neighborhood Commercial
3.659 acres
109 units max

AMENITY: 6,500 S.F.

BUILDING TYPE 2:
Building 4
3 Stories
30 Units

BUILDING TYPE 3:
Buildings 1- 2
3 Stories
24 Units/EA

BUILDING TYPE 4:
Building 3
3 Stories
30 Units

ZONE 2: Residential
7.581 acres
113 units max

BUILDING TYPE 2:
Buildings 7-8
3 Stories
30 Units/EA

BUILDING TYPE 3:
Building 5
3 Stories
23 Units

BUILDING TYPE 4:
Building 6
3 Stories
30 Units

TOTAL: 222 Units

PARKING:

TOTAL: 396 Spaces
(1.78 Spaces/Unit)

Merritt Island

1 Density Study - Option 1
Scale: 1"=100'-0"

Plan

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PRESERVED GREEN SPACE
TOP FLOOR VIEWING PLATFORM

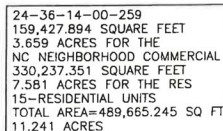
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November 18, 2025

0000.00



BEING A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIPTION IN OFFICIAL RECORDS BOOK 10286, PAGE 665.



ALTA/NSPS BOUNDARY SURVEY
PROPERTY ADDRESS: NORTH COUNTEWAY
PARKWAY, MERRITT ISLAND
PARCEL ID: 24-36-14-00-259

0' 80' 120'

GRAPHIC SCALE

DATE:	REVISIONS:
6/23/2013	AREA BREAKDOWNS
10/7/2013	CLIENT COMMENTS

DRAWN BY:	PARTY CHECKED:
TEH	BG

JOB # 1025102746

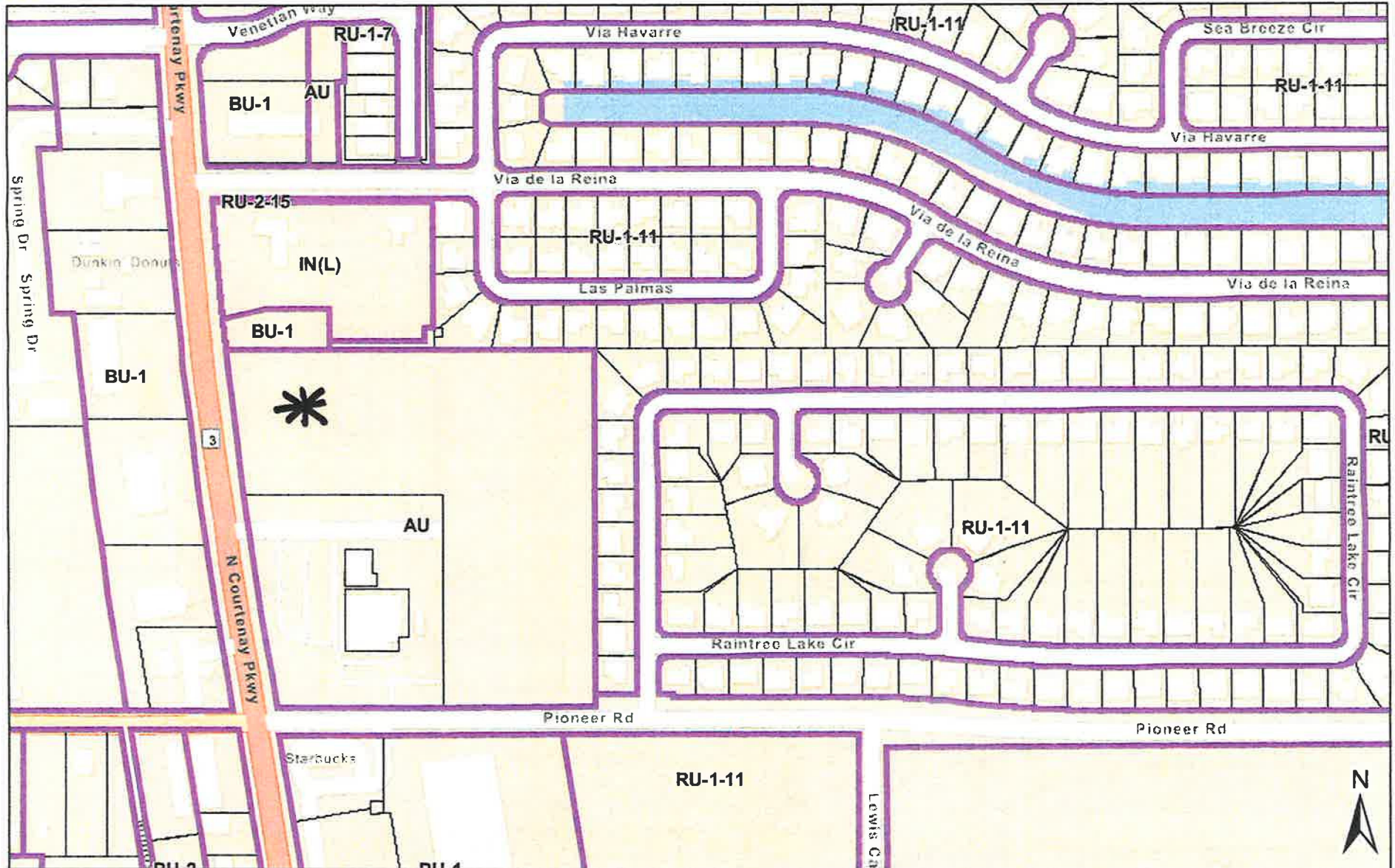
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DATE OF SURVEY 09/12/2025

