

ALTA/NSPS LAND TITLE SURVEY

Survey  
20Z00036  
Cedar Lake

| TABLE "A" REQUIREMENTS |   |
|------------------------|---|
| 1                      | SEE SURVEY                                  |
| 2                      | SEE SURVEY                                  |
| 3                      | SEE SURVEY                                  |
| 4                      | SEE SURVEY                                  |
| 5                      | SEE SURVEY                                  |
| 6                      | NOT APPLICABLE                              |
| 7                      | SEE SURVEY                                  |
| 8                      | SEE SURVEY                                  |
| 9                      | SEE SURVEY (NO RECENT CONSTRUCTION VISIBLE) |
| 10                     | NOT APPLICABLE                              |
| 11                     | NOT APPLICABLE                              |
| 12                     | NOT APPLICABLE                              |
| 13                     | SEE SURVEY                                  |
| 14                     | NOT APPLICABLE                              |
| 15                     | NOT APPLICABLE                              |
| 16                     | SEE SURVEY (NO RECENT CONSTRUCTION VISIBLE) |
| 17                     | SEE SURVEY (NO CHANGES TO ROAD R/W)         |
| 18                     | NOT APPLICABLE                              |
| 19                     | NOT APPLICABLE                              |
| 20                     | NOT APPLICABLE                              |
| 21                     | NOT APPLICABLE                              |

SURVEY NOTES:

- 1. ELEVATIONS ARE BASED OFF THE NORTH AMERICAN VERTICAL DATUM OF 1988, TAKEN BY GPS OBSERVATIONS. BENCHMARK USED IS DESIGNATED AS "K 649", PID "DK6663", BREVARD COUNTY, FLORIDA AND WAS PROVIDED BY THE NATIONAL GEODETIC SURVEY. CONTOUR INTERVALS ARE 1.0'.
- 2. STATE PLANE COORDINATES BASED ON THE FLORIDA STATE PLANE EAST, NAD83, US SURVEY FEET.

Legal Description:

PARCEL 1:  
A parcel of land lying in Section 24, Township 23 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 24 and run North 01°35'53" West along the East line of said Section 24, a distance of 1329.95 feet to the Southeast corner of the North Half of the Southeast Quarter, the Point of Beginning; thence continue North 01°35'35" West along said East line, a distance of 979.95 feet to a point located 350.00 feet South of the East Quarter corner of Section 24, said point being on the South line of lands per Official Records Book 661, Page 1026; thence South 88°12'37" West along the South line of said lands, a distance of 1170.07 feet to a point on the East right of way line of the Florida East Coast Railroad (a 100 foot right of way); thence South 20°05'13" East along said East Right of Way line, a distance of 1023.78 feet to a point on the South line of the North Half of the Southeast Quarter; thence North 88°44'52" East along said South line, a distance of 845.42 feet to the Point of Beginning.

PARCEL 2:  
A parcel of land lying in Government Lot 1, Section 24, Township 23 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Government Lot 1, said point also being the Point of Beginning of the herein described parcel; from said point run South 89°41'21" West along the South line of Government Lot 1 to the East right of way line of the Florida East Coast Railroad (a 100 foot right of way), a distance of 1286.68 feet; thence North 18°32'20" West along said East right of way to the South line of Delespine Grant, a distance of 666.48 feet; thence run North 75°10'20" East along the South line of Delespine Grant, a distance of 1549.31 feet; thence run South 0°03'29" East along land described in Deed Book 440, Page 584 and Clearview Terrace Subdivision, as recorded in Plat Book 12, Page 46, of the Public Records of Brevard County, Florida, a distance of 1021.91 feet to the Point of Beginning.

PARCEL 3:  
Lot 12, COWAN'S TRAILER PARK, as recorded in Survey Book 4, Page 53, Public Records of Brevard County, Florida, more particularly described as follows:

Commence at the Southeast corner of Section 24, Township 23 South, Range 35 East; thence North 0°11'08" East along the East line of said Section 24, 1329.98 feet; thence North 89°28'02" West, 311.58 feet to the Point of Beginning; thence South 0°31'58" West, 150.00 feet to the North Right of Way line of Cowan Road; thence North 89°28'02" West, along said Right of Way line, 145.20 feet; thence North 0°31'58" East, 150.00 feet; thence South 89°28'02" East, 145.20 feet to the Point of Beginning TOGETHER WITH a 5.00 foot utility easement along the front and side lot lines.

