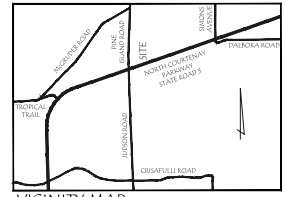
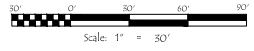
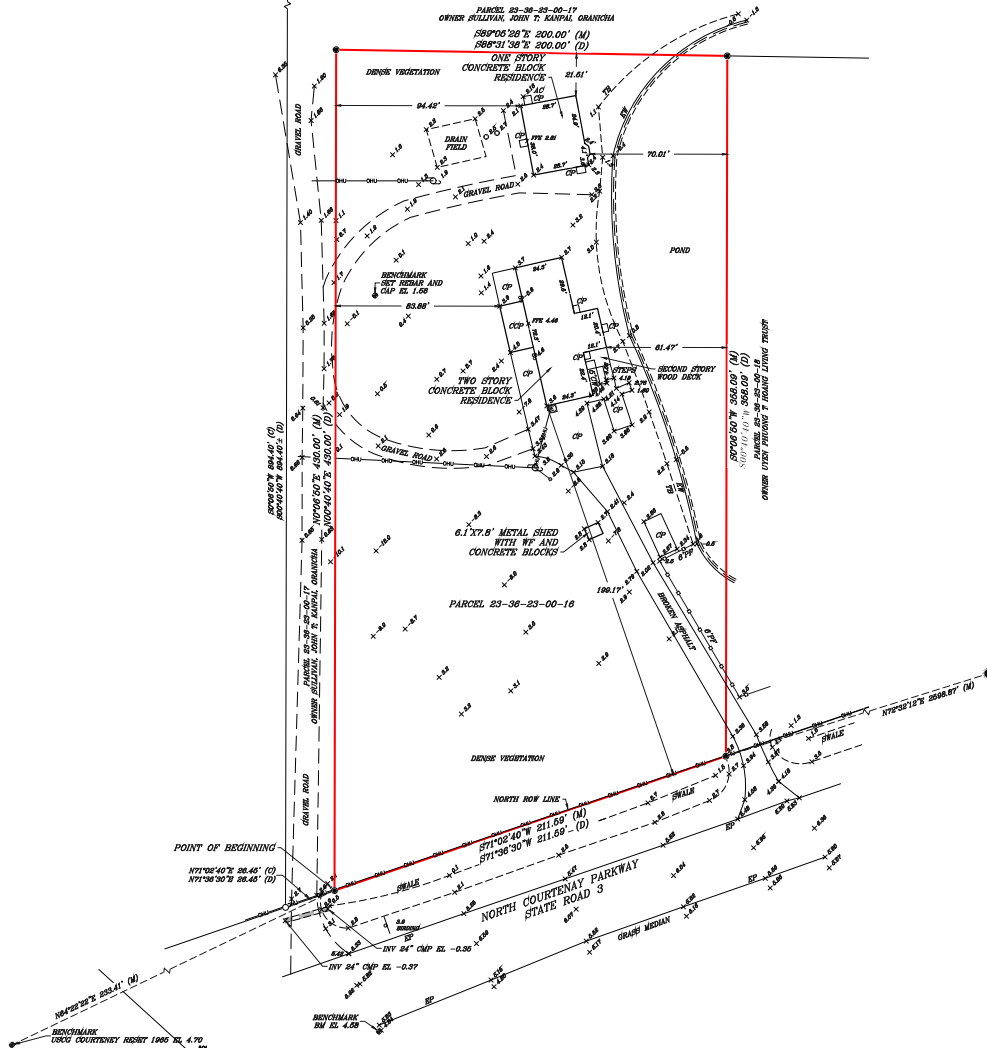


BOUNDARY AND TOPOGRAPHIC SURVEY

IN A PORTION OF SECTION 25,
TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

POINT OF COMMENCEMENT
NORTH 1/4 CORNER OF SECTION 25,
TOWNSHIP 23 SOUTH, RANGE 36 EAST



VICINITY MAP
SCALE: 1" = 2000' ±

DESCRIPTION

(PER ORB 8491, PG 386)

