

DESCRIPTION: (ORB 6948, PG 1671)

Parcel 1
 Lot one (1), Block A HIGH POINT SUBDIVISION, as per Plat thereof, recorded in Plat Book 19, Page 8, Public Records of Brevard County, Florida, and together with land more particularly described as follows:
 Commence at the Northwest corner of said Lot 1, said point being on the East right of way of U.S. Highway, No. 1, thence run N 24°22'47" W, along said right of way a distance of 128.00 feet, thence run S 89°50'56" E, a distance of 173.00 feet, thence run S 24°22'47" E, parallel with said right of way of U.S. Highway No. 1, a distance of 128.00 feet to a point on the North line of said Lot 1, thence run 89°50'56" W, along said North line of Lot 1, a distance of 173.00 feet to the Point of Beginning.

Parcel 2
 A parcel of land lying in Section 17, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:
 Commence at the northwest corner of Lot 1, Block "A" of "High Point Section One", according to the plat thereof, as recorded in Plat Book 19, Page 8 of the public records of Brevard County, Florida, and run N 24°22'47" W, along the Easterly right of way line of U.S. Highway No. 1, a distance of 128.00 feet to the Point of Beginning; thence continue N 24°22'47" W, along said right of way line, a distance of 60.00 feet, thence departing said right of way line, run, perpendicular to said right of way, a distance of 236.00 feet, thence S 24°22'47" E, parallel with said right of way line, a distance of 25.71 feet, to the point of curvature of a 125.00 foot radius curve to the left; thence Southeastly, along the arc of said curve, thru a central angle of 18°20'23" a distance of 40.01 feet, thence S 27°31'13" W, a distance of 44.46 feet, thence S 24°23'11" E, a distance of 190.17 feet to a point on the North line of aforesaid "High Point Subdivision, Section One", thence N 89°50'56" W, along said North line, a distance of 54.96 feet to the Southeast corner of that 2nd Parcel described in Official Records 6818, Page 1711 of the public records of Brevard County, Florida, thence N 24°22'47" W, along the East line of said 2nd Parcel, a distance of 128.00 feet to the Northeast corner thereof, thence N 89°50'56" W, along the North line of said 2nd Parcel, a distance of 173.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from COMMONWEALTH LAND TITLE INSURANCE COMPANY Commitment for Title Insurance, File Number: 12496407 with an effective date of JUNE 06, 2025, at 5:00 PM.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the North right-of-way line of High Point Drive, according to the plat thereof, as recorded in the Public Records of Brevard County, Florida, Lying in Section 17, Township 24 South, Range 36 East, Brevard County, Florida, having a Grid bearing of South 89°50'56" East. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
- All dimensions, unless otherwise noted, are survey dimensions.
- The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12009C-0320H and 12009C-0340H for Brevard County, Unincorporated Area, Community No. 125092, Brevard County, Florida, dated January 29th, 2021 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- See Sheet 2 for Topographic Survey.

Schedule B-2 Encumbrances and Matters:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to this date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (AFFECTS, NOT A SURVEY MATTER)
- Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. (AFFECTS, NOT A SURVEY MATTER)
- Standard Exceptions:
 - Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land. (AFFECTS, SHOWN ON MAP)
 - Rights or claims of parties in possession not shown by the public records. (AFFECTS, SHOWN ON MAP)
 - Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (AFFECTS, NOT A SURVEY MATTER)
 - Taxes or assessments which are not shown as existing liens in the public records. (AFFECTS, NOT A SURVEY MATTER)
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of High Point Subdivision Section One, recorded in Plat Book 19, Page 8, of the Public Records of Brevard County, Florida. (AFFECTS, SHOWN ON MAP)
- Easement Agreement recorded May 12, 1967, in Official Records Book 949, Page 1000. (AFFECTS, SHOWN ON MAP)
- Easement by and between Douglas W. Lathem and Linda S. Lathem, Grantor, and Florida Power and Light Company, Grantee, recorded February 4, 1985, in Official Records Book 2574, Page 1079. (AFFECTS, SHOWN ON MAP)
- Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (AFFECTS, NOT A SURVEY MATTER)

Surveyor's Certification

I do hereby certify that this Survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 427.027 of the Florida Statutes.

Michael W. Goodnight LS7245

This Survey is valid only with a Signature & Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 427.027 of the Florida Statutes.

