

Boundary Survey

IN A PORTION OF SECTION 36,
TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

«LEGAL DESCRIPTION»

PARENT PARCELS

(As taken from Fidelity National Title Insurance Company Commitment Issuing Office File No. 2080-00005)

Parcel 1

(Parcel A)

(Parcel B)

That part of the West 1/2 of the NW 1/4 of Section 36, Township 24 South, Range 36 East, Brevard County, Florida, described as follows: Begin at the Quarter Section corner of the West side of Section 36, Township 24 South, Range 36 East, thence North on the West line of said Section 36 a distance of 99.88 feet to the South line of the 1/4 of State Road #70, thence East along the South line of the State Road #70 a distance of 520.03 feet to the Point of Beginning, thence South parallel to Section line 92.55 feet, more or less, to the East and West center line of said Section 36, thence East on center line of Section 100 feet, thence North parallel to the West line of said Section 4 a distance of 978.88 feet, more or less, to the South line of the State Road #70, thence West along South line of said 1/4 of 100.00 feet (100.00 feet by right angle measurement) to Point of Beginning. Road reference as a numerical September 21, 1945.

AND

That part of the West 1/2 of the NW 1/4 of Section 36, Township 24 South, Range 36 East, Brevard County, Florida, lying South of Road #70, begin at 1/4 Section corner on West side of Section 36, Township 24 South, Range 36 East, thence North on West line of said Section 36 a distance of 369.88 feet to South line of State Road #70, thence East on South side right of way of Road #70 a distance of 220.00 feet to Point of Beginning, thence South parallel to Section line 92.55 feet, more or less, to the East and West center line of Section 36, thence East on the center line of Section 100 feet, thence North parallel to Section line 92.55 feet, more or less, to the South side of right of way of State Road #70, thence West on South side of right of way 100.00 feet by right angle measurement, 100.00 feet along right of way of said to Point of Beginning.

(Parcel B)

The West 220 feet of the South 789.88 feet of the West 1/2 of the Northwest 1/4 of Section 36, Township 24 South, Range 36 East, lying and being in Brevard County, Florida, less the West 25 feet thereof for right of way purposes.

(Parcel C)

Lot 19, less the East 40 feet thereof, Lot 20, and the East 40 feet of Lot 21, HIGHLAND PARK, SECTION TWO, according to the plat thereof as recorded in Plat Book 10, page 13, Public Records of Brevard County, Florida.

(Parcel D)

The West 80 feet of Lot 21, HIGHLAND PARK SUBDIVISION, SECTION TWO, according to the plat thereof as recorded in Plat Book 10, page 12, of the Public Records of Brevard County, Florida.

PARCEL 2

That part of the West 1/2 of the Northwest 1/4 of Section 35, Township 24 South, Range 36 East, described as follows:

Begin at the Quarter section corner of the West side of Section 35, Township 24 South, Range 36 East, thence North on the West line of said Section 35 a distance of 569.88 feet to the South line of the Right of Way line of State Road No. 70 (now designated State Road No. 520), thence East along the South line of the Right of Way of State Road No. 520 a distance of 420.04 feet to the POINT OF BEGINNING, thence South and parallel to Section line 978.88 feet, more or less, to East and West center line of said Section 36, thence East on center line of said Section 36, 100 feet, thence North and parallel to the West line of said Section 36 a distance of 977.87 feet, more or less, to South right of way line of said State Road 520, thence West along the South line of said right of way 100.00 feet (100.00 feet by right angle measurement) to POINT OF BEGINNING.

Less and Excepted the East 80 feet of the North 133 feet of the Tract described herein.

Together with an easement as described in Official Records Book 1421, Page 246, Public Records of Brevard County, Florida.

WATSON PARCEL

(As taken from Fidelity National Title Insurance Company Commitment Issuing Office Number: 10390765)

A parcel of land lying in Section 36, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows: Commence at the West 1/4 corner of said Section and run East 520.0 feet, thence North and parallel to Section line 824.93 feet to the Point of Beginning of this description; thence continue North and parallel to Section line 133.0 feet to the South right of way line of State Road No. 520, thence West along said South right of way line a distance of 80.00 feet, thence South and parallel to Section line 133.0 feet, thence East and parallel to center line of said Section 36, 80.00 feet to the Point of Beginning of this description.

SUBJECT PARCEL

(per surveyor)

A parcel being that portion of the West 1/2 of the NW 1/4 of Section 36 in Township 24 South, Range 36 East, lying South of the South right of way line of STATE ROAD 520 and said South right of way line is shown on the PLAT OF HIGHLAND PARK, SECTION TWO, according to the plat thereof as recorded in Plat Book 10 of the Public Records of Brevard County, Florida, and lying East of the East right of way line of SOUTH PULMONA STREET as shown as COUNTY ROAD on the aforesaid PLAT OF HIGHLAND PARK, SECTION TWO, and West of the East line of the West 80 feet of Lot 19 in said HIGHLAND PARK, SECTION TWO, and North of the lands described in Official Records Book 2599 at Page 159, the same being more particularly described as follows:

Commence at the intersection of the South right of way line of the aforesaid STATE ROAD 520 as shown in Florida Department of Transportation Right-of-Way Map 70100-2544, DATED 12-10-1986, and the East right of way line of SOUTH PULMONA STREET as described in Official Records Book 3491, Page 275, thence run N 89°10'56" E along said South right of way line of STATE ROAD 520 for 193.54 feet to the Northeast corner of that certain parcel of land described in Official Records Book 507 at Page 527 of the Public Records of Brevard County, Florida, said parcel being the Point of Beginning of the following described parcel of land, thence continue N 89°10'56" E along said South right of way line, also being the North line of lands described in Official Records Book 3491, Page 275, Official Records Book 5389, Page 3458, Official Records Book 5218, Page 280, and Official Records Book 4447, Page 3301, for 381.86 feet to the Northeast corner of the West 80.00 feet of the aforesaid Lot 19 in said PLAT OF HIGHLAND PARK, SECTION TWO, thence along the South right of way line of STATE ROAD 520 run S 0°15'57" E along said East line of the West 80.00 feet of said Lot 19, also being the West line of lands described in Official Records Book 4448, Page 2760, for 442.74 feet to the Southwest corner of the West 80 feet of said Lot 19, also being the Southwest corner of lands described in Official Records Book 4445, Page 2760, thence run S 89°10'56" E along the South line of West 80 feet of Lot 19 and all of Lots 20 and 21, also being the NORTH LINE OF LANDS DESCRIBED IN Official Records Book 2711, Page 1707, for 280.46 feet to the Southwest corner of said Lot 21, also being the Northwest corner of Official Records Book 2711, Page 1707, said parcel also lying on the East line of that certain parcel of land as described in Official Records Book 5389 at Page 3458, thence run S 0°15'57" E along said East line, also being the West line of lands described in Official Records Book 7711, Page 1708, for 520.01 feet to the Southwest corner of lands described in Official Records Book 7711, Page 1708, also being the Northeast corner of lands described in Official Records Book 6578, Page 554, thence run S 89°10'56" E along the North line of lands described in Official Records Book 6574, Page 554, also being the South line of lands described in Official Records Book 5549, Page 5458, and Official Records Book 3491, Page 275, for 494.70 feet to a point on the aforesaid East right of way line of SOUTH PULMONA STREET, also known as COUNTY ROAD on aforesaid PLAT OF HIGHLAND PARK, SECTION TWO, thence run N 00°05'18" W along said East right of way line as described in Official Records Book 2711, Page 1707, also being the West line of lands described in Official Records Book 3491, Page 275 for 770.43 feet to the Southwest corner lands described in Official Records Book 3171, Page 577, also being the Northwest corner of lands described in Official Records Book 3491, Page 275, thence run N 89°10'56" E along the South line of lands described in Official Records Book 3171, Page 577, also being the North line of lands described in Official Records Book 3491, Page 275 for 193.89 feet to the Southeast corner thereof, thence run S 0°15'57" E along the East line of lands described in Official Records Book 3171, Page 577, also being the West line of lands described in Official Records Book 3491, Page 275 for 203.00 feet to the Point of Beginning.

«SCHEDULE B-II ITEMS»

(As taken from American Land Title Association Commitment Issuing Office File No. 2080-00005)

Items 1 through 4 and Items 10 through 14 are not survey related matters and were omitted intentionally.

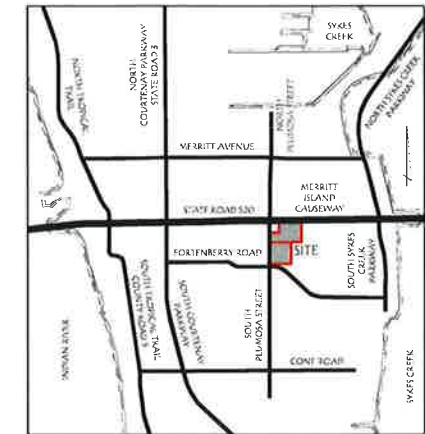
- 5. Easement by and between Phillip Petroleum Company, Grantor, and Florida Power and Light Company, Grantee, recorded May 19, 1964, in Official Records Book 690, Page 714 (as to Parcel 1). (DOES NOT AFFECT THE SUBJECT SITE OR PARENT PARCELS AS SHOWN HEREON.)
- 6. Terms and Conditions of Easement by Orange Properties, Inc., a Florida corporation, ETAL, to Lucille K. Jamison recorded February 25, 1971, in Official Records Book 1421, Page 749 (as to Parcel 2). (DOES NOT AFFECT THE SUBJECT SITE OR PARENT PARCELS AS SHOWN HEREON.)
- 7. Drainage Easement by and between Used Car Exchange, Inc., a Florida corporation, Grantor, and Charles A. Vickers and Betty L. Vickers, Inc. as Grantee, recorded April 4, 1997, in Official Records Book 3660, Page 1149 (as to Parcel 1). (AFFECTS SUBJECT SITE AS SHOWN HEREON.)
- 8. Permanent Drainage Easement by and between MHE, LLC, a Florida limited liability company, Grantor, and Brevard County, Grantee, recorded June 18, 2015, in Official Records Book 6907, Page 2160 (as to Parcel 2). (AFFECTS PARENT PARCEL AS SHOWN HEREON.)
- 9. Drainage and Utility Easement by and between Mike Enjines Motors, Inc., a Florida corporation, Grantor, and Brevard County, Grantee, recorded June 18, 2015, in Official Records Book 6907, Page 2164 (as to Parcel 1 & 2). (AFFECTS PARENT PARCEL AS SHOWN HEREON.)