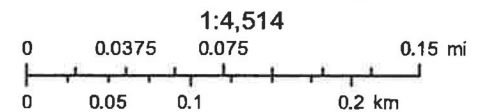
NOT VALID WITHOUT ALL SHEETS

2 OF 2

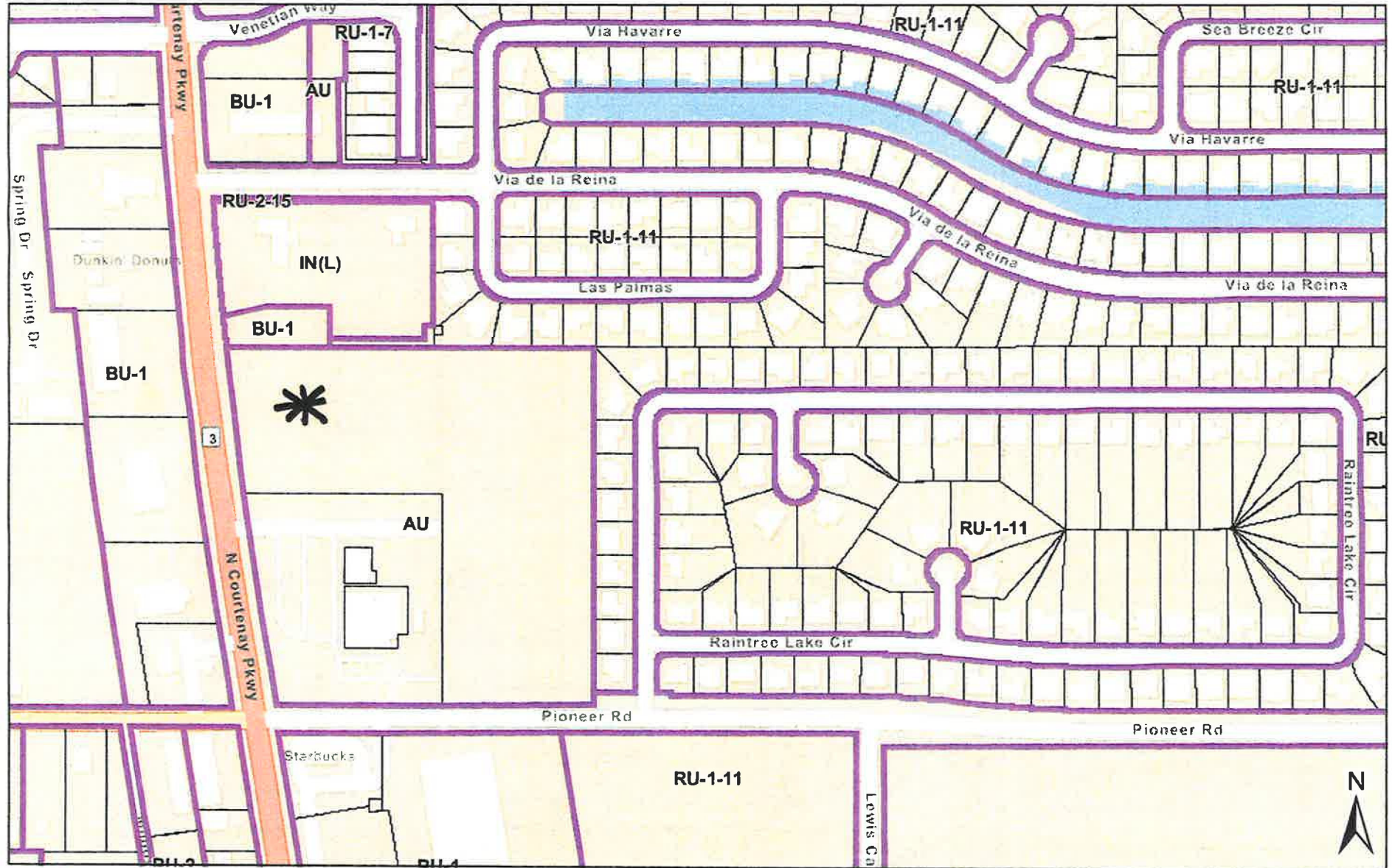
Zoning & Future Land Use Map



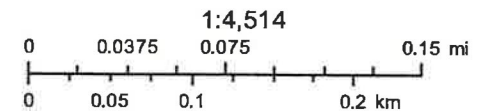
 Zoning
 Parcel Property



Zoning & Future Land Use Map



 Zoning
 Parcel Property



LEGAL DESCRIPTION PER TITLE

COMMITMENT NO. NCS-1273398-ATL

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION "A" A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTH LINE OF PIONEER ROAD AS SHOWN IN PLAT BOOK 23 AT PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE WEST LINE OF RAINTREE BY THE LAKE EXTENDED SOUTHERLY AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGE 16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN S 89° 55' 50" W ALONG THE NORTH RIGHT-OF-WAY OF SAID PIONEER ROAD FOR 563.85 FEET TO A POINT LYING 823.03 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 3 AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT OF WAY MAP OF STATE ROAD NO. 3, BREVARD COUNTY, SECTION 70140-2505, AS MEASURED ALONG THE NORTH RIGHT OF WAY LINE OF SAID PIONEER ROAD; THENCE CONTINUE S 89° 55' 50" W FOR 823.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 3, THENCE RUN N 09° 07' 55" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 234.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 11409.20 FEET; THENCE RUN NORTH-WESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03° 09' 41" FOR 829.52 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF VILLA DE PALMAS, UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20 AT PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89° 56' 19" E ALONG THE SAID SOUTH LINE FOR 201.50 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE EAST WHOSE CENTER BEARS N 83° 55' 24" E FROM SAID POINT AND HAVING A RADIUS OF 11208.70 FEET, SAID CURVE IS CONCENTRIC WITH AND 200.50 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 3, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 03' 18" FOR 597.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 09° 07' 55" E PARALLEL WITH AND 200.50 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 3, FOR 266.85 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION "B" A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF PIONEER ROAD AS SHOWN IN PLAT BOOK 23 AT PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE WEST LINE OF RAINTREE BY THE LAKE EXTENDED SOUTHERLY AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGE 16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN S 89° 55' 50" W ALONG THE NORTH RIGHT OF WAY OF SAID PIONEER ROAD FOR 225.00 FEET TO A POINT LYING 541.89 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 3 AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT OF WAY MAP OF STATE ROAD NO. 3, BREVARD COUNTY, SECTION 70140-2505, AS MEASURED ALONG THE NORTH RIGHT OF WAY LINE OF SAID PIONEER ROAD; THENCE RUN N 09° 07' 55" W PARALLEL WITH