

LEGAL DESCRIPTION

PARCEL 14

EXHIBIT "A"

SHEET 1 OF 2

NOT VALID WITHOUT SHEETS 2 OF 2

THIS IS NOT A SURVEY

SEE SURVEYORS NOTE #1

PARENT PARCEL ID#: 23-35-04-NN-C

PURPOSE: FEE SIMPLE CONVEYANCE

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHICAL DEPICTION OF THE LAND DESCRIBED HEREIN. SEE SHEET 2 OF 2 FOR SKETCH.
2. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF SHEPARD DRIVE WHICH BEARS N89°44'48"W, AN ASSUMED BEARING ACCORDING TO THE PLAT OF ENTERPRISE PARK AS RECORDED IN PLAT BOOK 32, PAGE 74.
3. INSTRUMENTS OF RECORD PERTAINING TO ENCUMBRANCES SUCH AS EASEMENTS, RIGHTS OF WAY, COVENANTS, AGREEMENTS, AND RESTRICTIONS WERE NOT PROVIDED BY THE CLIENT; A SEARCH OF THE PUBLIC RECORDS WAS NOT PERFORMED BY THIS SURVEYOR. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED HEREIN.
4. THE PLAT OF ENTERPRISE PARK AS RECORDED IN PLAT BOOK 32, PAGE 74 CONTAINS NOTE 3 WHICH STATES "A 15' EASEMENT FOR DRAINAGE AND UTILITIES IS TO BE RESERVED ALONG ALL FUTURE SIDE AND REAR PROPERTY LINES". THESE EASEMENTS MAY BE APPLICABLE TO THIS PARCEL AND OTHER PARCELS CREATED AFTER THE RECORDING OF SAID PLAT BASED ON THE LANGUAGE OF THE PLAT NOTE. IT IS ADVISED THAT A PROPERTY LAW ATTORNEY SHOULD BE CONSULTED REGARDING THIS ISSUE.

LEGAL DESCRIPTION: PARCEL 14 (BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF PARCEL "C", ENTERPRISE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 74 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING LOCATED WITHIN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "C"; THENCE SOUTH 89° 44' 48" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SHEPARD DRIVE, A 120 FOOT WIDE RIGHT OF WAY ESTABLISHED PER SAID ENTERPRISE PARK, FOR A DISTANCE OF 541.27 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 00° 16' 20" WEST, FOR A DISTANCE OF 401.97 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "C"; THENCE RUN NORTH 89° 50' 04" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 541.27 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ARMSTRONG DRIVE, A 120 FOOT WIDE RIGHT OF WAY ESTABLISHED PER SAID ENTERPRISE PARK; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00° 16' 20" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 402.80 FEET TO THE POINT-OF-BEGINNING, CONTAINING 5.00 ACRES (217,800 SQUARE FEET), MORE OR LESS.

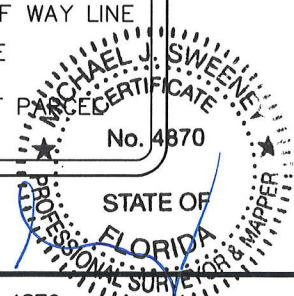
ALL RECORDS REFER TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE LAND DESCRIBED ABOVE IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD. THIS SURVEYOR DID NOT PERFORM A SEARCH OF THE PUBLIC RECORDS; NO TITLE OPINION IS EXPRESSED OR IMPLIED.

ABBREVIATIONS

N/F = NOW OR FORMERLY
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG = PAGE
 R/W = RIGHT OF WAY

LEGEND

- BOUNDARY LINE OF SUBJECT PARCEL
- PLAT LINE
- RIGHT OF WAY LINE
- LOT LINE
- SUBJECT PARCEL



PREPARED FOR:

NORTH BREVARD ECONOMIC DEVELOPMENT ZONE &
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

MICHAEL J. SWEENEY, PSM 4870
 PROFESSIONAL SURVEYOR & MAPPER
 NOT VALID UNLESS SIGNED AND SEALED

PREPARED BY: BREVARD COUNTY PUBLIC WORKS SURVEYING AND MAPPING DIVISION
 ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220, VIERA, FLORIDA 32940
 PHONE: (321) 633-2080



