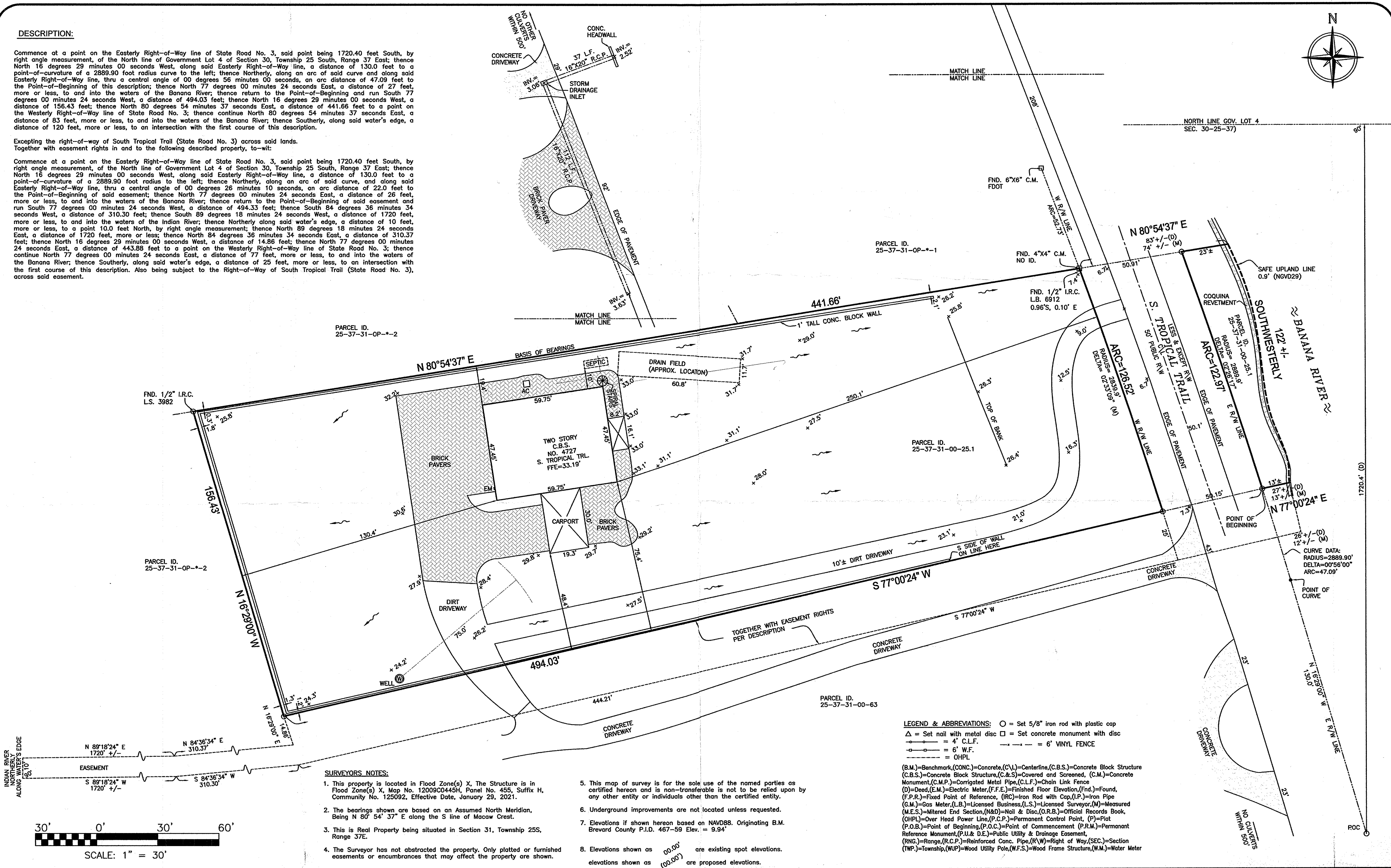


DESCRIPTION:

Commence at a point on the Easterly Right-of-Way line of State Road No. 3, said point being 1720.40 feet South, by right angle measurement, of the North line of Government Lot 4 of Section 30, Township 25 South, Range 37 East; thence North 16 degrees 29 minutes 00 seconds West, along said Easterly Right-of-Way line, a distance of 130.0 feet to a point-of-curvature of a 2889.90 foot radius curve to the left; thence Northerly, along an arc of said curve and along said Easterly Right-of-Way line, thru a central angle of 00 degrees 56 minutes 00 seconds, an arc distance of 47.08 feet to the Point-of-Beginning of this description; thence North 77 degrees 00 minutes 24 seconds East, a distance of 27 feet, more or less, to and into the waters of the Banana River; thence return to the Point-of-Beginning and run South 77 degrees 00 minutes 24 seconds West, a distance of 494.03 feet; thence North 16 degrees 29 minutes 00 seconds West, a distance of 156.43 feet; thence North 80 degrees 54 minutes 37 seconds East, a distance of 441.66 feet to a point on the Westerly Right-of-Way line of State Road No. 3; thence continue North 80 degrees 54 minutes 37 seconds East, a distance of 83 feet, more or less, to and into the waters of the Banana River; thence Southerly, along said water's edge, a distance of 120 feet, more or less, to an intersection with the first course of this description.

Excepting the right-of-way of South Tropical Trail (State Road No. 3) across said lands. Together with easement rights in and to the following described property, to-wit:

Commence at a point on the Easterly Right-of-Way line of State Road No. 3, said point being 1720.40 feet South, by right angle measurement, of the North line of Government Lot 4 of Section 30, Township 25 South, Range 37 East; thence North 16 degrees 29 minutes 00 seconds West, along said Easterly Right-of-Way line, a distance of 130.0 feet to a point-of-curvature of a 2889.90 foot radius curve to the left; thence Northerly, along an arc of said curve, and along said Easterly Right-of-Way line, thru a central angle of 00 degrees 56 minutes 00 seconds, an arc distance of 47.08 feet to the Point-of-Beginning of said easement; thence North 77 degrees 00 minutes 24 seconds East, a distance of 26 feet, more or less, to and into the waters of the Banana River; thence return to the Point-of-Beginning of said easement and run South 77 degrees 00 minutes 24 seconds West, a distance of 494.33 feet; thence South 84 degrees 36 minutes 34 seconds West, a distance of 310.37 feet; thence South 89 degrees 18 minutes 24 seconds West, a distance of 1720 feet, more or less, to and into the waters of the Indian River; thence Northerly along said water's edge, a distance of 10 feet, more or less, to a point 10.0 feet North, by right angle measurement; thence North 89 degrees 18 minutes 24 seconds East, a distance of 1720 feet, more or less; thence North 84 degrees 36 minutes 34 seconds East, a distance of 310.37 feet; thence North 16 degrees 29 minutes 00 seconds West, a distance of 14.86 feet; thence North 77 degrees 00 minutes 24 seconds East, a distance of 443.88 feet to a point on the Westerly Right-of-Way line of State Road No. 3; thence continue North 77 degrees 00 minutes 24 seconds East, a distance of 77 feet, more or less, to and into the waters of the Banana River; thence Southerly, along said water's edge, a distance of 25 feet, more or less, to an intersection with the first course of this description. Also being subject to the Right-of-Way of South Tropical Trail (State Road No. 3), across said easement.



SURVEYOR'S NOTES:

- This property is located in Flood Zone(s) X. The Structure is in Flood Zone(s) X, Map No. 12009C0445H, Panel No. 455, Suffix H, Community No. 125092, Effective Date, January 29, 2021.
- The bearings shown are based on an Assumed North Meridian, Being N 80° 54' 37" E along the S line of Macaw Crest.
- This is Real Property being situated in Section 31, Township 25S, Range 37E.
- The Surveyor has not abstracted the property. Only plotted or furnished easements or encumbrances that may affect the property are shown.

- This map of survey is for the sole use of the named parties as certified hereon and is non-transferable is not to be relied upon by any other entity or individuals other than the certified entity.
- Underground improvements are not located unless requested.
- Elevations if shown hereon based on NAVD88. Originating B.M. Brevard County P.I.D. 467-59 Elev. = 9.94'
- Elevations shown as 00.00' are existing spot elevations. elevations shown as (00.00') are proposed elevations.