THE WEST LINE OF SAID RAINTREE BY THE LAKE FOR 452.08 FEET; THENCE RUN N 89° 55' 50" E FOR 225.00 FEET TO THE WEST LINE OF SAID RAINTREE BY THE LAKE; THENCE RUN S 09° 02' 57" E ALONG SAID WEST LINE FOR 452.08 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION "C" A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF PIONEER ROAD AS SHOWN IN PLAT BOOK 23 AT PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE WEST LINE OF RAINTREE BY THE LAKE EXTENDED SOUTHERLY AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 28 PAGE 16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN S 89° 55' 50" W ALONG THE NORTH RIGHT-OF-WAY OF SAID PIONEER ROAD FOR 225.00 FEET TO A POINT LYING 541.89 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 3 AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT OF WAY MAP OF STATE ROAD NO. 3, BREVARD COUNTY, SECTION 70140-2505, AS MEASURED ALONG THE NORTH RIGHT OF WAY LINE OF SAID PIONEER ROAD SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89° 55' 50" W ALONG SAID NORTH RIGHT OF WAY LINE FOR 338.85 FEET; THENCE RUN N 09° 07' 55" W PARALLEL WITH AND 200.50 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 3 FOR 266.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 11208.70 FEET, SAID CURVE BEING CONCENTRIC WITH AND 200.50 FEET EAST OF SAID EAST RIGHT OF WAY LINE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 03' 18" FOR 597.71 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF VILLA DE PALMAS, UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20 AT PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN N 89° 56' 19" E ALONG THE SAID SOUTH LINE FOR 884.55 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID RAINTREE BY THE LAKE, THENCE RUN S 09° 02' 57" W ALONG SAID WEST LINE FOR 403.82 FEET; THENCE RUN S 89° 55' 50" W FOR 225.00 FEET; THENCE RUN S 09° 02' 57" E FOR 452.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PIONEER ROAD (AS SHOWN IN PLAT BOOK 23 AT PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) WITH THE WEST LINE OF RAINTREE-BY-THE-LAKE (AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 16 OF SAID PUBLIC RECORDS) EXTENDED SOUTHERLY; THENCE RUN S 89° 55' 50" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF PIONEER ROAD FOR 366.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 55' 50" W FOR 400.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 3, AS SHOWN ON FLORIDA STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP OF STATE ROAD NO. 3, BREVARD COUNTY, SECTION 70140-2505; THENCE RUN N 09° 07' 55" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 234.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11409.20 FEET; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 22' 52" FOR 275.02 FEET, THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN N 89° 56' 19" E FOR 477.04 FEET; THENCE RUN S 09° 04' 10" E FOR 503.96 FEET TO THE POINT OF BEGINNING.

