

LEGAL DESCRIPTION:

Official Records Book 3481 Page 2230

A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 4 South, Range 36 East, Brevard County, Florida, and being part of Lot 44 of Nevin's Subdivision, recorded in Plat Book 2, Page 98 of the Public Records of Brevard County, Florida, and being more particularly described as follows: Commence at the North 1/4 corner of said Section 26, and run S. 89 degrees 35' 10" W., along the North line of the said Section on 26, a distance of 429.66 feet, to a point on the West right-of-way line of State Road No. 3 (North Courtenay Parkway); thence run S. 18 degrees 32' 50" E., along said West right-of-way line, a distance of 722.65 feet, to a point of curvature of a 2820.34 foot radius curve to the right; thence run Southeasterly, along said West right-of-way line and along the arc of said curve, thru a central angle of 05 degrees 28' 43" an arc distance of 269.68 feet, to the point of beginning; thence continue Southeasterly, along said West right-of-way line and along the arc of said curve, thru a central angle of 05 degrees 34' 17" an arc distance of 274.25 feet; thence run S. 69 degrees 40' 28" W., 290.04 feet; thence run S. 00 degrees 11' 42" E., 100.0 feet; thence run S. 89 degrees 40' 28" W., 165.41 feet to the Southeast corner of Rose Hill Estates, Unit 1, 3rd Section, as recorded in Plat Book 17, Page 80 of the Public Records of Brevard County, Florida; thence run N. 00 degrees 24' 50" W., along the East line of said plat a distance of 162.30 feet; thence run S. 89 degrees 35' 10" W., along a Southerly line of said plat a distance of 32.0 feet; thence run N. 00 degrees 24' 50" W., along the East line of said plat, a distance of 207.74 feet; thence run N. 89 degrees 40' 28" E., 431.85 feet to the point of beginning. Containing 3.17 acres more or less.

SURVEYORS NOTES:

1. The intended purpose of this Specific Purpose Survey is for a liquor license.
2. The undersigned surveyor been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. 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.
7. Elevations shown hereon are based on elevations of NAVD 88.
8. Bearings are assumed, referenced to Westerly Right of Way line of North Courtenay Street.
9. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
10. FEMA FLOOD: FOR INFORMATION ONLY: The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. Flood Insurance Rate Management Zone "X" Community Panel No. 12009CO427H, dated 01/29/2021.