PARCEL 4:  
A parcel of land lying in Section 24, Township 23 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the East Quarter corner of said Section 24 and run South 01°35'53" East, along the East line of said Section 24, a distance of 350.17 feet; thence run South 88°12'37" West, a distance of 105.33 feet to a point on the East right of Way line of the Florida East Coast Railroad; thence run North 20°05'13" West along said East right of way line, a distance of 368.53 feet; thence run North 88°11'50" East, a distance of 105.33 feet; thence run South 20°05'13" East parallel to said East right of way line, a distance of 368.53 feet to the Point of Beginning.

PROPERTY ADDRESS: 5971 CEDAR LAKE DRIVE-COCOA BEACH, FLORIDA 32927

LEGEND

GRAPHIC SCALE: 1" = 120'

FLOOD ZONE

Legal Description: SEE ABOVE

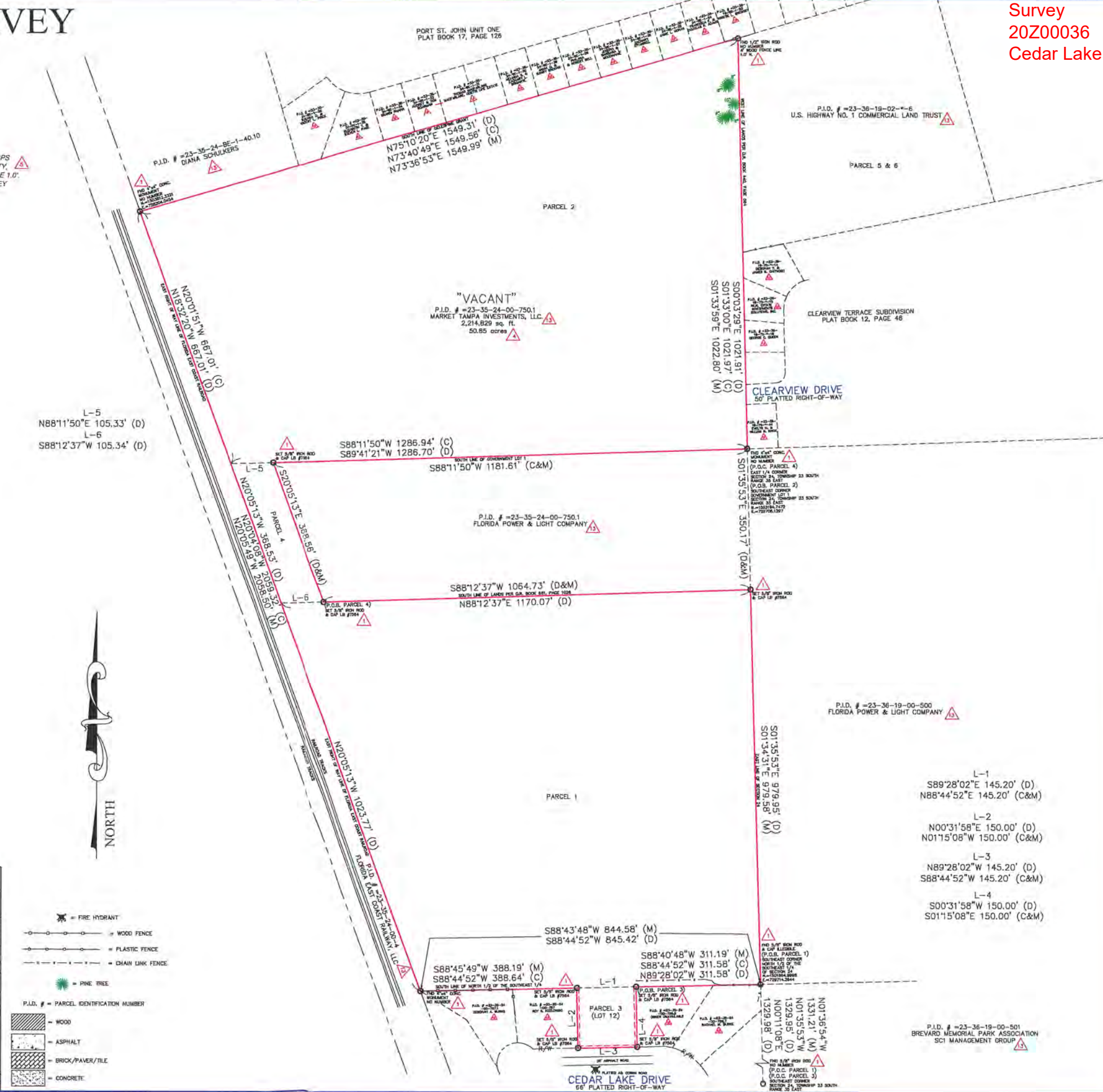
CERTIFIED TO:  
MARKET TAMPA INVESTMENTS  
(EXCLUSIVELY)