(As taken from Fidelity National Title Insurance Company Commitment Order Number: 10382755)

All items are not survey related matters and were omitted intentionally.

«SURVEYOR'S NOTES»

- 1. The intended purpose of this Boundary Survey is to show existing boundary and topographic conditions, and to also delineate a new parcel from the Parent Parcels.
- 2. This survey does not reflect or determine ownership.
- 3. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
- 4. Measurements shown hereon are expressed in feet and decimal parts thereof.
- 5. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- 6. This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.
- 7. Bearings shown hereon are assumed based on the Southerly Right of Way line of East Merritt Island Causeway (State Road 520), having a bearing of N89°10'56" E between recovered monumentation as located using Global Positioning Systems.
- 8. Elevations shown hereon are based on Brevard County Permanent Identification 381-40, being a 2.5" brass Brevard County Surveying and Mapping Bench Mark disk in 7" round poured in place concrete mass, having an elevation of 4.805, per North American Vertical Datum of 1988.
- 9. This survey accurately depicts and reflects all matters set forth in that certain title insurance commitment issued by Fidelity National Title Insurance Company Commitment, Issuing Office File No. 2080-00005, Commitment Date: 03/02/2022 at 05:00 PM, Issuing Agent: Whitebird, PLLC, Issuing Office: 2101 Waverly Place, Suite 100, Melbourne, FL 32901, and that certain title insurance commitment issued by Fidelity National Title Insurance Company Commitment, Issuing Office File No. 44652, Commitment Date: 04/04/2022 at 5:00 PM, Krasny & Dettmer, a Partnership of Professional Associations, 304 S Harbor City Blvd, Ste 201, Melbourne, FL 32901.
- 10. With regards to Table A Item 1, monuments have been placed at all major corners of the boundary, unless otherwise noted.
- 11. With regards to Table A Item 2, address numbers are based on Property Appraiser and field information.
- 12. This Surveyor no longer certifies the Federal Emergency Management Agency Flood Zones. This certification is made by an independent contractor of the Federal Government. With regards to Table A Item 3, this surveyor feels that the subject parcel appears to lie in the zone listed Flood Insurance Rate Map Zone X Community Panel #12009C0427H, Dated 01/29/2021, based on North American Vertical Datum of 1988.
- 13. With regards to Table A Item 4, the subject site contains 6.81 acres more or less. Parent Parcel acreage was not determined.
- 14. With regards to Table A Item 8, substantial features as observed at the time of the survey are shown hereon.
- 15. With regards to Table A Item 10, the shared/party wall along the South line of the subject site has been located, as shown. The property delineation determined by this survey was established to be clear of the fire wall as shown hereon.
- 16. With regards to Table A Item 11(f), evidence of underground utilities as observed at the time of the survey are shown hereon.
- 17. With regards to Table A Item 13, names of adjoining owners as shown hereon are based on Brevard County Property Appraiser.
- 18. With regards to Table A Item 16, no recent earth moving work was evident.
- 19. With regards to Table A Item 17, no proposed changes in street right of ways were evident.



«LOCATION MAP»
SCALE: 1" = 2000'±

«LEGEND AND ABBREVIATIONS»

| | | | |
|----------|--|---|--------------------------------------|
| ALIA | AMERICAN LAND TITLE ASSOCIATION | ⊗ | FOUND 1 1/2" IRON PIPE, NO ID |
| BPW | BRICK PAVEMENT WALK | ⊠ | FOUND 4"X4" CONCRETE MONUMENT, NO ID |
| LC | CALCULATED INFORMATION | ⊙ | FOUND 5/8" IRON ROD AND CAP, 1.517 |
| CLF | CHAIN LINK FENCE | ● | FOUND 5/8" IRON ROD AND CAP, PACKARD |
| CA | CONCRETE APRON | ○ | FOUND 5/8" IRON ROD, NO ID |
| CRW | CONCRETE BLOCK WALL | • | FOUND NAIL AND DISK, NO ID |
| CC | CONCRETE CURB | ⊙ | SET 5/8" IRON ROD AND CAP, L57978 |
| CW | CONCRETE WALK | | |
| CMP | CORRUGATED METAL PIPE | | |
| CCW | COVERED CONCRETE WALK | | |
| CG | CURB AND GUTTER | | |
| CI | CURB INLET | | |
| (DI) | DESCRIBED INFORMATION | | |
| DI | DRAINAGE INLET | | |
| EP | EDGE OF PAVEMENT | | |
| EL | ELEVATION | ⊠ | ELECTRIC METER |
| (-#.#.#) | ESTIMATED ELEVATION BASED ON PREVIOUS SURVEY INFORMATION | ⊠ | FIRE HYDRANT |
| (F) | FIELD INFORMATION | ⊠ | GAS VALVE |
| FFE | FINISHED FLOOR ELEVATION | ⊠ | LIGHT POLE |
| INV | INVERT | ⊠ | MAGNOLIA TREE WITH SIZE |
| MC | MEDIAN CURB | ⊠ | MARLE TREE WITH SIZE |
| MPH | MILES PER HOUR | ⊠ | OAK TREE WITH SIZE |
| MES | MITERED END SECTION | ⊠ | PALM TREE WITH SIZE |
| NSPS | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS | ⊠ | PINE TREE WITH SIZE |
| ORR | OFFICIAL RECORDS BOOK | ⊠ | SANITARY MANHOLE |
| OHU | OVERHEAD UTILITY LINE | ⊠ | SCHEDULE B-II ITEM NUMBER |
| PG | PAGE OR PAGES | ⊠ | STREET SIGN WITH ID |
| (PA) | PROPERTY APPRAISER INFORMATION | ⊠ | TELEPHONE RISER |
| RCP | REINFORCED CONCRETE PIPE | ⊠ | UTILITY POLE WITH GUY WIRE |
| ROW | RIGHT OF WAY | ⊠ | UTILITY MARKING |
| SMH | SANITARY MANHOLE | ⊠ | UTILITY MARKING INFORMATION |
| SR | STOP BAR | ⊠ | WATER METER |
| VG | VALLEY GUTTER | ⊠ | WATER VALVE |



LICENSED Business #7978
115 Alma Blvd, Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL, 32954 Phone: (321) 507-4811

Prepared by: John R. Campbell
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 All TAMSNS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6, 8, 9, 7A, 7B, 7C, 7D, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on MAY 18, 2022. Date of Plat or Map: 2-17-2022.
Unless it bears the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper His/Her Drawing Sketch, Plat or Map is for informational purposes only and is not valid.
PROFESSIONAL SURVEYOR & MAPPER # 2551
STATE OF FLORIDA

| | | | |
|--|------------|--|-------------------|
| Boundary Survey | | SITE LOCATION: 448, 474, 475, 115, 119 & 535 East Merritt Island Causeway, Merritt Island, FL, 32954 | |
| PREPARED FOR AND CERTIFIED TO: Plunova Investment Partners, LLC, Waiva Florida, LLC, Fidelity National Title Insurance Company, Whitebird, PLLC, Seaside Bank and Trust, Goldman, Monaghan, Thakkar & Bettin, P.A, El Car Wash Merritt Island, LLC | | SECTION 36 | TOWNSHIP 24 SOUTH |
| DRAWN BY: DASHI | | DATE: MAY 18, 2022 | RANGE 36 EAST |
| REVISIONS: | DATE: | DESCRIPTION: | |
| 1 | 07-15-2025 | REVISED LEGAL DESCRIPTION | |
| 2 | 08-01-2025 | RECEIVED | |

«SHEET 1 OF 4»
DESCRIPTION, NOTES AND TITLE INFORMATION
SEE SHEET 2 OF 4 FOR BOUNDARY SURVEY
SEE SHEET 3 OF 4 FOR TOPOGRAPHIC SURVEY
SEE SHEET 4 OF 4 FOR DRAINAGE DETAILS

BOUNDARY SURVEY

IN A PORTION OF SECTION 36,
TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



«LOCATION MAP»
SCALE: 1" = 2000'±

«LEGEND AND ABBREVIATIONS»