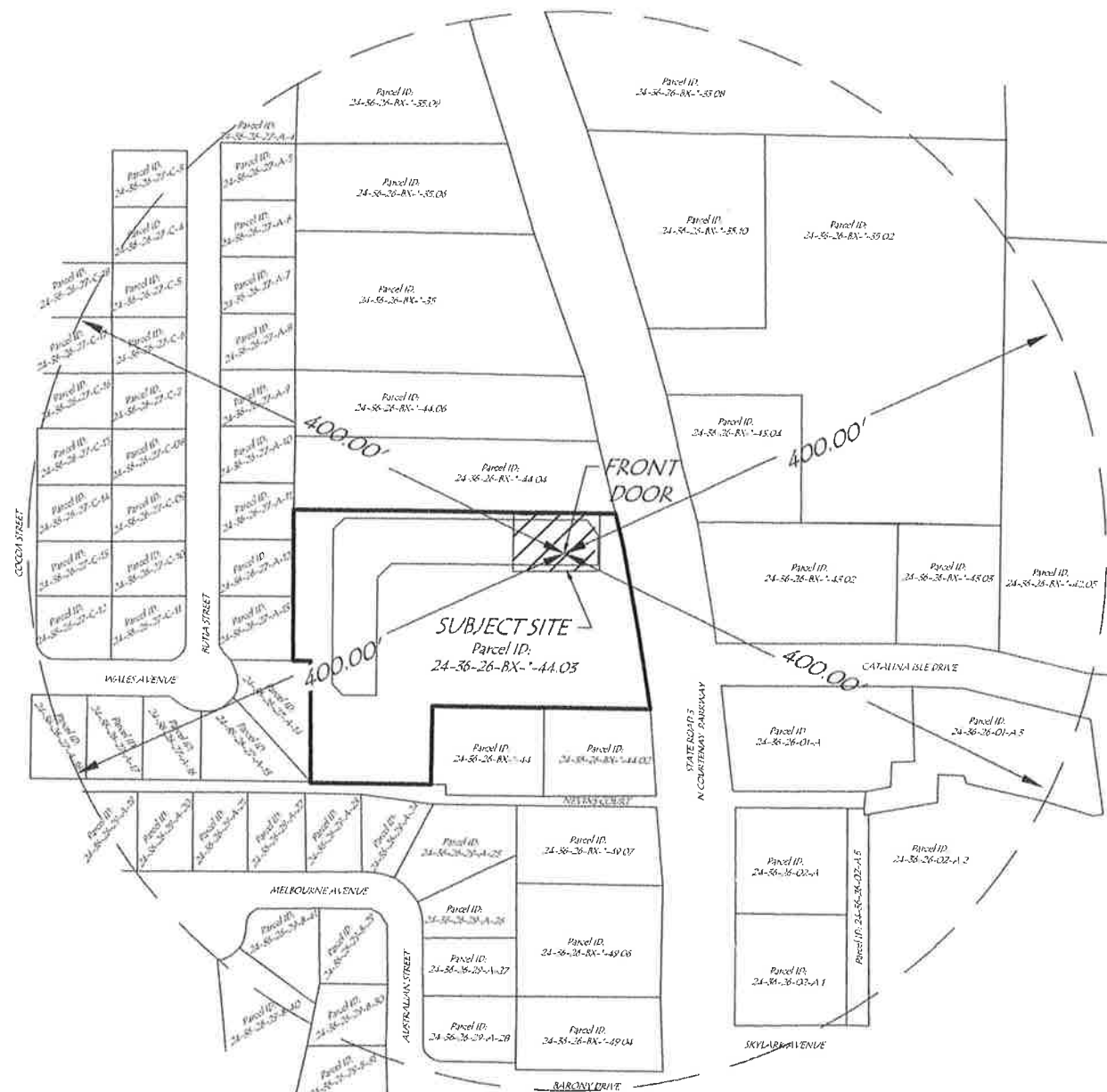
ABBREVIATIONS:

LB Licensed Business
LS Licensed Surveyor SCALE 1=100

LEGEND:

— PARCEL BOUNDARY
▣ = UNIT IN QUESTION
925 N COURTENAY PKWY, SUITES 1- 5
MERRITT ISLAND FL 32953

Specific Purpose Survey



Unless it bears the signature and original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John R. Campbell
Professional Surveyor & Mapper #2351
State of Florida

SURVEYOR'S ADDITIONAL NOTE:

I HEREBY CERTIFY THAT I MADE A CAREFUL INSPECTION OF THE PROPERTIES LYING WITHIN THE 300 FOOT RADIUS FROM THE SUBJECT PROPERTY'S ENTRANCE DOORWAY IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF COCOA CODE AND FOUND THERE ARE NO CHURCHES AND NO SCHOOLS WITHIN THE 300 FOOT RADIUS.

John R. Campbell
Professional Surveyor & Mapper #2351
State of Florida

Account: 2419970
Parcel ID: 24-36-26-29-A-19
Owners: ZNOI, PEGGY G

Account: 2419971
Parcel ID: 24-36-26-29-A-20
Owners: MOSHER, DALE A;
MOSHER, SHEILA M

Account: 2419972
Parcel ID: 24-36-26-29-A-21
Owners: CUNNINGHAM, CLINTON D;
CUNNINGHAM, CHAD D

Account: 2419973
Parcel ID: 24-36-26-29-A-22
Owners: MAXSON, MARVIN G;
MAXSON, MARILYN E

Account: 2419974
Parcel ID: 24-36-26-29-A-23
Owners: BERDOS, ARLO;
BERDOS, ALFREDO M; BERDOS,
MARIA TERESA T ET AL

Account: 2419975
Parcel ID: 24-36-26-29-A-24
Owners: GRINDLE, CRAIG L;
GRINDLE, SUZANNE E

Account: 2419976
Parcel ID: 24-36-26-29-A-25
Owners: HANNIGAN, JODY L

Account: 2419977
Parcel ID: 24-36-26-29-A-26
Owners: RAMOS, MIGUEL; RAMOS,
MARITZA