CLIENT NO.: 20Z00036  
JOB NO.: 20Z00036  
FIELD DATE: 10/28/23  
APPROVED BY: AER  
CHECKED BY: AER  
DRAWN BY: CNR  
DRAWN DATE: 11/06/23

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mapmakers in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, Pursuant to Chapter 472.037, Florida Statutes.

CERTIFIED BY: ALAN E. BROWN, JR., P.S., F.S.M.S. DATED: 11/06/23  
P.O. BOX 119707, TAMPA, FLORIDA 33611-0707  
407.931.3425 (Office) 407.939.5453 (Fax) L.B. #7564

NOT VALID WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPMAKER.



- L-1  
S89°28'02"E 145.20' (D)  
N88°44'52"E 145.20' (C&M)
- L-2  
N00°31'58"E 150.00' (D)  
N01°15'08"W 150.00' (C&M)
- L-3  
N89°28'02"W 145.20' (D)  
S88°44'52"W 145.20' (C&M)
- L-4  
S00°31'58"W 150.00' (D)  
S01°15'08"E 150.00' (C&M)

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# ALTA/NSPS LAND TITLE SURVEY

| TABLE "A" REQUIREMENTS |   |
|------------------------|---|
| 1                      | SEE SURVEY                                  |
| 2                      | SEE SURVEY                                  |
| 3                      | SEE SURVEY                                  |
| 4                      | SEE SURVEY                                  |
| 5                      | SEE SURVEY                                  |
| 6                      | NOT APPLICABLE                              |
| 7a                     | NOT APPLICABLE                              |
| 7b                     | NOT APPLICABLE                              |
| 7c                     | NOT APPLICABLE                              |
| 8                      | SEE SURVEY                                  |
| 9                      | SEE SURVEY (NONE PRESENT AT TIME OF SURVEY) |
| 10                     | NOT APPLICABLE                              |
| 11                     | NOT APPLICABLE                              |
| 12                     | NOT APPLICABLE                              |
| 13                     | SEE SURVEY                                  |
| 14                     | NOT APPLICABLE                              |
| 15                     | NOT APPLICABLE                              |
| 16                     | SEE SURVEY (NO RECENT CONSTRUCTION VISIBLE) |
| 17                     | SEE SURVEY (NO CHANGES TO ROAD R/W)         |
| 18                     | NOT APPLICABLE                              |
| 19                     | SEE SURVEY                                  |
| 20                     | NOT APPLICABLE                              |
| 21                     | NOT APPLICABLE                              |

## SURVEY NOTES:

- ELEVATIONS ARE BASED OFF THE NORTH AMERICAN VERTICAL DATUM OF 1988, TAKEN BY GPS OBSERVATIONS. BENCHMARK USED IS DESIGNATED AS "K 649", PID "DK6663", BREVARD COUNTY, FLORIDA AND WAS PROVIDED BY THE NATIONAL GEODETIC SURVEY. CONTOUR INTERVALS ARE 1.0'.
- STATE PLANE COORDINATES BASED ON THE FLORIDA STATE PLANE EAST, NAD83, US SURVEY FEET.