- ALTA AMERICAN LAND TITLE ASSOCIATION
- BPW BRICK PAVEMENT WALK
- (C) CALCULATED INFORMATION
- CLF CHAIN LINK FENCE
- CA CONCRETE APRON
- CRW CONCRETE BLOCK WALL
- CC CONCRETE CURB
- CW CONCRETE WALK
- CMP CORRUGATED METAL PIPE COVERED CONCRETE WALK
- CCW CURB AND GUTTER
- CI CURB INLET
- (D) DESCRIBED INFORMATION
- DI DRAINAGE INLET
- EP EDGE OF PAVEMENT
- EL ELEVATION
- (-###) ESTIMATED ELEVATION BASED ON PREVIOUS SURVEY INFORMATION
- (F) FIELD INFORMATION
- FPE FINISHED FLOOR ELEVATION
- INV INVERT
- MIC MEDIAN CURB
- AMPH MITERED END SECTION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ORR OFFICIAL RECORDS BOOK
- OHV OVERHEAD UTILITY LINE
- PG PAGE OR PAGES
- (PA) PROPERTY APPRAISER INFORMATION
- RCP REINFORCED CONCRETE PIPE
- ROW RIGHT OF WAY
- SMH SANITARY MANHOLE
- SB STOP BAR
- VG VALLEY GUTTER
- FOUND 1.5" IRON PIPE, NO ID
- FOUND 4"x4" CONCRETE MONUMENT, NO ID
- FOUND 5/8" IRON ROD AND CAP, L557
- FOUND 5/8" IRON ROD AND CAP, PACKARD
- FOUND 5/8" IRON ROD, NO ID
- FOUND NAIL AND PISK, NO ID
- SET 5/8" IRON ROD AND CAP, L5797
- ELECTRIC METER
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- MAGNOLIA TREE WITH SIZE
- MAPLE TREE WITH SIZE
- OAK TREE WITH SIZE
- PALM TREE WITH SIZE
- PINE TREE WITH SIZE
- SANITARY MANHOLE
- SCHEDULE R-II ITEM NUMBER
- STREET SIGN WITH ID
- TELEPHONE RISER
- UTILITY POLE WITH GUY WIRE INFORMATION
- UTILITY MARKING INFORMATION
- WATER METER
- WATER VALVE

«COMMITMENT LEGEND»

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT, ISSUING OFFICE FILE NO. 2080-00005



FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT, ISSUING OFFICE FILE NO. 44652



PARCEL 24-36-00-200
OWNER: TP MERRITT ISLAND FL LLC

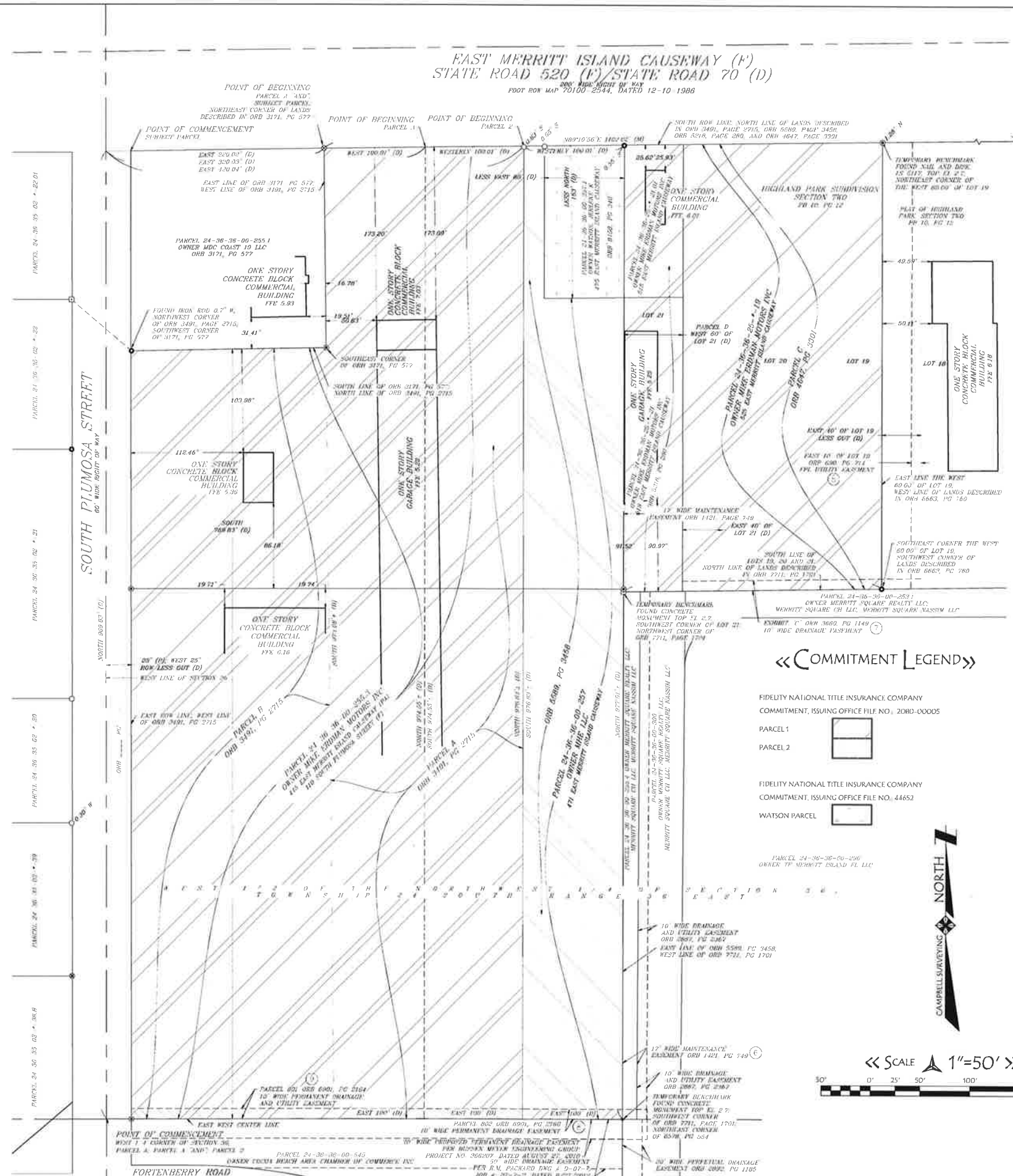


«SCALE 1"=50'»



«SHEET 2 OF 4»

BOUNDARY SURVEY
SEE SHEET 1 OF 4 FOR DESCRIPTION,
NOTES AND TITLE INFORMATION
SEE SHEET 3 OF 4 FOR TOPOGRAPHIC SURVEY
SEE SHEET 4 OF 4 FOR DRAINAGE DETAILS



LICENSED Business #7978
115 Alma Blvd, Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507-4811

| BOUNDARY SURVEY | | | |
|-----------------|------------|---------------------------|-----------|
| NO. | DATE | DESCRIPTION | REVISIONS |
| 1 | 07/15/2023 | REVISED LEGAL DESCRIPTION | |
| 2 | 08/07/2023 | RECERTIFIED | |

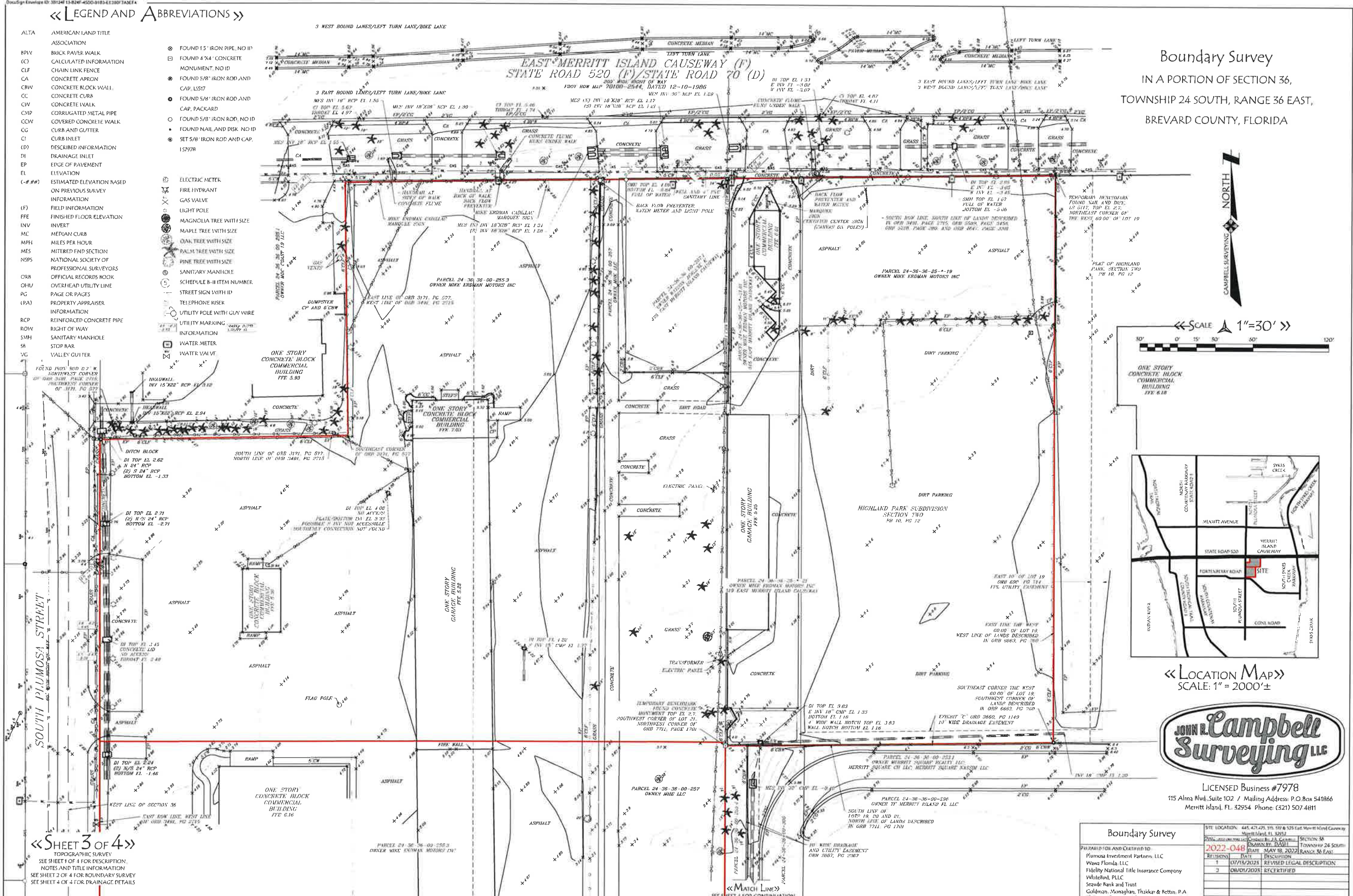
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LEGEND AND ABBREVIATIONS