Account: 2419978
Parcel ID: 24-36-26-29-A-27
Owners: BELL, DOUGLAS E;
BELL-WESTCAMP, KIMBERLEE
SUE

Account: 2419979
Parcel ID: 24-36-26-29-A-28
Owners: COOK, ALISON

Account: 2419991
Parcel ID: 24-36-26-29-B-40
Owners: BEACHAM, MICHAEL

Account: 2419992
Parcel ID: 24-36-26-29-B-41
Owners: CATHERINE ZELENER
REVOCABLE TRUST

Account: 2419980
Parcel ID: 24-36-26-29-B-29
Owners: FRAZIER, ELSIE M

Account: 2419981
Parcel ID: 24-36-26-29-B-30
Owners: SMITH, RYAN JUSTIN

Account: 2419982
Parcel ID: 24-36-26-29-B-31
Owners: KUNZ, WILLIAM R;
KUNZ, JENICE C

Account: 2419240
Parcel ID: 24-36-26-BX-*42.05
Owners: ANISKO, JOSEPH;
ANISKO, EUGENIA

Account: 2419222
Parcel ID: 24-36-26-BX-*35.02
Owners: KSA FLORIDA INVEST
LLC

Account: 2419243
Parcel ID: 24-36-26-BX-*43.03
Owners: ASH, BARBARA A

Account: 2419535
Parcel ID: 24-36-26-01-A.3
Owners: JAADE LLC

Account: 2419609
Parcel ID: 24-36-26-02-A.2
Owners: COURTENAY PALMS LLC

Account: 2454737
Parcel ID: 24-36-26-02-A.5
Owners: COURTENAY PALMS LLC

Account: 2419229
Parcel ID: 24-36-26-BX-*35.09
Owners: SHERMAN WILLIAMS
DEVELOPMENT CORP

Account: 2419226
Parcel ID: 24-36-26-BX-*35.06
Owners: LIFE BLOOD LAND TRUST

Account: 2419220
Parcel ID: 24-36-26-BX-*35
Owners: DEWEY CUBED INC

Account: 2419249
Parcel ID: 24-36-26-BX-*44.06
Owners: TIGHT BOX LLC

Account: 2419247
Parcel ID: 24-36-26-BX-*44.04
Owners: ATARA MERRITT ISLAND
LLC

Account: 2419246
Parcel ID: 24-36-26-BX-*44.03
Owners: EMERALD PLAZA
DEVELOPMENT INC

Account: 2419245
Parcel ID: 24-36-26-BX-*44.02
Owners: SRISAIRAM LLC

Account: 2419244
Parcel ID: 24-36-26-BX-*44
Owners: NEVINS COURT HOLDING
CO LLC

Account: 2419258
Parcel ID: 24-36-26-BX-*49.07
Owners: BAKS INVESTMENTS LLC

Account: 2419257
Parcel ID: 24-36-26-BX-*49.06
Owners: BAKS INVESTMENTS LLC

Account: 2419255
Parcel ID: 24-36-26-BX-*49.04
Owners: P & M ASSOCIATES LLC

Account: 2419228
Parcel ID: 24-36-26-BX-*35.08
Owners: FRATERNAL ORDER OF
EAGLES AERIE; #4257 INC

Account: 2419230
Parcel ID: 24-36-26-BX-*35.10
Owners: MCDONALD'S
CORPORATION; (SS #90753)

Account: 2442677
Parcel ID: 24-36-26-BX-*43.04
Owners: NORTHSTAR INVESTMENT
& DEV INC

Account: 2419242
Parcel ID: 24-36-26-BX-*43.02
Owners: ARC CAFEHLD001 LLC

Account: 2419532
Parcel ID: 24-36-26-01-A
Owners: 890 N COURTENAY LLC

Account: 2419607
Parcel ID: 24-36-26-02-A
Owners: BHAWANI & SHREEJI LLC

Account: 2419608
Parcel ID: 24-36-26-02-A.1
Owners: WEST OF THE TOWER LLC

Account: 2419919
Parcel ID: 24-36-26-27-A-4
Owners: FIRST AMERICAN
EXCHANGE COMPANY LLC F/B/O
SHARON HANCE