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND RUN THENCE SOUTH $00^{\circ}40'40''$ WEST, A DISTANCE OF 894.40 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 3; THENCE RUN NORTH $71^{\circ}02'40''$ EAST ALONG THE NORTH RIGHT OF WAY OF STATE ROAD NO. 3, A DISTANCE OF 26.45 FEET, MORE OR LESS TO THE POINT OF BEGINNING; THENCE FOR A FIRST COURSE RUN NORTH $00^{\circ}40'40''$ EAST A DISTANCE OF 480.00 FEET; THENCE FOR A SECOND COURSE RUN SOUTH $88^{\circ}51'38''$ EAST, A DISTANCE OF 200.00 FEET; THENCE FOR A THIRD COURSE RUN SOUTH $00^{\circ}40'40''$ WEST A DISTANCE OF 588.00 FEET, MORE OR LESS TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 3; THENCE FOR A FOURTH COURSE RUN SOUTH $71^{\circ}02'40''$ WEST ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 3 A DISTANCE OF 211.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 1.81 ACRES, MORE OR LESS.

* Should read NORTH $71^{\circ}02'40''$ EAST

LEGEND AND ABBREVIATIONS

- Found 5/8" Iron Rod, No ID
- Found 1/2" Iron Rod and Cap, LMBR
- Set 5/8" Iron Rod and Cap, L52708
- 2" x 1/2" x 8" Metal Shield with 1/2" and Concrete Blocks
- Benchmark
- ⊕ Crossover
- ⊞ Electric Meter
- ⊞ Street Sign with ID
- ⊞ Utility Pole with Guy Wire
- AC Air Conditioner
- CW Concrete Walk
- CMP Corrugated Metal Pipe
- EL Elevation
- FEE Finished Floor Elevation
- ID Identification
- INV Invert
- OHU Overhead Utility Line
- PF Plastic Fence
- TR Top of Bank
- WF Wood Fence

SURVEYOR'S NOTES

- The intended purpose of this Boundary and Topographic Survey is to show existing boundary and existing topographic conditions for the subject site.
- The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. There may be additional easements and matters of record affecting the site in the public records of Brevard County, Florida.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
- Measurements shown hereon are expressed in feet and decimal parts thereof.
- 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.
- This drawing is not valid unless bearing an original signature and embossed land surveyor seal.
- Bearings shown hereon are based on the North right-of-way line of North Courtenay Parkway, having a assumed bearing of $S71^{\circ}02'40'' W$.
- Elevations shown hereon are based on Brevard County Permanent Identification 'COURTENAY AZ RESET 1965', being a 3.5" brass UC&GS azimuth mark Disk on a concrete headwall, stamped "COURTENAY RESET 1965", lying on the North side of Courtenay Parkway and East of Pine Island Road, having an elevation of 4.707 (NEW), based on North American Vertical Datum of 1988.
- The surveyor no longer certifies the Federal Emergency Management Agency Flood Zones. This certification is made by an independent contractor of the Federal Government. The subject lies in Zone AE, Flood Insurance Rate Map Community Plan No. 1200X0527H dated 1/29/2021.

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

Professional seal for John R. Campbell, Surveyor, State of Florida, No. 12000. The seal includes the text: "I HEREBY CERTIFY THAT JOHN R. CAMPBELL IS A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THIS CERTIFICATION IS VALID UNTIL 06 MARCH 2026. JOHN R. CAMPBELL, SURVEYOR, STATE OF FLORIDA, NO. 12000." The date on the seal is 06 March 2026 at 12:38:08 PST.

Boundary and Topographic Survey		ADDRESS: 4675 North Courtenay Parkway, Merritt Island, FL 32959
PROJECT NO: 70725-249	DRAWN BY: JRM/ML	SECTION 25 TOWNSHIP 23 SOUTH RANGE 36 EAST
DATE: 12/10/2025	SCALE: AS SHOWN	
PREPARED FOR AND CERTIFIED TO:		
Art Renger		