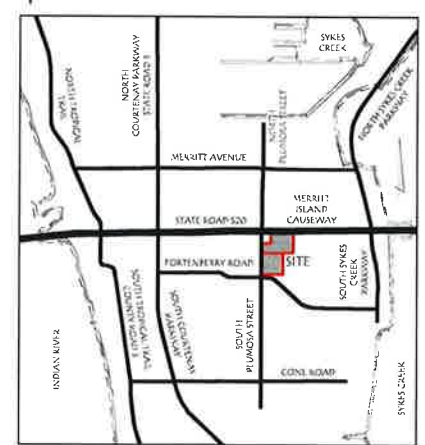
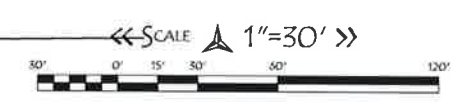
- ALTA AMERICAN LAND TITLE ASSOCIATION
- BPV BRICK PAVK WALK
- (C) CALCULATED INFORMATION
- CLF CHAIN LINK FENCE
- CA CONCRETE APRON
- CRW CONCRETE CURB WALL
- CC CONCRETE CURB
- CW CONCRETE WALK
- CMP CORRUGATED METAL PIPE
- CCW COVERED CONCRETE WALK
- CG CURB AND GUTTER
- CI CURB INLET
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- (F) FIELD INFORMATION
- FEE FINISHED FLOOR ELEVATION
- INV INVERT
- MC MEDIAN CURB
- MPH MILES PER HOUR
- MES MITERED END SECTION
- NPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ORR OFFICIAL RECORDS BOOK
- OHR OVERHEAD UTILITY LINE
- PG PAGE OR PAGES
- (PA) PROPERTY APPRAISER INFORMATION
- RCP REINFORCED CONCRETE PIPE
- ROW RIGHT OF WAY
- SMH SANITARY MANHOLE
- SR STOP BAR
- VG VALVEY GUTTER
- FOUND 1 1/2" IRON PIPE, NO ID
- FOUND 4"x4" CONCRETE MONUMENT, NO ID
- FOUND 5/8" IRON ROD AND CAP, LS57
- FOUND 5/8" IRON ROD AND CAP, PACKARD
- FOUND 5/8" IRON ROD, NO ID
- FOUND NAIL AND DISK, NO ID
- SET 5/8" IRON ROD AND CAP, 15277R
- ELECTRIC METER
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- MAGNOLIA TREE WITH SIZE
- MAPLE TREE WITH SIZE
- OAK TREE WITH SIZE
- PALM TREE WITH SIZE
- PINE TREE WITH SIZE
- SANITARY MANHOLE
- SCHEDULE 8-II ITEM NUMBER
- STREET SIGN WITH ID
- TELEPHONE RISE
- UTILITY POLE WITH GLY WIRE
- UTILITY MARKING INFORMATION
- WATER METER
- WATER VALVE

3 WEST BOUND LANES/LEFT TURN LANE/BIKE LANE

EAST MERRITT ISLAND CAUSEWAY (F) STATE ROAD 520 (F)/STATE ROAD 70 (D)



Boundary Survey
IN A PORTION OF SECTION 36,
TOWNSHIP 24 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA



«LOCATION MAP»
SCALE: 1" = 2000'±



LICENSED Business #7978
115 Alma Blvd., Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507-4811

«SHEET 3 OF 4»
TOPOGRAPHIC SURVEY
SEE SHEET 1 OF 4 FOR DESCRIPTION,
NOTES AND TITLE INFORMATION
SEE SHEET 2 OF 4 FOR BOUNDARY SURVEY
SEE SHEET 4 OF 4 FOR DRAINAGE DETAILS

| Boundary Survey | | SITE LOCATION: 445, 471, 475, 315, 510 & 525 East Merritt Island Causeway, Merritt Island, FL 32952 | |
|------------------------------|-------------------|---|-------------------|
| PREPARED FOR AND CREATED BY: | Wawa Florida, LLC | SECTION 36 | TOWNSHIP 24 SOUTH |
| DATE: | 07/15/2023 | REVISION BY: | TD/ML |
| DATE: | MAY 18, 2022 | DATE: | MAY 18, 2022 |
| REVISION: | 1 | DATE: | 07/15/2023 |
| REVISION: | 2 | DATE: | 08/01/2023 |
| REVISION: | 3 | DATE: | 08/01/2023 |

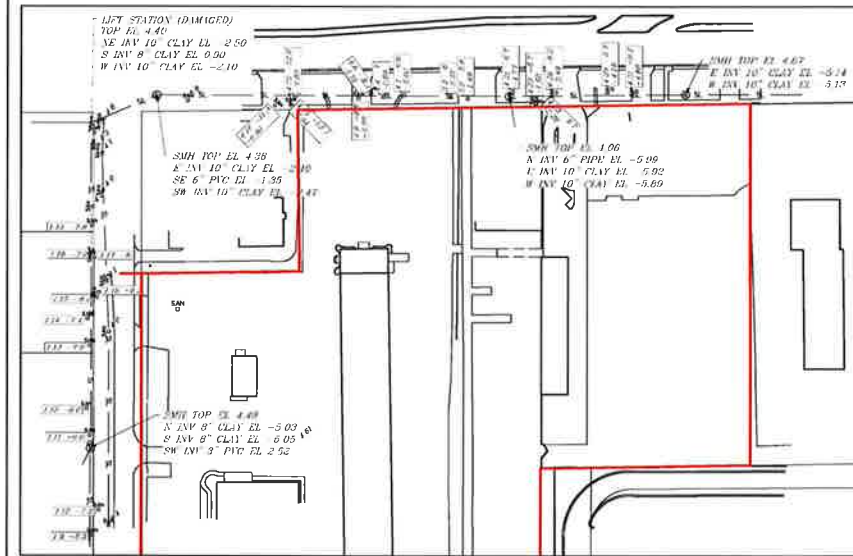
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Boundary Survey

IN A PORTION OF SECTION 36,
TOWNSHIP 24 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

«LEGEND AND ABBREVIATIONS»

