

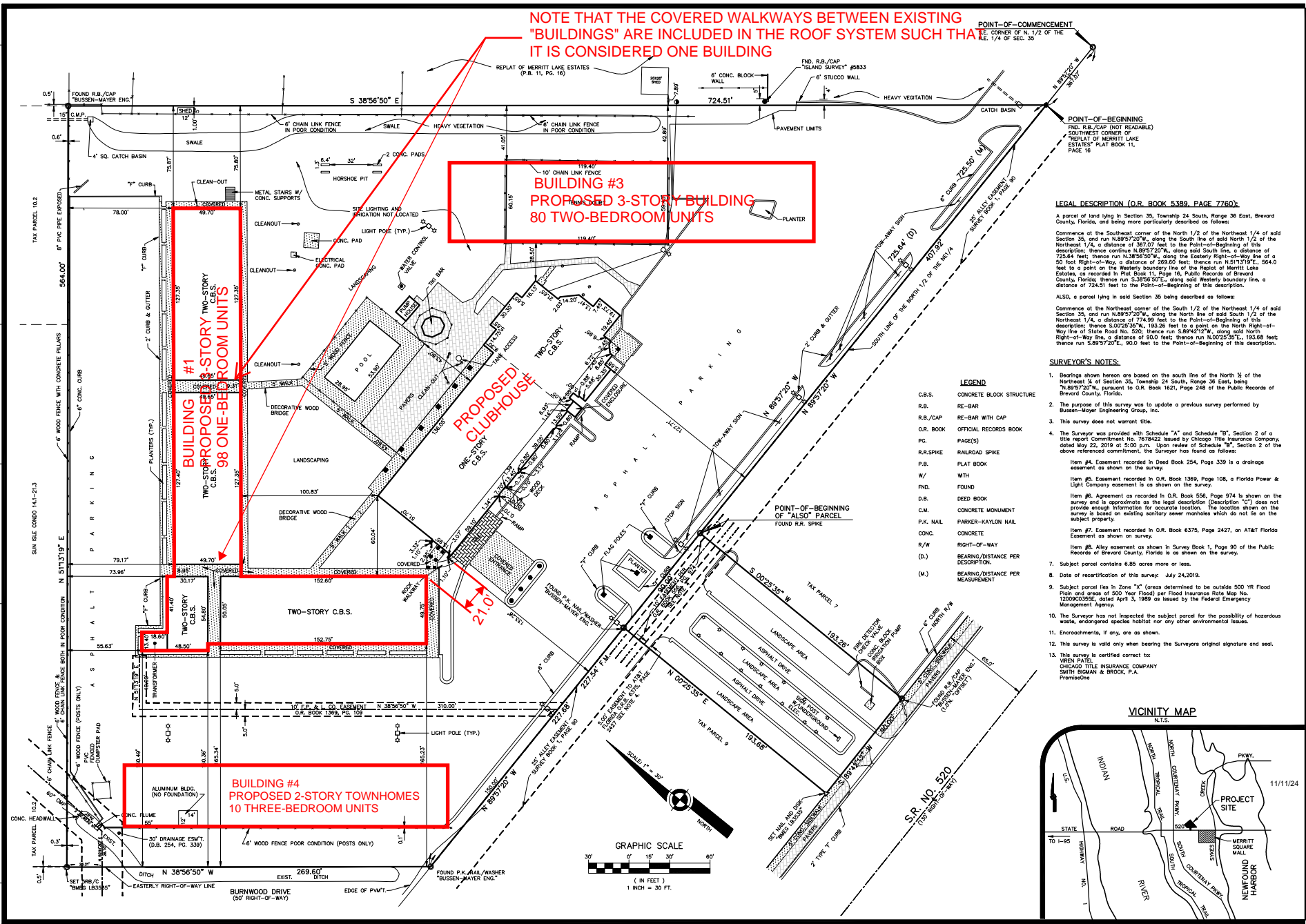
NOTE THAT THE COVERED WALKWAYS BETWEEN EXISTING "BUILDINGS" ARE INCLUDED IN THE ROOF SYSTEM SUCH THAT IT IS CONSIDERED ONE BUILDING