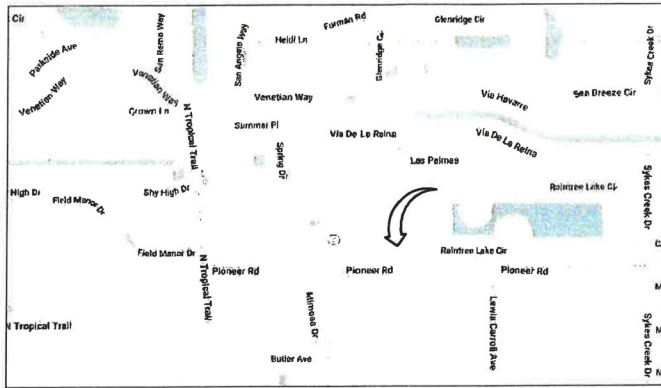
LEGAL DESCRIPTION PER SURVEYOR

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 1 OF PLAT OF RAINTREE-BY-THE-LAKE, RECORDED AS PLAT BOOK 28, PAGE 16, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S 02°20'00"E, A DISTANCE OF 28.32 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PIONEER ROAD (SAID PUBLIC RIGHT OF WAY, PER PLAT BOOK 23, PAGE 26), TO THE POINT OF BEGINNING.
THENCE BEARING S 89°-32'-32" W, ALONG THE NORTHERLY RIGHT OF WAY OF PIONEER ROAD, A DISTANCE OF 366.72 FEET TO A POINT, AT THE SOUTHWESTERLY CORNER OF OFFICIAL RECORD BOOK 10034, PAGE 188, AS SHOWN ON PLAT OF BOUNDARY SURVEY OF MERRITT MEDICAL CENTER CONDOMINIUM, PREPARED BY ALLEN ENGINEERING, INC., DATED APRIL 14, 1982, RECORDED IN OFFICIAL RECORD BOOK 3237, PAGE 3358; THENCE N 02°13'34" W, ALONG THE EASTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 10034, PAGE 188, A DISTANCE OF 304.85 FEET TO A POINT AT THE NORTHEASTERN CORNER OF OFFICIAL RECORD BOOK 10034, PAGE 188; THENCE S 89°41'19" E, ALONG THE NORTHERLY BOUNDARY LINE OF OFFICIAL RECORD BOOK 10034, PAGE 188, A DISTANCE OF 477.03 FEET TO A POINT, TO THE WESTERLY RIGHT OF WAY OF NORTH COUNTRY PARKWAY, STATE ROAD 3A; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF COUNTRY PARKWAY, LEAVING A CURVE TO THE RIGHT, HAVING A RADIUS OF 11409.20 FEET, A CENTRAL ANGLE OF 01° 44' 57", AN ARC DISTANCE OF 354.91 FEET AND WHOSE LONG CHORD BEARS N 07°-08'-53" W, A DISTANCE OF 354.84 FEET, TO A POINT AT THE SOUTHWESTERLY CORNER OF OFFICIAL RECORD BOOK 8460, PAGE 2481; THENCE BEARING N 89°41'19" E, ALONG THE SOUTHERLY BOUNDARY OF OFFICIAL RECORD BOOK 8460, PAGE 2481, BEING THE SOUTHWESTERLY CORNER OF LOT 8, PLAT OF RAINTREE-BY-THE-LAKE, RECORDED AS PLAT BOOK 28, PAGE 16; THENCE BEARING S 02°07'00" E, ALONG THE WESTERLY BOUNDARY LINE OF RAINTREE-BY-THE-LAKE, RECORDED AS PLAT BOOK 28, PAGE 16, A DISTANCE OF 853.71 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 489,885.245 SQUARE FEET, OR 11.241 ACRES.

ALTA/NSPS LAND TITLE SURVEY
PROMINENCE ALTA PARCELS

PROPERTY ADDRESS: NORTH COUNTRY PARKWAY, MERRITT ISLAND, FL
PARCEL ID: 24-36-14-00-259



VICINITY MAP

LEGEND (AS APPLICABLE)

- CONCRETE MONUMENT FOUND (AS NOTED)
- REBAR FOUND (AS NOTED)
- ELECTRIC METER
- REBAR SET
- WATER FAUCET
- SANITARY CLEANOUT
- WAG HAIL SET (LB 7500)
- SOLID IRON PIN SET (LB 7500)
- ADVAL TARGET SET
- SOIL MONITOR FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- OTHER SURVEY MONUMENT FOUND (AS NOTED)
- TRANSFORMER
- POLE
- SANITARY MANHOLE
- BOLLARD CONCRETE
- ELECTRIC TRANSFORMER
- AIR CONDITIONING UNIT
- FLAG POLE
- WAG HAIL SET
- SERVICE COIL CABLE
- PROPANE TANK
- CATCH BASIN
- WATER VALVE
- QUI WIRE ANCHOR
- QUI POLE
- MONITORING WELL
- ED - WATER
- WATER METER
- CATCH BASIN
- STORM MANHOLE
- BENCHMARK FOUND
- SANITARY MANHOLE
- TREE (AS NOTED)
- HYDRANT
- WATER BACKFLOW PREVENTER
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC PANEL
- WATER METER
- WAG HAIL FOUND
- POST / BOLLARD