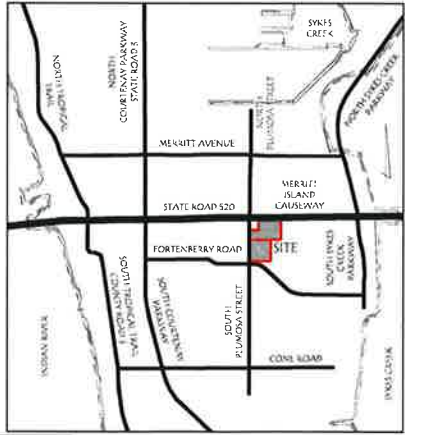
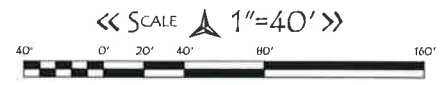
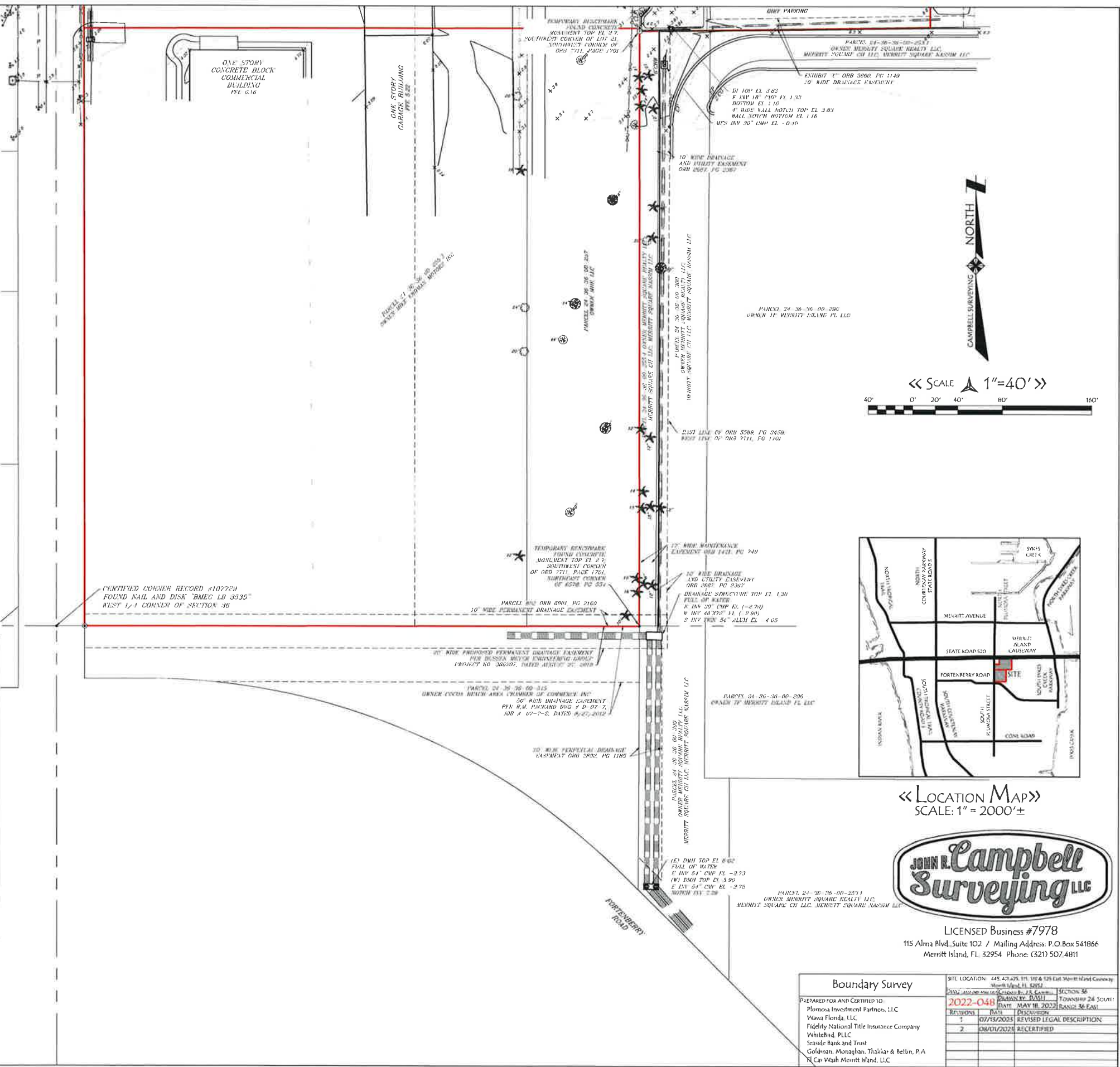
| | |
|--|---|
| <p>ALTA AMERICAN LAND TITLE ASSOCIATION</p> <p>BPW BRICK PAVEMENT WALK</p> <p>(C) CALCULATED INFORMATION</p> <p>CLF CHAIN LINK FENCE</p> <p>CA CONCRETE APRON</p> <p>CBW CONCRETE BLOCK WALL</p> <p>CC CONCRETE CURB</p> <p>CV CONCRETE VALVE</p> <p>CMP CORRUGATED METAL PIPE</p> <p>CCW COVERED CONCRETE WALK</p> <p>CG CURB AND GUTTER</p> <p>CI CURB INLET</p> <p>LD DESCRIBED INFORMATION</p> <p>DI DRAINAGE INLET</p> <p>EP EDGE OF PAVEMENT</p> <p>EL ELEVATION</p> <p>(-#.#) ESTIMATED ELEVATION BASED ON PREVIOUS SURVEY INFORMATION</p> <p>(F) FIELD INFORMATION</p> <p>FFE FINISHED FLOOR ELEVATION</p> <p>INV INVERT</p> <p>MC MEDIAN CURB</p> <p>MPIH MILES PER HOUR</p> <p>MES MITERED END SECTION</p> <p>NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS OFFICIAL RECORDS BOOK</p> <p>ORR OFFICIAL RECORDS BOOK</p> <p>OHU OVERHEAD UTILITY LINE</p> <p>PG PAGE OR PAGES</p> <p>(PA) PROPERTY APPRAISER INFORMATION</p> <p>RCP REINFORCED CONCRETE PIPE</p> <p>ROIW RIGHT OF WAY</p> <p>SMH SANITARY MANHOLE</p> <p>SR STOP BAR</p> <p>VG VALLEY GUTTER</p> | <p>FOUND 1 1/2" IRON PIPE, NO ID</p> <p>FOUND 4" X 4" CONCRETE MONUMENT, NO ID</p> <p>FOUND 5/8" IRON ROD AND CAP, LS517</p> <p>FOUND 5/8" IRON ROD AND CAP, PACKARD</p> <p>FOUND 5/8" IRON ROD, NO ID</p> <p>FOUND NAIL AND DISK, NO ID</p> <p>SET 5/8" IRON ROD AND CAP, LS7978</p> <p>ELECTRIC METER</p> <p>FIRE HYDRANT</p> <p>GAS VALVE</p> <p>LIGHT POLE</p> <p>MAGNOLIA TREE WITH SIZE</p> <p>MAPLE TREE WITH SIZE</p> <p>OAK TREE WITH SIZE</p> <p>PALM TREE WITH SIZE</p> <p>PINE TREE WITH SIZE</p> <p>SANITARY MANHOLE</p> <p>SCHEDULE B-H ITEM NUMBER</p> <p>STREET SIGN WITH ID</p> <p>TELEPHONE RISER</p> <p>UTILITY POLE WITH GLAY WIRE</p> <p>UTILITY MARKING INFORMATION</p> <p>WATER METER</p> <p>WATER VALVE</p> |
|--|---|



«SANITARY DETAILS»
SCALE: 1" = 100'

«SHEET 4 OF 4»

TOPOGRAPHIC SURVEY
SEE SHEET 1 OF 4 FOR DESCRIPTION
NOTES AND TITLE INFORMATION
SEE SHEET 2 OF 4 FOR BOUNDARY SURVEY
SEE SHEET 3 OF 4 FOR TOPOGRAPHIC SURVEY



«LOCATION MAP»
SCALE: 1" = 2000'±



LICENSED Business #7978
115 Alma Blvd., Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507-4811

| | | |
|--------------------------------|---|--|
| Boundary Survey | | SITE LOCATION: 445 471 275 111 119 & 125 East Merritt Island Causeway Merritt Island, FL 32957 |
| PREPARED FOR AND CERTIFIED TO: | Plumosa Investment Partners, LLC Wava Florida, LLC Fidelity National Title Insurance Company WhiteHind PLLC Seaside Bank and Trust Goldman, Monaghan, Thakkar & Bellin, P.A El Car Wash Merritt Island, LLC | SECTION 36 TOWNSHIP 24 SOUTH RANGE 36 EAST |
| DATE: | 2022-048 | DATE: MAY 18, 2022 |
| REVISIONS: | 1 07/25/2024 REVISED LEGAL DESCRIPTION | 2 08/01/2024 RESURVEYED |

23

CHRISTIAN COMMONS

A SUBDIVISION LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA
BEING A REPLAT OF LOT 20, LOT 21 AND A PORTION OF LOT 19,
OF THE PLAT OF HIGHLAND PARK SUBDIVISION, SECTION TWO, PB 10, PG 12

DESCRIPTION

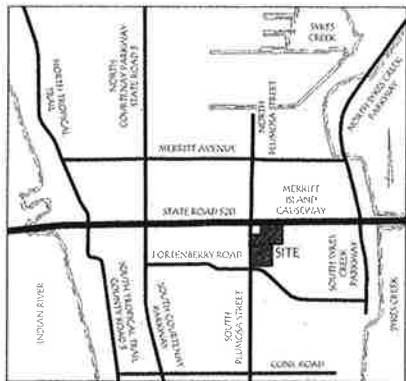
A parcel of land being a replat of Lot 20, Lot 21 and a portion of Lot 19, of the PLAT OF HIGHLAND PARK SUBDIVISION, SECTION TWO as recorded in Plat Book 10, page 12 of the Public Records of Brevard County, Florida, being more particularly described as follows:
Commence at the intersection of the South right of way line of the aforesaid STATE ROAD 520 as established in Florida Department of Transportation Right-of-Way Map 70100-2544, DATED 12-10-1986, and the Northwest corner of Official Records Book 8605, page 1577, thence run N 89°10'56"E along said South right of way line of STATE ROAD 520 for 195.34 feet to the Northeast corner of that certain parcel of land described in Official Records Book 8605, page 1577 of the Public Records of Brevard County, Florida, said point being the Point of Beginning of the following described parcel of land; thence continue N 89°10'56"E along said South right of way line, also being the North line of lands described in Official Records Book 3491, Page 2715, Official Records Book 3589, Page 3458, Official Records Book 5218, Page 290, and Official Records Book 4447, Page 3301, for 561.86 feet to the Northeast corner of the West 60.00 feet of the aforesaid Lot 19 in said PLAT OF HIGHLAND PARK, SECTION TWO; thence leaving the South right of way line of STATE ROAD 520 run S 0°05'11"E along said East line of the West 60.00 feet of said Lot 19, also being the West line of lands described in Official Records Book 9796, page 1179, for 447.74 feet to the Southeast corner of the West 60 feet of said Lot 19, also being the Southwest corner of lands described in Official Records Book 9796, page 1179; thence run S 89°06'27"W along the South line of West 60 feet of Lot 19 and all of Lots 20 and 21, also being the NORTH LINE OF LANDS DESCRIBED IN Official Records Book 7711, page 1701, for 240.46 feet to the Southwest corner of said Lot 21, also being the Northwest corner of Official Records Book 7711, page 1701, said point also lying on the East line of that certain parcel of land as described in Official Records Book 5589 at Page 3458, thence run S 0°05'09"E along said East line, also being the West line of lands described in Official Records Book 7711, page 1701, for 529.01 feet to the Southwest corner of lands described in Official Records Book 7711, page 1701, also being the Northeast corner of lands described in Official Records Book 6578, Page 554; thence run S 89°58'53"W along the North line of lands described in Official Records Book 6578, Page 554, also being the South line of lands described in Official Records Book 5509, Page 3458, and Official Records Book 3491, Page 2715, for 494.70 feet to a point on the East right of way line of SOUTH PLUMOSA ROAD as recorded in Official Records Book 10014, Page 883 of said public records, thence run N 0°05'18"W along said East right of way line for 770.43 feet to the Southwest corner of lands described in Official Records Book 8605, Page 1577; thence run N 89°10'55"E along the South line of lands described in Official Records Book 8605, Page 1577, also being the North line of lands described in Official Records Book 3491, Page 2715 for 195.69 feet to the Southeast corner thereof, thence run N 0°42'09"W along the East line of lands described in Official Records Book 8605, Page 1577, also being the West line of lands described in Official Records Book 3491, Page 2715 for 200.00 feet to the Point of Beginning.