**BUILDING #3
PROPOSED 3-STORY BUILDING
80 TWO-BEDROOM UNITS**

**BUILDING #1
PROPOSED 3-STORY
TWO-STORY
C.B.S.
98 ONE-BEDROOM UNITS**

PROPOSED CLUBHOUSE

**BUILDING #4
PROPOSED 2-STORY TOWNHOMES
10 THREE-BEDROOM UNITS**

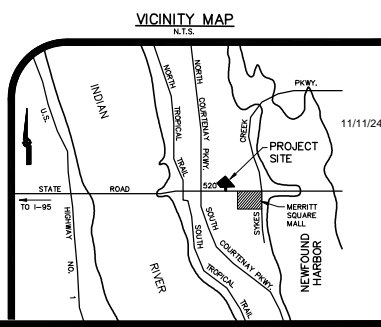


LEGAL DESCRIPTION (O.R. BOOK 5389, PAGE 7760):
 A parcel of land lying in Section 35, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:
 Commence at the Southeast corner of the North 1/2 of the Northeast 1/4 of said Section 35, and run N.89°57'20" W., along the South line of said North 1/2 of the Northeast 1/4, a distance of 387.07 feet to the Point-of-Beginning of this description; thence continue S.89°57'20" W. along said South line, a distance of 725.84 feet; thence run N.38°56'50" W., along the Eastern Right-of-Way line of a 60-foot Right-of-Way, a distance of 269.60 feet; thence run N.82°17'31" E., 564.0 feet to a point on the Western boundary line of the Replat of Merritt Lake Estates, as recorded in Plat Book 11, Page 16, Public Records of Brevard County, Florida; thence run S.38°56'50" E., along said Western boundary line, a distance of 724.51 feet to the Point-of-Beginning of this description.
 ALSO, a parcel lying in said Section 35 being described as follows:
 Commence at the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 35, and run N.89°57'20" W., along the North line of said South 1/2 of the Northeast 1/4, a distance of 774.59 feet to the Point-of-Beginning of this description; thence S.00°25'35" W., 193.26 feet to a point on the North Right-of-Way line of State Road No. 520; thence run S.89°42'12" W., along said North Right-of-Way line, a distance of 90.0 feet; thence run N.00°25'35" E., 193.68 feet; thence run S.89°57'20" E., 90.0 feet to the Point-of-Beginning of this description.

- SURVEYOR'S NOTES:**
- Bearings shown herein are based on the south line of the North 1/2 of the Northeast 1/4 of Section 35, Township 24 South, Range 36 East, being N.89°57'20" W., pursuant to O.R. Book 1621, Page 248 of the Public Records of Brevard County, Florida.
 - The purpose of this survey was to update a previous survey performed by Bussen-Mayer Engineering Group, Inc.
 - This survey does not warrant title.
 - The Surveyor was provided with Schedule "A" and Schedule "B", Section 2 of a title report Commission No. 7878423 issued by Chicago Title Insurance Company, dated May 22, 2019 at 5:00 p.m., upon review of Schedule "B", Section 2 of the above referenced commission; the Surveyor has found as follows:
 Item #4: Easement recorded in Deed Book 254, Page 339 is a drainage easement as shown on the survey.
 Item #5: Easement recorded in O.R. Book 1369, Page 108, a Florida Power & Light Company easement is as shown on the survey.
 Item #6: Agreement as recorded in O.R. Book 556, Page 974 is shown on the survey and is approximate as the legal description (Description "C") does not provide enough information for accurate location. The location shown on the survey is based on existing sanitary sewer manholes which do not lie on the subject property.
 Item #7: Easement recorded in O.R. Book 6375, Page 2427, on AT&T Florida Easement as shown on survey.
 - Item #8: Alley easement as shown in Survey Book 1, Page 90 of the Public Records of Brevard County, Florida is as shown on the survey.
 - Subject parcel contains 6.85 acres more or less.
 - Date of recertification of this survey: July 24, 2019.
 - Subject parcel lies in Zone "X" (Areas determined to be outside 500 Year Flood Plain and areas of 500 Year Flood per Flood Insurance Rate Map No. 12009C0355E, dated April 3, 1989 as issued by the Federal Emergency Management Agency.
 - The Surveyor has not inspected the subject parcel for the possibility of hazardous waste, endangered species habitat nor any other environmental issues.
 - Encroachments, if any, are as shown.
 - This survey is valid only when bearing the Surveyors original signature and seal.
 - This survey is certified correct to:
 ILLINOIS TITLE INSURANCE COMPANY
 SETH SIGMAN & BROOK, P.A.
 PromisOne

LEGEND

C.B.S.	CONCRETE BLOCK STRUCTURE
R.B.	RE-BAR
R.B./CAP	RE-BAR WITH CAP
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE(S)
R.R./SPIKE	RAILROAD SPIKE
P.B. PLAT BOOK	PLAT BOOK
W/	WITH
FND.	FOUND
D.B.	DEED BOOK
C.M.	CONCRETE MONUMENT
P.K. NAIL	PARKER-KAYLON NAIL
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
(D.)	BEARING/DISTANCE PER DESCRIPTION
(M.)	BEARING/DISTANCE PER MEASUREMENT



NO. 3818

DATE

Scale: 1" = 30'

Proj. No.: 300002

Sheet Name

Sheet 1 of 1

MBV
ENGINEERING, INC.
MOIRA BOWLES VILLAMIZAR & ASSOCIATES

CONCEPTUAL SITE PLAN - 190 TOTAL MF UNITS