MAP OF BOUNDARY SURVEY

PREPARED FOR: FREDERICK A. SCHOEN

SITE ADDRESS:

4727 S. TROPICAL TRAIL, MERRITT ISLAND FL. 32952

PREPARED BY:

Eric Nielsen Land Surveying, Inc.
L.B. 6946

12 STONE STREET, COCOA, FL. 32922
PHONE: (321) 631-5654
email: nielsensurveying@bellsouth.net

Certified By: *Eric Nielsen* Signature Date: 8/19/25
I, Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 6J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.

Commence at a point on the Easterly Right-of-Way line of State Road No. 3, said point being 1720.0 feet South, by right angle measurement, of the North line of Government Lot 4 of Section 30, Township 25 South, Range 37 East; thence North 16 degrees 29 minutes 00 seconds West, along said Easterly Right-of-Way line, a distance of 130.0 feet to a point-of-curvature of a 2889.90 foot radius curve to the left; thence Northerly, along an arc of said curve and along said Easterly Right-of-Way line, a distance of 130.0 feet to a point-of-tangency of said curve and said Easterly Right-of-Way line, an arc distance of 47.09 feet to the Point-of-Beginning of this description; thence North 77 degrees 00 minutes 24 seconds East, a distance of 27 feet, more or less, and into the waters of the Banana River; thence return to the Point-of-Beginning and run South 77 degrees 00 minutes 24 seconds West, a distance of 494.03 feet; thence North 16 degrees 29 minutes 00 seconds West, a distance of 156.43 feet; thence North 80 degrees 54 minutes 37 seconds East, a distance of 156.66 feet; thence Easterly, along said Easterly Right-of-Way line, a distance of 130.0 feet to a point-of-curvature of a 2889.90 foot radius curve to the right; thence Northerly, along an arc of said curve and along said Easterly Right-of-Way line, an arc distance of 47.09 feet to the Point-of-Beginning of this description; thence North 77 degrees 00 minutes 24 seconds East, a distance of 27 feet, more or less, and into the waters of the Banana River; thence Southerly, along said water's edge, a distance of 120 feet, more or less, to an intersection with the first course of this description.

Excepting the right-of-way of South Tropical Trail (State Road No. 3) across said lands. Together with easement rights in and to the following described property, to-wit:

Commence at a point on the Easterly Right-of-Way line of State Road No. 3, said point being 1720.04 feet South, by right angle measurement, of the North line of Government Lot 4 of Section 30, Township 25 South, Range 37 East; thence North 16 degrees 29 minutes 00 seconds West, along said Easterly Right-of-Way line, a distance of 130.0 feet to a point-of-curvature of a 2889.90 foot radius to the left; thence Northerly, along an arc of said curve, and along said Easterly Right-of-Way line, thru a central angle of 00 degrees 26 minutes 10 seconds, an arc distance of 22.0 feet to the Point-of-Beginning of said easement; thence North 77 degrees 00 minutes 24 seconds East, a distance of 28.0 feet, more or less, to and into the waters of the Indian River; thence Northerly along said water's edge, a distance of 10 feet, more or less, to a point 10.0 feet North, by right angle measurement; thence North 89 degrees 18 minutes 24 seconds East, a distance of 1720 feet, more or less; thence North 84 degrees 36 minutes 34 seconds East, a distance of 1720 feet, more or less; thence North 84 degrees 36 minutes 34 seconds East, a distance of 10.37 feet; thence North 16 degrees 29 minutes 00 seconds West, a distance of 14.86 feet; thence North 77 degrees 00 minutes 24 seconds East, a distance of 28.0 feet, more or less, to and into the waters of the Indian River; thence Northerly, along said water's edge, a distance of 10 feet, more or less, to a point 10.0 feet North, by right angle measurement; thence North 89 degrees 18 minutes 24 seconds East, a distance of 1720 feet, more or less; thence North 84 degrees 36 minutes 34 seconds East, a distance of 10.37 feet; thence North 16 degrees 29 minutes 00 seconds West, a distance of 14.86 feet; thence North 77 degrees 00 minutes 24 seconds East, a distance of 28.0 feet, more or less, to and into the waters of the Banana River; thence Southerly, along said water's edge, a distance of 25 feet, more or less, to an intersection with the first course of this description. Also being subject to the Right-of-Way of South Tropical Trail (State Road No. 3), across said easement.