PLAT NOTES

- Brevard County vertical control marks 405-67 and C-448 are located within the vicinity of this plat boundary. For vertical control data contact the Brevard County Surveying and Mapping Department.
- Bearings shown herein are assumed based on the Southerly Right of Way line of East Merritt Island Causeway (State Road 520), having a bearing of N89°10'56"E between recovered monumentations as located using Global Positioning Systems.
- Survey monumentation within the subdivisions shall be set in accordance with Florida statute chapters 177.091(1) and 177.091(9).
- All electric, gas, telephone, and television cable utilities shall be underground.
- All platted utility easements shall provide fast such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility, such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida public service commission.
- Brevard county mandatory notes:
 - An ingress and egress easement is hereby dedicated to Brevard County over and across all private drainage easements, private stormwater tracts and private roadways for law enforcement, emergency access and emergency maintenance.
 - Each lot owner purchasing a lot shown on this plat consents to the imposition of a Municipal Service Benefit Unit by Brevard County or other governmental entity for maintenance of common areas in the event of the failure of the Homeowners' Association to maintain properly the common areas in conformance with the applicable regulatory permits or other applicable regulations. An easement to the common area may be granted to Brevard County prior to establishment of a MSBU.
 - All lot drainage is private and is the responsibility of the individual lot owner and/or the Homeowner's Association to maintain.
- Tract A, a sign tract, shall be owned and maintained by the Plumosa Investment Partners, LLC as provided in that certain Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in Official Records Book 9786, Page 2486, Public Records of Brevard County, Florida.
- Tract B, a stormwater tract, is hereby dedicated to and shall be maintained by the Christian Commons Stormwater Association, Inc., a Florida not for profit corporation.

THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN OPINION LETTER ISSUED BY WHITE BIRD, PLLC, ATTORNEYS AT LAW, DATED SEPTEMBER 13, 2023. ITEMS THAT ARE A MATTER OF SURVEY THAT ARE INCLUDED IN THE OPINION OF TITLE ARE LISTED BELOW (ITEM IS AND ITEM IS OMITTED INTENTIONALLY).

- Mortgage of Real Estate and Security Agreement executed by Plumosa Investment Partners, LLC, a Florida limited liability company, borrower, in favor of United Community Bank, a South Carolina state-chartered bank, JVA/S Sessile Bank and Trust, dated May 11, 2023, in the original principal amount of \$6,550,000.00, recorded May 15, 2023 in Official Records Book 9787, Page 1255; Assignment of Leases and Rents, dated May 11, 2023, recorded in Official Records Book 9787, Page 1267, together with that certain UCC Financing Statement recorded May 15, 2023, in Official Records Book 9787, Page 1278, together with that certain Notice of Commencement recorded in Official Records Book 9787, Page 1284, all of the Public Records of Brevard County, (ORB 9787, PG 1255 AFFECTS PROPERTY, SHOWN; ORB 9787, PG 1267 AFFECTS PROPERTY, SHOWN; ORB 9787, PG 1278 AFFECTS PROPERTY, SHOWN; ORB 9787, PG 1284 AFFECTS PROPERTY, SHOWN)
- Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Plumosa Investment Partners, LLC, a Florida limited liability company, Declarant, and El Car Wash Merritt Island, LLC, a Delaware limited liability company, recorded in Official Records Book 9706, Page 2486, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)
- Drainage Easement by and between Used Car Exchange, Inc., a Florida corporation, Grantor, and Charles A. Vickers and Betty L. Vickers, his wife, Grantee, recorded April 4, 1997, in Official Records Book 3660, Page 1149, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)
- Permanent Drainage Easement by and between MHE, LLC, a Florida limited liability company, Grantor, and Brevard County, Grantee, recorded June 18, 2015, in Official Records Book 6901, Page 2160, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)
- Drainage and Utility Easement by and between Mike Erdman Motors, Inc., a Florida corporation, Grantor, and Brevard County, Grantee, recorded June 18, 2015, in Official Records Book 6901, Page 2164, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)



«LOCATION MAP»
SCALE: 1" = 2000'±

STATE PLANE COORDINATE NOTES:
THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE 18N(11) AMERICAN DATUM OF 1983 AND RE-ADJUSTED IN 1993 IN ACCORDANCE WITH THE NATIONAL CONTROL SURVEY UTILIZING THREE ADJUSTED FREEMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04. THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD USING THE STATE PLANE COORDINATE SYSTEM. THE STATION SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT:

| DESIGNATION | PID | NORTHING | EASTING | COMBINED SCALE FACTOR | CONVERGENCE ANGLE | GEOGRAPHICAL COORDINATES |
|-------------|--------|--------------|------------|-----------------------|-------------------|--|
| COURTENAY | AK7501 | 1,504,805.90 | 749,019.27 | 0.99995545 | -0°00'20.3" | 28°28'22.91916" (N), 80°42'50.57477" (W) |

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995545 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN US SURVEY FEET.

MISCELLANEOUS ADDITIONAL RECORDED DATA INFORMATION:

- SEL ORB 10016 PG 1199 FOR MORTGAGE HOLDERS ADJOINING THE DEDICATION OF THIS PLAT.
- SEL ORB 9786 PG 2486 FOR COVENANTS AND RESTRICTIONS FOR THIS PLAT.



LICENSED BUSINESS #7978
115 Alma Blvd., Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507-4811

NOTICE: This plat is recorded in its graphic form in the official depiction of the subdivided lands described herein and will in no circumstance be superseded in authority by any other graphic or digital form of the plat. There may be additional reductions that are not recorded on this plat that may be found in the public records of this county.

SHEET 1 OF 2
DESCRIPTION, DEDICATION AND NOTES
SEE SHEET 2 OF 2 FOR BOUNDARY INFORMATION

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT PLUMOSA INVESTMENT PARTNERS, LLC, a Florida limited liability company, EL CAR WASH MERRITT ISLAND, LLC, a Delaware limited liability company, MIKE ERDMAN MOTORS, INC., a Florida corporation, and MHE, LLC, a Florida limited liability company, which collectively own in fee simple the lands described on the PLAT OF CHRISTIAN COMMONS SUBDIVISION, do hereby dedicate said lands to Brevard County, Florida included in the plat for the uses and purposes expressed in the Plat Notes and do hereby dedicate and convey the rights-of-way (air, roadway and public utility easements for such purposes. No other easements are hereby dedicated) or granted to the public except as otherwise expressly provided in the Plat Notes. It being the intention of the undersigned that all other easement and common areas shown hereon shall be owned and maintained privately.

PLUMOSA INVESTMENT PARTNERS, LLC, a Florida limited liability company
By: Matthew T. Williams, Attorney
Attest: Brandon Wolf
Printed Name: Brandon Wolf

Attest: Bernie K. Brooks
Printed Name: Bernie K. Brooks

Address: 4650 Highway 520, Cocoa, FL 32926

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of February, 2024 by Matthew T. Williams, Attorney, Plumosa Investment Partners, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced no identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21 day of February, 2024.

Bernie K. Brooks
NOTARY PUBLIC
My Commission Expires: 3/14/2027

EL CAR WASH MERRITT ISLAND, LLC, a Delaware limited liability company
By: Justin Landau, Chief Executive Officer
Attest: Victoria Garcia
Printed Name: Victoria Garcia

Attest: Victoria Garcia
Printed Name: Victoria Garcia

Address: 5201 SW 8th Street, Coral Gables, FL 33134

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of February, 2024 by Justin Landau, Chief Executive Officer, El Car Wash Merritt Island, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced no identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 5 day of February, 2024.

Victoria Garcia
NOTARY PUBLIC
My Commission Expires: October 14, 2026

MIKE ERDMAN MOTORS, INC., a Florida corporation
By: Michael H. Erdman, President
Attest: Brandon Wolf
Printed Name: Brandon Wolf

Attest: Bernie K. Brooks
Printed Name: Bernie K. Brooks

Address: 4640 Highway 520, Cocoa, FL 32926

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of February, 2024 by Michael H. Erdman, President, Mike Erdman Motors, Inc., a Florida corporation, on behalf of the company, who is personally known to me or has produced no identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21 day of February, 2024.

Bernie K. Brooks
NOTARY PUBLIC
My Commission Expires: 3/14/2027

PLAT BOOK 15 PAGE 51
SHEET 1 OF 2
SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST

MHE, LLC, a Florida limited liability company
By: Michael H. Erdman, Manager
Attest: Brandon Wolf
Printed Name: Brandon Wolf

Attest: Bernie K. Brooks
Printed Name: Bernie K. Brooks

Address: 4650 Highway 520, Cocoa, FL 32926

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of February, 2024 by Michael H. Erdman, Manager, MHE, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced no identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21 day of February, 2024.

Bernie K. Brooks
NOTARY PUBLIC
My Commission Expires: 3/14/2027

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON SEPTEMBER 6, 2023 HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT, AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2041 (C)(D) AND THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW.

John R. Campbell, PSM
JANUARY 25, 2024
FLORIDA PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 2351
115 ALMA BOULEVARD, SUITE 102, MERRITT ISLAND, FLORIDA 32953
LICENSED BUSINESS NUMBER 7978

CERTIFICATE OF REVIEWING SURVEYOR FOR BREVARD COUNTY
I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2041 (C)(D).

Michael J. Sweeney, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 2495

CERTIFICATE OF ACCEPTANCE OF DEDICATIONS BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS DEDICATED FOR PUBLIC USE ON THIS PLAT.

Jason Steele, Chair
JASON STEELE, CHAIR

CLERK OF THE BOARD

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS DEDICATED FOR PUBLIC USE ON THIS PLAT.

Jason Steele, Chair
JASON STEELE, CHAIR

CLERK OF THE BOARD

CERTIFICATE OF CLERK
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON 3/18 2024.