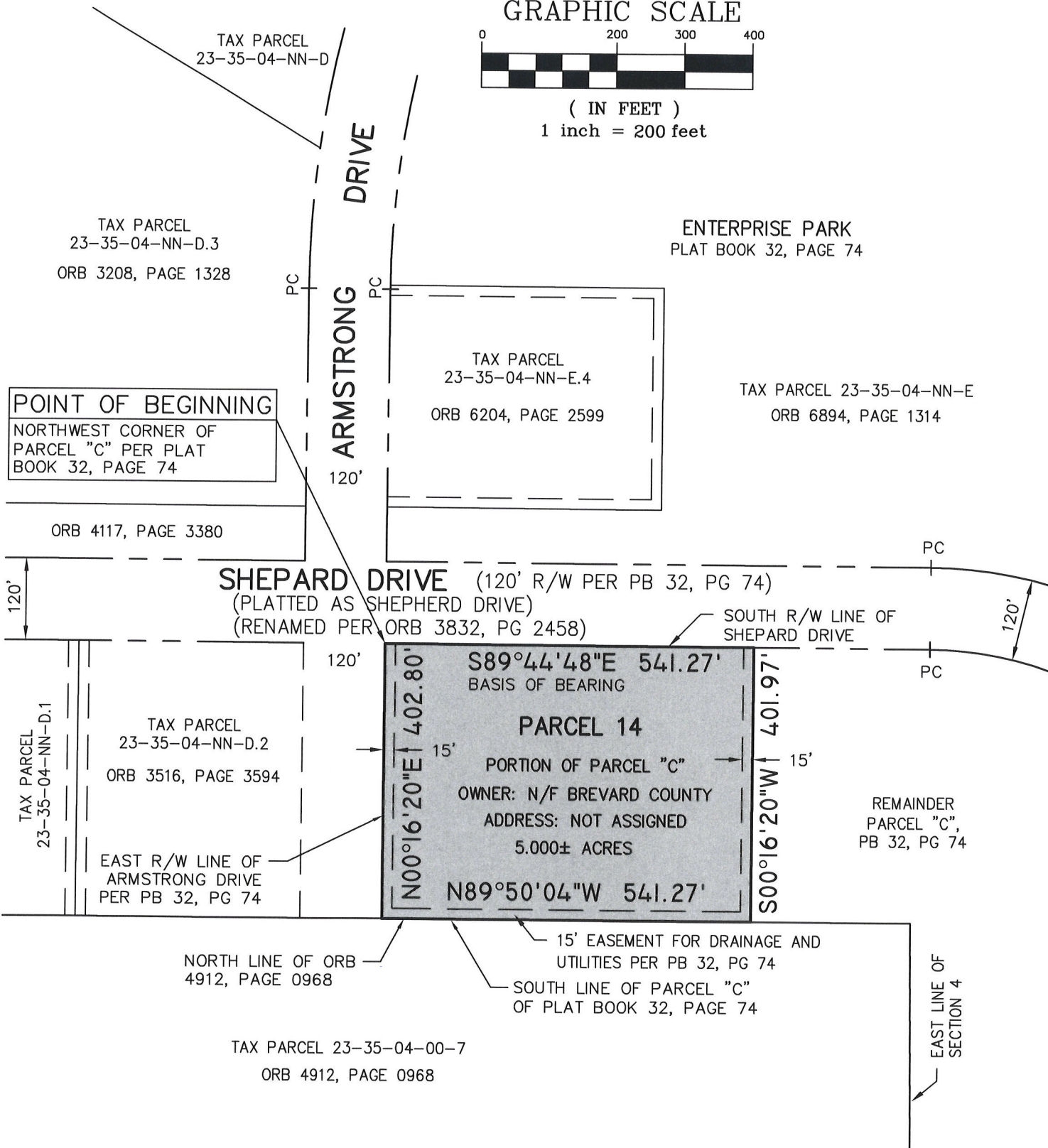
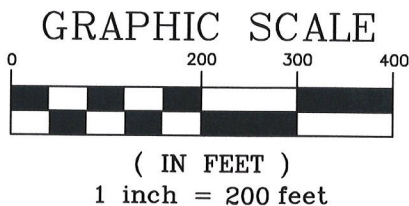
DRAWN BY: M. CORNELL	CHECKED BY: M. SWEENEY	PROJECT NO. 20-10-023		SECTION 04 TOWNSHIP 23 SOUTH RANGE 35 EAST
		REVISIONS	DATE	
DATE: NOVEMBER 12, 2019	SHEET: 1 OF 2			

SKETCH OF DESCRIPTION PARCEL 14

PARENT PARCEL ID#: 23-35-04-NN-C
PURPOSE: FEE SIMPLE CONVEYANCE



EXHIBIT "A"
SHEET 2 OF 2
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ADDRESS: 2725 JUDGE FRAN JAMIESON WAY, SUITE A220,
VIERA, FLORIDA 32940
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SCALE:
1" = 200'
PROJECT NO.:
20-10-023

SECTION 04
TOWNSHIP 23 SOUTH
RANGE 35 EAST