Account: 2419920
Parcel ID: 24-36-26-27-A-5
Owners: HANCE, SHARON

Account: 2419921
Parcel ID: 24-36-26-27-A-6
Owners: PHILLIPS, YOKO T
TRUSTEE

Account: 2419922
Parcel ID: 24-36-26-27-A-7
Owners: QUARNACCIO,
CHRISTOPHER E; FURIE, JENIFER

Account: 2419923
Parcel ID: 24-36-26-27-A-8
Owners: PAULINE, RICHARD L;
PAULINE, ANN E

Account: 2419924
Parcel ID: 24-36-26-27-A-9
Owners: BAF ASSETS 6 LLC

Account: 2419925
Parcel ID: 24-36-26-27-A-10
Owners: FRIEND FAMILY TRUST

Account: 2419926
Parcel ID: 24-36-26-27-A-11
Owners: HOLDORF, MARIA

Account: 2419927
Parcel ID: 24-36-26-27-A-12
Owners: BENNETT, DOROTHY L
TRUSTEE

Account: 2419928
Parcel ID: 24-36-26-27-A-13
Owners: FAJARDO, ALEXIS E;
FAJARDO, KELSEY R

Account: 2419929
Parcel ID: 24-36-26-27-A-14
Owners: KERR-AIKEN, PAMELA;
AIKEN, SEAN X

Account: 2419930
Parcel ID: 24-36-26-27-A-15
Owners: CISEWSKI, STEPHAN M;
CISEWSKI, VIRGINIA A

Account: 2419935
Parcel ID: 24-36-26-27-C-3
Owners: XU, ZHENLI; LUO, ZHIYU

Account: 2419936
Parcel ID: 24-36-26-27-C-4
Owners: HANCE, SHARON

Account: 2419937
Parcel ID: 24-36-26-27-C-5
Owners: MARCONTELL FAMILY
TRUST

Account: 2419938
Parcel ID: 24-36-26-27-C-6
Owners: SMITH, JUDY L; SMITH,
HENRY J

Account: 2419939
Parcel ID: 24-36-26-27-C-7
Owners: RIBBLE FAMILY TRUST

Account: 2419940
Parcel ID: 24-36-26-27-C-8
Owners: MARION, AMY E

Account: 2419941
Parcel ID: 24-36-26-27-C-9
Owners: YOST, ROBERT MARK;
YOST, PAULA MARIE

Account: 2419942
Parcel ID: 24-36-26-27-C-10
Owners: PEREZ, MANUEL; JAVIER,
TERESA

Account: 2419943
Parcel ID: 24-36-26-27-C-11
Owners: VELAZQUEZ, JESUS D

Account: 2419931
Parcel ID: 24-36-26-27-A-16
Owners: FOURNET, KEVIN;
FOURNET, ANES

Account: 2419932
Parcel ID: 24-36-26-27-A-17
Owners: GARCIA, LUIS

Account: 2419896
Parcel ID: 24-36-26-26-C-18
Owners: CABRAL, PEDRO; CABRAL,
VALERIA VEGA

Account: 2419895
Parcel ID: 24-36-26-26-C-17
Owners: THOMPSON, GAY B

Account: 2419894
Parcel ID: 24-36-26-26-C-16
Owners: WIDDICOMBE, TERRY

Account: 2419893
Parcel ID: 24-36-26-26-C-15
Owners: COOPER, ETHEL M

Account: 2419892
Parcel ID: 24-36-26-26-C-14
Owners: LEWIS, DIANA M

Account: 2419891
Parcel ID: 24-36-26-26-C-13
Owners: MOROS, LISA G

Account: 2419890
Parcel ID: 24-36-26-26-C-12
Owners: CRISCO, ROBERT P SR;
CRISCO, ELAINE M

Account: 2419887
Parcel ID: 24-36-26-26-A-18
Owners: BELL, WILLIAM A; BELL,
VICKY L

Street Address : 925 N COURTENAY PKWY MERRITT ISLAND FL 32953

Specific Purpose Survey		2025-083		CHECKED BY: J.R. Campbell	SECTION 26
PREPARED FOR AND CERTIFIED TO:		DRAWN BY: DWS		DATE: 03-28-2025	TOWNSHIP 24 SOUTH
SMOKE RINGS		REVISIONS		DESCRIPTION	RANGE 36 EAST
EMERALD PLAZA DEVELOPMENT INC					