ABBREVIATIONS

- C CALCULATED DISTANCE
- CL CENTERLINE
- D DEED DISTANCE
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- LLC LIMITED LIABILITY COMPANY
- M MEASURED DISTANCE
- WH MANHOLE
- PVC POLYVINYL CHLORIDE
- SAV SANITARY
- TOS TOP OF BANK
- WPS WIRE PULL BOX

SURVEYOR'S NOTES (AS APPLICABLE)

- HORIZONTAL LOCATIONS OF ALL ELEMENTS OF THIS DRAWING ARE RELATIVE TO THE FLORIDA STATE PLANE, EAST ZONE (US SURVEY FEET). LOCATIONS OF THE PRIMARY CONTROL NETWORK FOR THIS SITE (POINTS #500 AND #501) WERE ESTABLISHED UTILIZING STANDARD GPS ITS PROTOCOLS AND BEST PRACTICE METHODS FOR MAXIMUM PRECISION, IN CONJUNCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PRIMARY REFERENCE NETWORK (FPRN) AND HAVE AN EXPECTED HORIZONTAL ACCURACY OF 30.07. LOCATION OF ALL TOPOGRAPHIC FEATURES SHOWN HEREON WERE ESTABLISHED UTILIZING A ROBUST TOTAL STATION AND ARE ADJUSTED TRIGONOMETRICALLY WITH AN EXPECTED HORIZONTAL ACCURACY OF 30.07.
- THIS SURVEY IS CONDUCTED ACCORDING TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS FOR TITLE INSURANCE PURPOSES, AUTHORIZED BY DTH ON 2/1/24 FOR THE USE OF SPECIFIED PARTIES.
- ACCORDING TO FEMA MAPS, THE PROPERTY LIES WITHIN ZONE "X" (FEMA NO. 1200003040H, DATED JANUARY 29, 2023). THE SURVEY DOES NOT DETERMINE FLOOD RISK. FOR FLOOD DETERMINATION, CONSULT THE LOCAL BUILDING DEPARTMENT OR CUSTOMER FLOOD AGENCY.
- NOTE THAT ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT FOUND IN PUBLIC RECORDS MAY AFFECT THE PROPERTY.
- NO INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR TITLE EVIDENCE WAS CONDUCTED BY THE SURVEYOR. INFORMATION IS BASED ON THE FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA TITLE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-1273398-ATL DATED 08/03/2025.
- NO OBSERVED EASEMENTS OR BURIAL GROUNDS FOUND ON SUBJECT PARCEL, AT THE TIME OF SURVEY.
- UNDERGROUND UTILITY LOCATIONS ARE BASED ON VISUAL MARKERS AND DO NOT REPRESENT A COMPREHENSIVE SURVEY OF UNDERGROUND FEATURES(A SERIES OF SINKER MANHOLES WERE LOCATED BY THIS SURVEY, NO EASEMENT FOUND)
- THE MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY ACSM AND ALTA.
- THIS SURVEY IS PREPARED FOR THE NAMED ENTITY AND IS NOT TRANSFERABLE. REPRODUCTION WITHOUT WRITTEN CONSENT FROM THE SIGNING SURVEYOR IS PROHIBITED.
- THE WORD "CERTIFY" EXPRESSES THE PROFESSIONAL OPINION OF THE SURVEYOR BASED ON KNOWLEDGE, INFORMATION, AND BELIEF, WITHOUT CONSTITUTING A GUARANTEE OR WARRANTY.
- PRINTED DIMENSIONS ON THE MAP OF SURVEY TAKE PRECEDENCE OVER SCALED DIMENSIONS. SOME ITEMS MAY BE DRAWN OUT OF SCALE FOR CLARITY.
- THERE ARE DIRT ROADS SHOWN ON THIS SURVEY, IT IS UNCLEAR WHO IS USING THEM, OR THEIR PURPOSE.
- THE DATE OF SIGNATURE DOES NOT UPDATE THE DATE OF THE FIELD SURVEY, WHICH REPRESENTS CONDITIONS AT THE TIME OF SURVEY.
- ZONING: AGRICULTURAL RESIDENTIAL AU ZONE, FRONT SETBACK OF 25 FEET, SIDE SETBACK OF 10 FEET AND A REAR SETBACK OF 20 FEET.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONSTRUCTING THE FELDWORK.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONSTRUCTING THE FELDWORK.
- THE PUBLIC ACCESS POINT FOR THE SUBJECT PARCEL IS EITHER ON PIONEER ROAD OR NORTH COUNTRY PARKWAY.
- THAT THE LAND REFERRED TO IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMMITMENT NUMBER NCS-1273398-ATL, WITH AN EFFECTIVE DATE OF AUGUST 3, 2023.