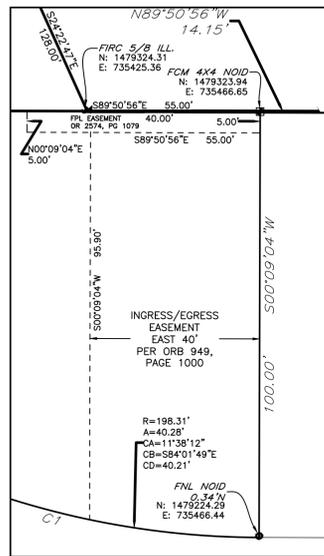
SPECIAL NOTE:

TERMINATION OF CROSS-EASEMENT AND DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3980, PAGE 0268 OF BREVARD COUNTY, FLORIDA.

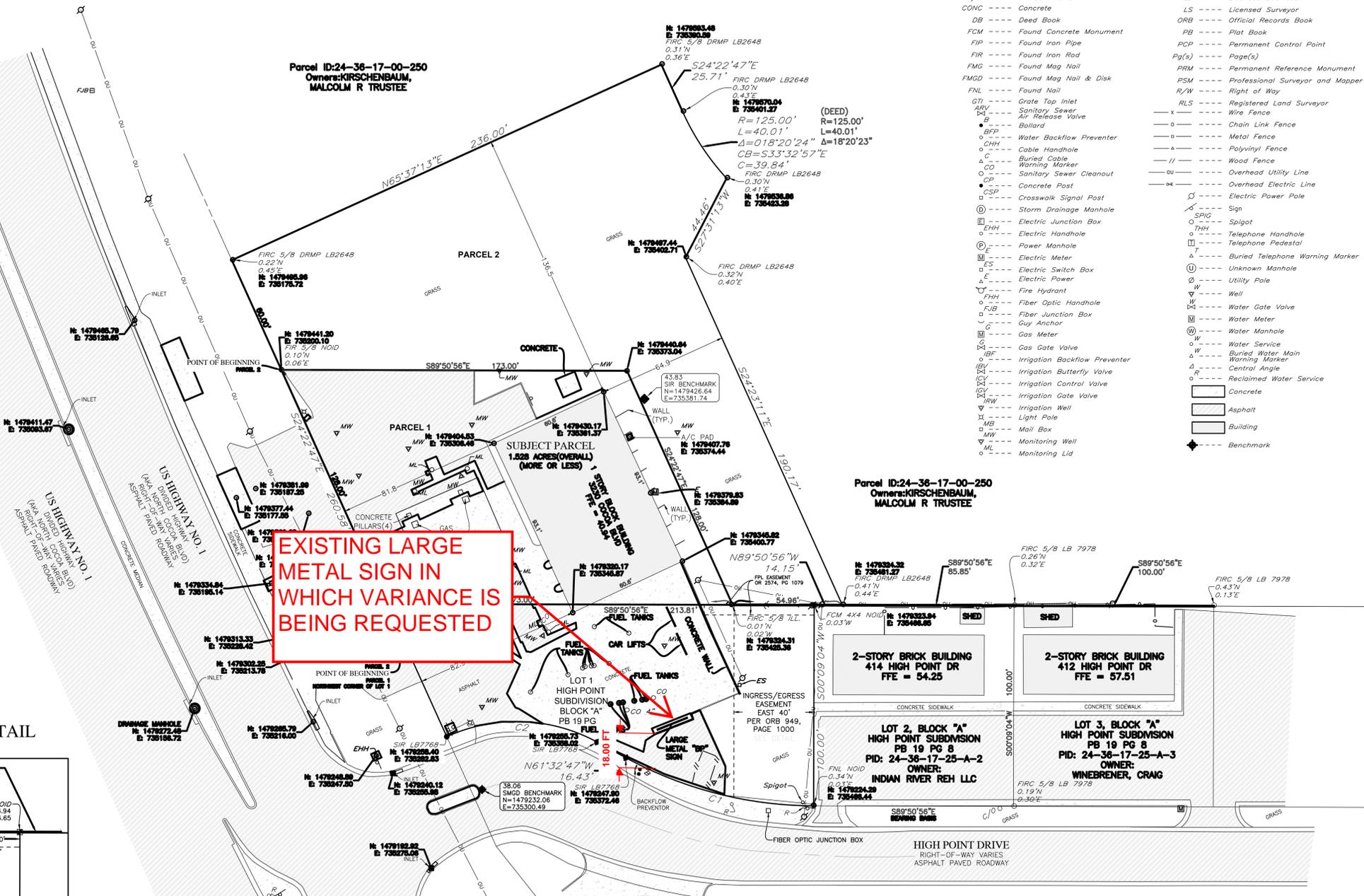
NOTE:

THE PRIMARY BENCHMARK USED TO OBTAIN THE VERTICAL INFORMATION SHOWN HEREON IS ON A BREVARD COUNTY SURVEY & MAPPING BRASS DISK SET IN TOP OF A 24" CONCRETE CURB AND GUTTER MARKED "464-51 2016" LOCATED WEST OF THE INTERSECTION OF CITY POINT DRIVE AND COCOA BOULEVARD, COCOA, FLORIDA. PUBLISHED ELEVATION=43.852 FEET (NAVD88)

EASEMENT DETAIL
 SCALE: 1" = 20'



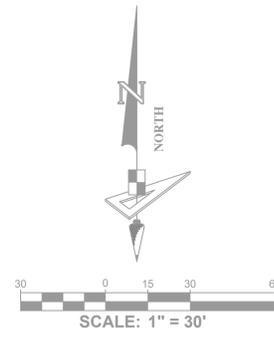
EXISTING LARGE METAL SIGN IN WHICH VARIANCE IS BEING REQUESTED



LEGEND

- A/C --- Air Conditioner
- CONC --- Concrete
- DB --- Deed Book
- FCM --- Found Concrete Monument
- FIP --- Found Iron Pipe
- FIR --- Found Iron Rod
- FMG --- Found Mag Nail
- FMGD --- Found Mag Nail & Disk
- FNL --- Found Nail
- GTI --- Gate Top Inlet
- ARY --- Sanitary Sewer Air Release Valve
- B --- Ballard
- BFP --- Water Backflow Preventer
- CHH --- Cable Handhole
- C --- Buried Cable
- CO --- Warning Marker
- CO --- Sanitary Sewer Cleanout
- CP --- Concrete Post
- CSP --- Crosswalk Signal Post
- DM --- Storm Drainage Manhole
- EJ --- Electric Junction Box
- EH --- Electric Handhole
- EM --- Electric Meter
- ES --- Electric Switch Box
- EP --- Electric Power
- FH --- Fire Hydrant
- FHO --- Fiber Optic Handhole
- FIB --- Fiber Junction Box
- G --- Gas Meter
- GA --- Gas Gate Valve
- IB --- Irrigation Backflow Preventer
- IB --- Irrigation Butterfly Valve
- ICV --- Irrigation Control Valve
- IGV --- Irrigation Gate Valve
- IW --- Irrigation Well
- LP --- Light Pole
- MB --- Mail Box
- MW --- Monitoring Well
- ML --- Monitoring Lid
- LB --- Licensed Business
- LS --- Licensed Surveyor
- ORB --- Official Records Book
- PB --- Plat Book
- PCP --- Permanent Control Point
- Pg(s) --- Page(s)
- PRM --- Permanent Reference Monument
- PSM --- Professional Surveyor and Mapper
- R/W --- Right of Way
- RLS --- Registered Land Surveyor
- WF --- Wire Fence
- CL --- Chain Link Fence
- M --- Metal Fence
- P --- Polyvinyl Fence
- W --- Wood Fence
- OU --- Overhead Utility Line
- OE --- Overhead Electric Line
- EP --- Electric Power Pole
- S --- Sign
- SP --- Spigot
- TH --- Telephone Handhole
- TP --- Telephone Pedestal
- BTW --- Buried Telephone Warning Marker
- UM --- Unknown Manhole
- UP --- Utility Pole
- W --- Well
- WG --- Water Gate Valve
- WM --- Water Meter
- WM --- Water Manhole
- WS --- Water Service
- WWM --- Buried Water Main Warning Marker
- CA --- Central Angle
- RL --- Reclaimed Water Service
- Concrete
- Asphalt
- Building
- Benchmark

Curve Data Table				
No.	Radius	Arc	Central Angle	Chord Bearing
C1	198.31'	97.96'	28°18'05"	N75°41'52"W
C2	84.55'	77.96'	52°49'55"	N87°57'47"W



JOB #1003460-1-TMU		Revisions	
DATE	DESCRIPTION	DATE	DESCRIPTION
06/05/2025	DATE OF LAST FIELD SURVEY		
06/18/2025	OFFICE CHECK/MWG FIELD CHECK		
	NAME: KELLY FIELD BOOK #		
	DATA FILE: 3230 COCOA-TOPO-TM888E06-05-25.TXT		
	NAME: FIELD BOOK --		
	NAME: FIELD BOOK --		
	NAME: FIELD BOOK --		
	NAME: FIELD BOOK --		

Boundary Survey

PREPARED FOR:
 T&M United Corporation
 LOCATED IN:
 Section 17, Township 24 S., Range 36 E., Brevard County, Florida

Michael W. Goodnight
 4480 Eau Claire Blvd, Suite 100
 Melbourne, Florida 32934
 Phone: (313) 248-8888

Scale: 1" = 30'

SHEET: 01 02 of