

DESCRIPTION:

BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST LYING IN BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 37 EAST; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 9, SOUTH 01°09'13" EAST, 633.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°50'06" EAST, 127.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AS DEPICTED IN PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°39'57" WEST, 643.10 FEET; THENCE SOUTH 89°49'38" WEST, 2795.66 FEET TO THE EAST LINE OF PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 00°34'45" WEST, 643.43 FEET; THENCE NORTH 89°50'06" EAST, 2682.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BREVARD COUNTY, FLORIDA AND CONTAINING 41.385 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 21, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.



Digitally signed by David
Lindley
Date: 2023.08.23 12:03:13
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Adobe Acrobat version:
2017.011.30142

DAVID P. LINDLEY, PSM
STATE OF FLORIDA NO. 5005

THIS IS NOT A SURVEY

SHEET 1 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SUNTERRA - BREVARD
PARCEL 2
SKETCH OF DESCRIPTION

DATE	8/21/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	20

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°09'13"E, ALONG THE EAST LINE OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 37 EAST. RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS

B.C.R. - BREVARD COUNTY RECORDS
L.B. - LICENSED BUSINESS
O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
PG. - PAGE
PSM - PROFESSIONAL SURVEYOR AND MAPPER
R/W - RIGHT-OF-WAY
R - RANGE
T - TOWNSHIP

THIS IS NOT A SURVEY

SHEET 2 OF 3



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SUNTERRA - BREVARD
PARCEL 2
SKETCH OF DESCRIPTION

DATE 8/21/2023

DRAWN BY dl

F.B./ PG. N/A

SCALE NONE

JOB NO. 31

WEST R/W LINE
OF BABCOCK STREET
(P.B. 21, PG. 77, B.C.R.)

SECTION 10, T30S, R37E
"CAPE KENNEDY GROVES UNIT 9"
(P.B. 21, PG. 77, B.C.R.)

P.O.C.
NORTHEAST CORNER
SECTION 9, T30S, R37E

BABCOCK STREET
(100' WIDE R/W PER
P.B. 21, PG. 77, B.C.R.)

S01°09'13"E 633.41'
(BASIS OF BEARINGS)

N89°50'06"E 127.02'

P.O.B.

S00°39'57"W 643.10'

N89°50'06"E 2682.62'

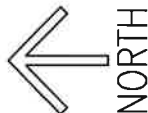
PARCEL 2 AREA:
41.385 ACRES+/-

S89°49'38"W 2795.66'

WEST LINE OF P.B. 21, PG. 77, B.C.R.)

EAST LINE OF SECTION 9, T30S, R37E

"PLOT PLANS OF SUNSHINE GROVE - UNIT 3"
(P.B. 21, PG. 78, B.C.R.)



SECTION 9, T30S, R37E

EAST LINE OF P.B. 21, PG. 77, B.C.R.)

N00°34'45"W 643.43'



1 INCH = 400 FEET

"CAPE KENNEDY GROVES - UNIT 11"
(P.B. 21, PG. 77, B.C.R.)

SHEET 3 OF 3



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SUNTERRA - BREVARD
PARCEL 2
SKETCH OF DESCRIPTION

DATE	8/21/2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=400'
JOB NO.	