

LEGAL DESCRIPTION:

PARCEL A:  
A CERTAIN PARCEL OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 30 EAST OF AND 1,104 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 35 FOR A POINT OF BEGINNING, THENCE SOUTH 89°51'22" EAST, ON A LINE PARALLEL WITH AND 1,104 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 225.00 FEET TO A LINE THAT IS PARALLEL WITH THE WEST LINE OF SAID SECTION 35; THENCE RUN SOUTH 00°13'50" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET TO A LINE THAT IS 1,254 FEET SOUTH OF, AND PARALLEL WITH, THE AFOREMENTIONED NORTH LINE OF SAID SECTION 35; THENCE RUN NORTH 89°51'22" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 254.44 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH COURTENAY PARKWAY; THENCE RUN NORTH 01°47'34" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 150.09 FEET TO A LINE THAT IS 1,104 FEET SOUTH OF AND PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF SECTION 35; THENCE RUN SOUTH 89°51'22" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 34.74 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 32,564 SQUARE FEET, MORE OR LESS.

PARCEL B:  
A CERTAIN PARCEL OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 30 FEET EAST OF AND 1,104 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 89°05'22" EAST, ON A LINE PARALLEL WITH AND 1,104 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°51'22" EAST, ALONG SAID PARALLEL LINE, 383.10 FEET TO A LINE THAT IS 638.10 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID SECTION 35; THENCE RUN SOUTH 00°13'50" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET TO A LINE THAT IS 1,304 FEET SOUTH OF, AND PARALLEL WITH, THE AFOREMENTIONED NORTH LINE OF SAID SECTION 35, THENCE RUN NORTH 89°51'22" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 635.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH COURTENAY PARKWAY; THENCE RUN NORTH 01°47'34" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.02 FEET TO A LINE THAT IS 1,254 FEET SOUTH OF AND PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF THE SECTION 35; THENCE RUN SOUTH 89°51'22" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 254.44 FEET TO A LINE 255.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID SECTION 35; THENCE RUN NORTH 00°13'50" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 2.005 ACRES MORE OR LESS.

LESS AND EXCEPT THE WEST 40' BY PERPENDICULAR MEASUREMENT OF BOTH PARCELS DESCRIBED ABOVE.

JOB NUMBER: 2111-105

FIELD WORK DATE: 11/16/2021

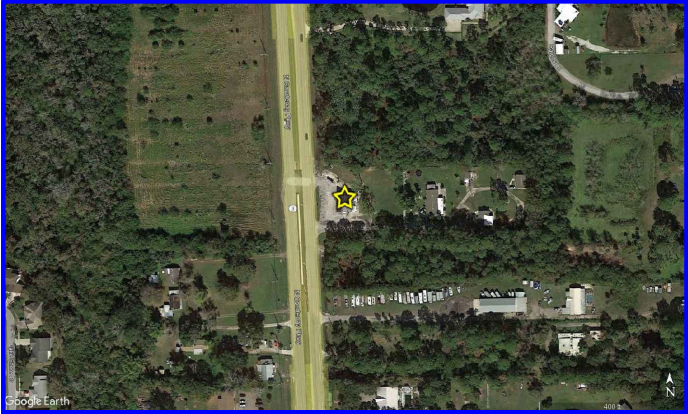
PROPERTY ADDRESS:

4910 NORTH COURTENAY PARKWAY, MERRITT ISLAND, FL 32953 AND  
4920 NORTH COURTENAY PARKWAY, MERRITT ISLAND, FL 32953 AND  
4930 NORTH COURTENAY PARKWAY, MERRITT ISLAND, FL 32953 AND  
4940 NORTH COURTENAY PARKWAY, MERRITT ISLAND, FL 32953 AND

FLOOD INFORMATION:

PANEL NUMBER: 12009C0329H  
FIRM DATE: JANUARY 29, 2021  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: NA  
COMMUNITY NAME: BREVARD COUNTY  
COMMUNITY NUMBER: 125092