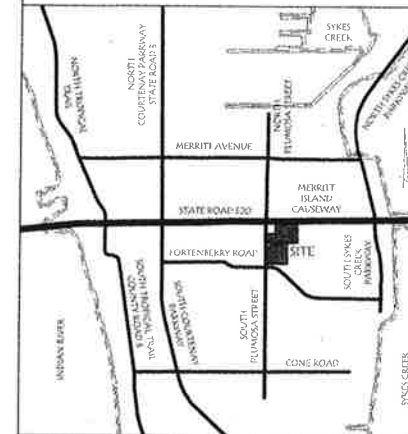
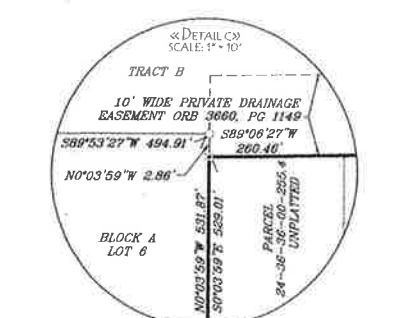
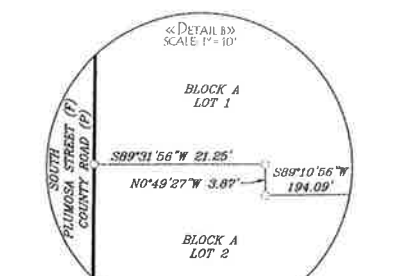
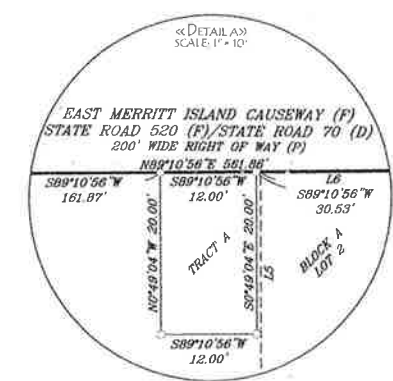
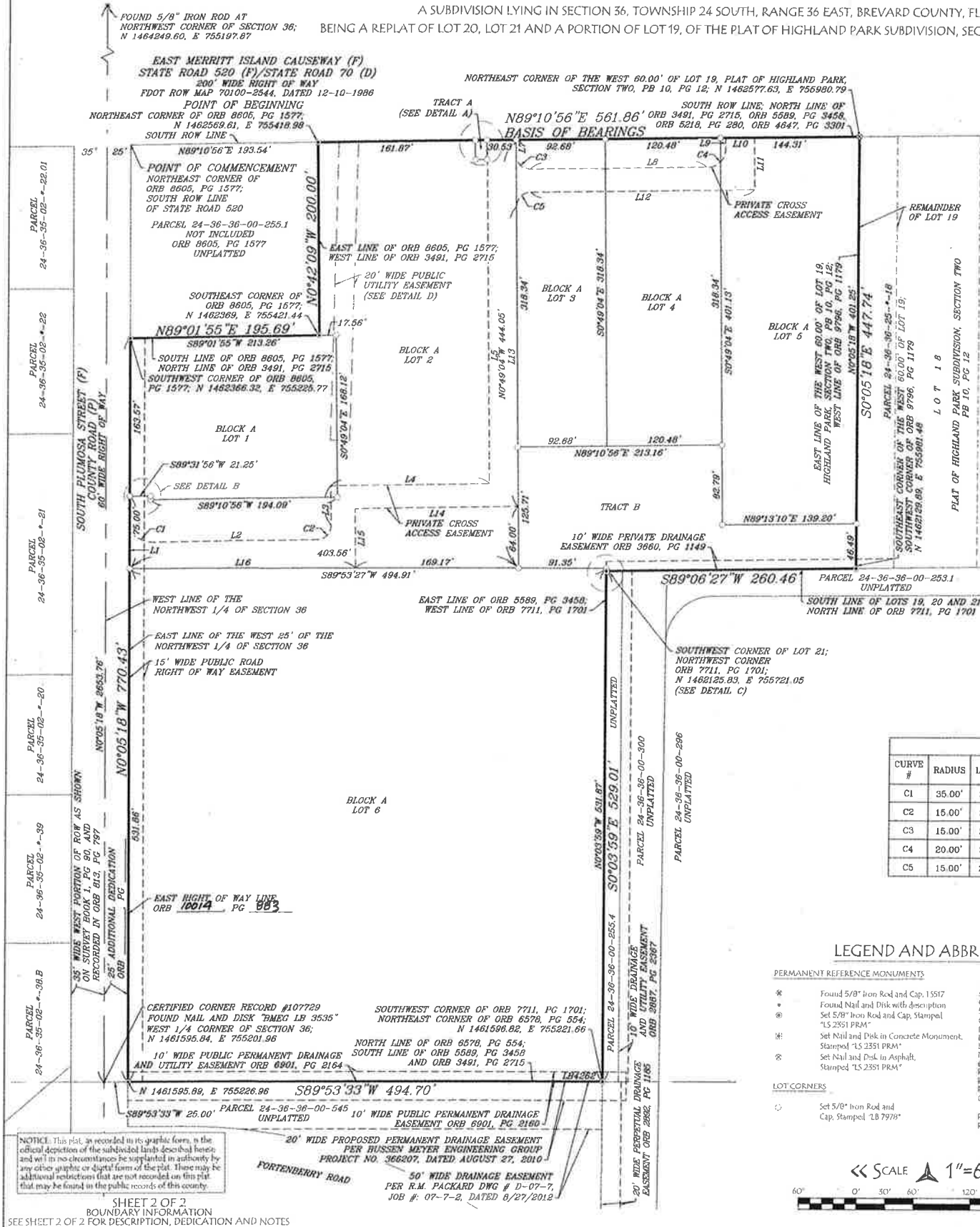
FILE NUMBER: 2024054256
Rachel M. Sadoff, Esq.
SIGNATURE: Rachel M. Sadoff
CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA

24

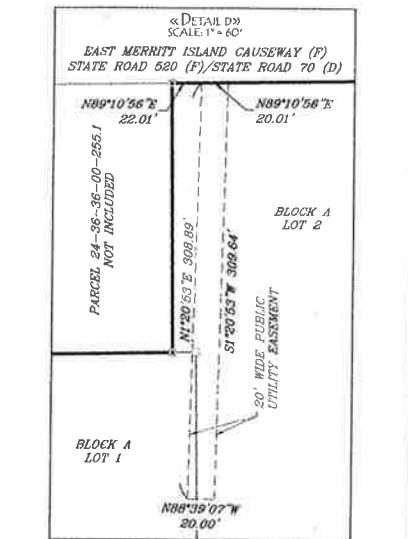
CHRISTIAN COMMONS

A SUBDIVISION LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA
BEING A REPLAT OF LOT 20, LOT 21 AND A PORTION OF LOT 19, OF THE PLAT OF HIGHLAND PARK SUBDIVISION, SECTION TWO, PB 10, PG 12

PLAT BOOK **76** PAGE **52**
SHEET 2 OF 2
SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST



«LOCATION MAP»
SCALE: 1" = 2000'±



| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| L1 | N0°05'18"W | 38.58' |
| L2 | N89°05'11"E | 168.04' |
| L3 | N0°49'04"W | 40.66' |
| L4 | N89°10'56"E | 164.11' |
| L5 | N0°49'04"W | 356.11' |
| L6 | N89°10'55"E | 30.00' |
| L7 | S0°49'04"E | 15.67' |
| L8 | N89°10'56"E | 183.83' |
| L9 | N0°49'04"W | 10.67' |
| L10 | N89°10'56"E | 30.00' |
| L11 | S0°49'04"E | 54.67' |
| L12 | S89°10'56"W | 233.93' |
| L13 | S0°49'04"E | 310.38' |
| L14 | S89°06'38"W | 168.98' |
| L15 | S0°39'18"E | 61.70' |
| L16 | S89°53'27"W | 234.38' |

| CURVE # | RADIUS | LENGTH | DELTA | CHORD DIRECTION | CHORD LENGTH |
|---------|--------|--------|-----------|-----------------|--------------|
| C1 | 35.00' | 29.22' | 47°49'53" | S66°45'27"E | 28.36' |
| C2 | 15.00' | 23.54' | 89°54'18" | N44°08'04"E | 21.20' |
| C3 | 15.00' | 23.56' | 90°00'00" | S45°49'04"E | 21.21' |
| C4 | 20.00' | 31.42' | 90°00'00" | N44°10'56"E | 28.28' |
| C5 | 15.00' | 23.56' | 90°00'00" | S44°10'56"W | 21.21' |

LEGEND AND ABBREVIATIONS

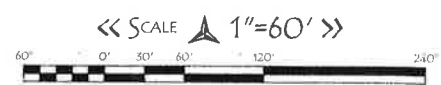
- PERMANENT REFERENCE MONUMENTS**
- * Found 5/8" Iron Rod and Cap. 15517
 - Found Nail and Disk with description
 - Set 5/8" Iron Rod and Cap. Stamped "LS 2551 PRM"
 - ⊕ Set Nail and Disk in Concrete Monument. Stamped "LS 2551 PRM"
 - ⊙ Set Nail and Disk in Asphalt. Stamped "LS 2551 PRM"
- LOT CORNERS**
- Set 5/8" Iron Rod and Cap. Stamped "LS 7978"
- ABBREVIATIONS**
- (D) Described Information
 - (E) Elevation
 - (F) Field Information
 - (FDOT) Florida Department of Transportation
 - (L) Licensee
 - (LS) Licensee Surveyor
 - (NAV) North American Vertical Datum
 - (ORB) Official Records Book
 - (PG) Page or Pages
 - (PRM) Permanent Reference Monument
 - (R) Right of Way
 - (P) Previously Platted
 - (PSM) Professional Surveyor and Mapper
 - (ROW) Right of Way

TRACT SUMMARY TABLE

| DESIGNATION | PURPOSE | OWNERSHIP | MAINTENANCE | SQUARE FEET/ACRES |
|-------------|------------|--|--|-------------------|
| TRACT A | SIGN TRACT | PLUMOSA INVESTMENT PARTNERS | PLUMOSA INVESTMENT PARTNERS | 340.00 / 0.01 |
| TRACT B | STORMWATER | Christian Commons Stormwater Association | Christian Commons Stormwater Association | 3300.49 / 0.78 |