SCHEDULE B-II TITLE EXCEPTIONS

COMMITMENT NUMBER NCS-1273398-ATL

EFFECTIVE: AUGUST 03, 2023, 7:30

FIRST AMERICAN TITLE COMPANY

ADDRESS: MERRITT ISLAND, NORTH COUNTRY PARKWAY, MERRITT ISLAND, FLORIDA, 32953

TITLE EXCEPTIONS

- 1- NOT A SURVEY MATTER.
- 2- EASEMENT FOR RIGHT-OF-WAY CREATED BY DEED RECORDED IN DEED BOOK 248, PAGE 285 (AFFECTS SUBJECT PARCEL).
- 3- EASEMENT, GRANTED FROM CAMPERVAL COUNTRY CENTER, INC., A FLORIDA CORPORATION TO BREVARD COUNTY OF THE STATE OF FLORIDA, RECORDED IN BOOK 1034, PAGE 304 OF OFFICIAL RECORDS (AFFECTS SUBJECT PARCEL) (NOT PLOTTED).
- 4- EASEMENT, GRANTED FROM WRESTLING REGULATORY CARE CENTER, INC. TO CITY OF EDOCA, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 5- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 6- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 7- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 8- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 9- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 10- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 11- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 12- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 13- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 14- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 15- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 16- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 17- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 18- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 19- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).
- 20- EASEMENT, GRANTED FROM BREVARD COUNTY TO BREVARD COUNTY, RECORDED IN BOOK 3865, PAGE 1608 OF OFFICIAL RECORDS, APPROXIMATE LOCATION OF EASEMENT IS AS SHOWN ON SURVEY (AFFECTS TRACT) (NOT PLOTTED).

SURVEYORS CERTIFICATION:

MERRITT BIDCO SPV, LLC

FIRST AMERICAN TITLE INSURANCE COMPANY

THAT:
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, 2, 3, 4, 6(A), 6(B), 8, 10A, 11(A), 13, 14, 16, 17, 18, AND WHERE APPLICABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 08/12/2025 DATE OF PLAT OR MAP 09/12/2025



JOHN S. THOMAS
SAM LLC LICENSE BUSINESS
FLORIDA REGISTERED PROFESSIONAL SURVEYOR NO. 6223

SAI
SURVEYING AND MAPPING, LLC.
10000 W. 11th Ave., Suite 100
Tampa, FL 33607
TEL: (813) 486-9971

ALTA/NSPS BOUNDARY SURVEY
PROPERTY ADDRESS: NORTH COUNTRY PARKWAY, MERRITT ISLAND
PARCEL ID: 24-36-14-00-259

DATE	REVISIONS
09/25/2025	JANA BEASOM
10/01/2025	CLIENT COMMENTS
DRAWN BY: TEBH	
DATE: 10/25/2024	
FILE # 300	
DATE OF SURVEY: 09/12/2025	
PRINT TITLE WITHIN 2" OF TOP	
1 OF 2	