AERIAL PHOTOGRAPH



SURVEYOR'S LEGEND

A/C = AIR CONDITIONING  
BB = BEARING BASIS  
BFP = BACKFLOW PREVENTER  
BLDG = BUILDING  
BLK = BLOCK  
BM = BENCHMARK  
C = CURVE  
CATV = CABLE T.V. RISER  
CB = CATCH BASIN  
CL = CENTERLINE  
CLF = CHAIN LINK FENCE  
CLP = CONCRETE LIGHT POLE  
CONC = CONCRETE  
CP = CONTROL POINT  
CPP = CONCRETE POWER POLE  
D = DEED  
DF = DRAINFIELD  
ELEV = ELEVATION  
EM = ELECTRIC METER  
EOW = EDGE OF WATER  
EP = EDGE OF PAVEMENT  
F = FIELD  
FCM = FOUND CONCRETE MONUMENT  
FDH = FOUND DRILL HOLE

FFE = FINSHED FLOOR ELEVATION  
FIP = FOUND IRON PIPE  
FIPC = FOUND IRON PIPE AND CAP  
FIR = FOUND IRON ROD  
FIRC = FOUND IRON ROD AND CAP  
FN = FOUND NAIL  
FN&D = FOUND NAIL AND DISC  
FND = FOUND  
FPK = FOUND PK NAIL  
FPKD = FOUND PK NAIL AND DISC  
FRRS PK = FOUND RAILROAD SPIKE  
GAR = GARAGE  
HYD = FIRE HYDRANT  
ID = IDENTIFICATION  
L = LENGTH  
LB # = LICENSED BUSINESS  
LS # = LICENSED SURVEYOR  
M = MEASURED  
MB = MAP BOOK  
MES = MITERED END SECTION  
MH = MANHOLE  
MLP = METAL LIGHT POLE  
OHW = OVERHEAD WIRES  
P = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVATURE

PCC = POINT OF COMPOUND CURVATURE  
PCP = PERMANENT CONTOL POINT  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PP = POOL PUMP  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PT = POINT OF TANGENCY  
R = RADIUS  
RNG = RANGE  
R/W = RIGHT OF WAY  
S = SEPTIC  
SEC = SECTION  
SIR = SET IRON ROD AND CAP  
SPKD = SET PK NAIL AND DISC  
SV = SEWER VALVE  
TBM = TEMPORARY BENCHMARK  
TOB = TOP OF BANK  
TWP = TOWNSHIP  
TR = TELEPHONE RISER  
TYP = TYPICAL  
WIT = WITNESS  
WLP = WOOD LIGHT POLE  
WM = WATER METER  
WPP = WOOD POWER POLE  
WV = WATER VALVE

LINETYPES

— = BOUNDARY LINE  
— = STRUCTURE LINE  
- - - - - = CENTERLINE  
- - - - - = EASEMENT LINE  
- - - - - = FENCE LINE  
— = OLD LOT LINE

SYMBOLS

⊙ = FIRE HYDRANT  
⊗ = WATER METER  
⊗ = POWER POLE  
⊗ = GAS SERVICE  
⊙ = LIGHT POLE  
⊗ = WELL  
⊙ = BENCHMARK  
⊗ = CATCH BASIN  
⊗ = SANITARY MANHOLE  
⊗ = CABLE T.V. SERVICE  
⊗ = ELECTRIC SERVICE  
⊗ = TELEPHONE SERVICE  
⊗ = DRAINAGE MANHOLE  
⊗ = SANITARY SERVICE

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. THIS SURVEY MEETS AND/OR EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BILL HYATT  
SURVEYOR AND MAPPER #4636  
STATE OF FLORIDA

DATE

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

CERTIFIED TO:

BRAD A. LANGE

KNOW IT NOW, INC.

PROFESSIONAL SURVEYING AND MAPPING  
5220 US HIGHWAY 1, #104  
VERO BEACH, FL 32967  
PHONE - (888) 396-7770  
WWW.KINSURVEY.COM