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

SHEET 2 OF 2
BOUNDARY INFORMATION
SEE SHEET 2 OF 2 FOR DESCRIPTION, DEDICATION AND NOTES



LICENSED Business #7978
115 Alma Blvd, Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507.4811

25

22V 00043, 44, 45

43

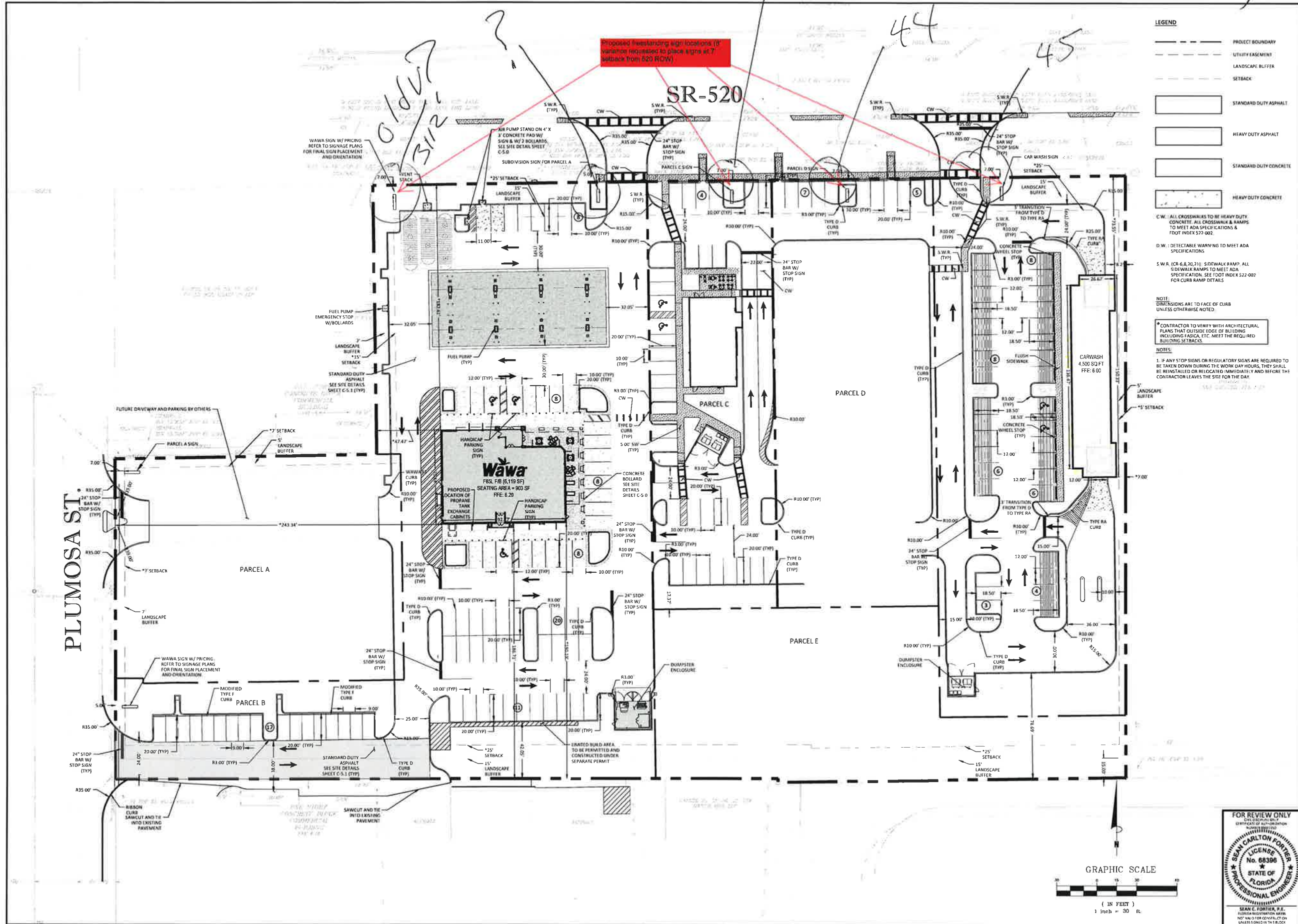
44

45

Old 512

Proposed freestanding sign locations (a variation required to place signs at 7' setback from 520 ROW)

SR-520



KELLY, COLLINS & GENTRY, INC.
 1700 NORTH CHANDLER AVENUE, SUITE 400
 (407) 898-7500 FAX (407) 898-1448

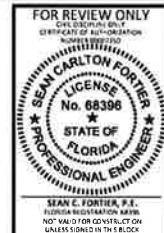
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PREPARED FOR:
PLUMOSA INVESTMENT PARTNERS, LLC

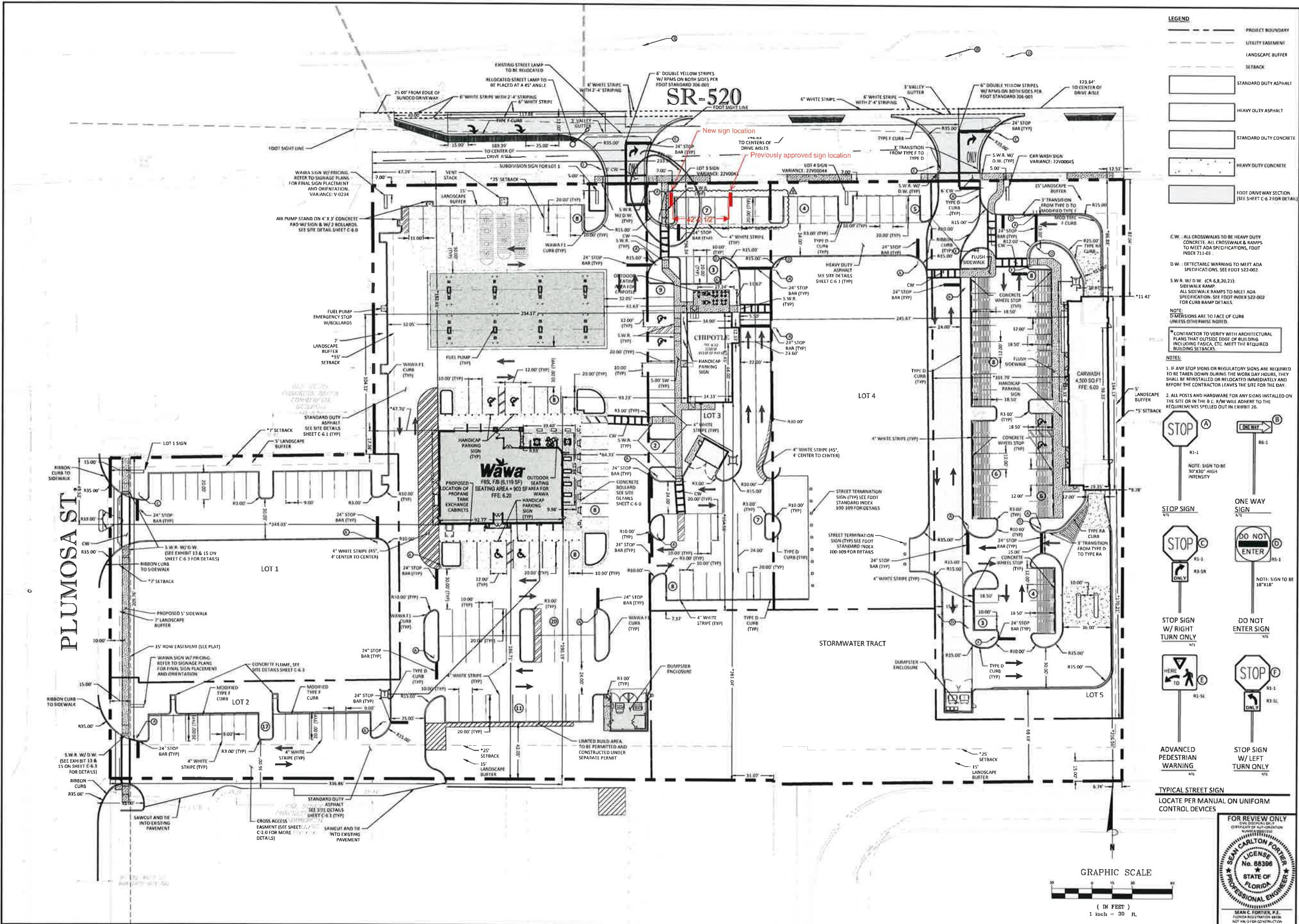
520 & PLUMOSA COMMERCIAL

DIMENSION PLAN

DRAWN: *cm*
 DESIGN: *cm*
 CHECKED: *sc*
 JOB NO: 1146.000
 DATE: 10/14/2022
 SHEET C-3.0



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KELLY, COLLINS & GENTRY, INC.
1700 WOODBRIDGE AVENUE, SUITE 400
ORLANDO, FLORIDA 32804
(407) 896-7858 FAX (407) 896-1468

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|---|------------|-------------------------------------|----------|
| 8 | 04/29/2023 | ISLAND AND SIGN SHIFTS | REVISION |
| 7 | 01/30/2024 | 1/20 DRIVEWAY PAPER SHORTENED | DATE |
| 5 | 12/12/2023 | BOULEVARD, CURB, AND CONCRETE ADDED | DATE |
| 1 | 06/05/2023 | SIDEWALK ADDED, PARKING CHANGES | DATE |

PREPARED FOR:
PLUMOSA INVESTMENT PARTNERS, LLC

520 & PLUMOSA COMMERCIAL

DIMENSION PLAN

| | |
|------------|------------|
| DRAWN BY | SV |
| DESIGN | UN |
| CHECKED BY | SE |
| JOB NO. | 1548.000 |
| DATE | 05/01/2023 |
| SHEET | C-3.0 |

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