## Legal Description:

PARCEL 5:  
Descriptions of Tract "C" and "D"

A parcel of land lying in Section 19, Township 23 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the West Quarter corner of said Section 19, and run North along the West line of said Section 19, a distance of 489.48 feet to the Northwest corner of the PLAT OF CLEARVIEW TERRACE, as recorded in Plat Book 12, Page 46, Public Records of Brevard County, Florida, to the Point of Beginning; thence continue North, along the West line, a distance of 533.17 feet to a point on the South line of PORT ST. JOHN UNIT ONE, as recorded in Plat Book 13, Page 126, of said Public Records; thence run North 75°10'20" East, along said South line, a distance of 505.39 feet; thence South 14°35'25", parallel with the West right of way line of U.S. Highway No. 1, a distance of 571.94 feet to a point on the North line of said PLAT OF CLEARVIEW TERRACE; thence South 80°13'23" West, along said North line of subdivision, a distance of 641.95 feet to the Point of Beginning.

PROPERTY ADDRESS: TAX I.D. NUMBER-23-35-24-00-00756.9-0000.00

| SYMBOL | DESCRIPTION                  |
|--------|------------------------------|
| ▲      | POINT OF BEGINNING           |
| △      | IRON PIPES                   |
| ▽      | IRON PIPES                   |
| □      | POINT OF INTERSECTION        |
| ○      | CONCRETE                     |
| ■      | ASPHALT                      |
| ■      | BRICK/PAVER/TILE             |
| ■      | CONCRETE                     |
| ■      | WOOD                         |
| ■      | OVERHEAD UTILITY LINE        |
| ■      | CHAIN LINK FENCE             |
| ■      | WOOD FENCE                   |
| ■      | PALM TREE                    |
| ■      | PINE TREE                    |
| ■      | CAMPHER TREE                 |
| ■      | OAK TREE                     |
| ■      | PARCEL IDENTIFICATION NUMBER |
| ■      | WOOD                         |
| ■      | ASPHALT                      |
| ■      | BRICK/PAVER/TILE             |
| ■      | CONCRETE                     |

|                                |
|--------------------------------|
| LEGEND                         |
| ▲ POINT OF BEGINNING           |
| △ IRON PIPES                   |
| ▽ IRON PIPES                   |
| □ POINT OF INTERSECTION        |
| ○ CONCRETE                     |
| ■ ASPHALT                      |
| ■ BRICK/PAVER/TILE             |
| ■ CONCRETE                     |
| ■ WOOD                         |
| ■ OVERHEAD UTILITY LINE        |
| ■ CHAIN LINK FENCE             |
| ■ WOOD FENCE                   |
| ■ PALM TREE                    |
| ■ PINE TREE                    |
| ■ CAMPHER TREE                 |
| ■ OAK TREE                     |
| ■ PARCEL IDENTIFICATION NUMBER |
| ■ WOOD                         |
| ■ ASPHALT                      |
| ■ BRICK/PAVER/TILE             |
| ■ CONCRETE                     |

Legal Description: SEE ABOVE

CERTIFIED TO:  
MARKET TAMPA INVESTMENTS  
(EXCLUSIVELY)

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, Pursuant to Chapter 472.027, Florida Statutes.

NOT VALID WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

| DATE | REVISION | DATE | REVISION |
|------|----------|------|----------|
|      |          |      |          |
|      |          |      |          |
|      |          |      |          |

|                                |
|--------------------------------|
| LEGEND                         |
| ▲ POINT OF BEGINNING           |
| △ IRON PIPES                   |
| ▽ IRON PIPES                   |
| □ POINT OF INTERSECTION        |
| ○ CONCRETE                     |
| ■ ASPHALT                      |
| ■ BRICK/PAVER/TILE             |
| ■ CONCRETE                     |
| ■ WOOD                         |
| ■ OVERHEAD UTILITY LINE        |
| ■ CHAIN LINK FENCE             |
| ■ WOOD FENCE                   |
| ■ PALM TREE                    |
| ■ PINE TREE                    |
| ■ CAMPHER TREE                 |
| ■ OAK TREE                     |
| ■ PARCEL IDENTIFICATION NUMBER |
| ■ WOOD                         |
| ■ ASPHALT                      |
| ■ BRICK/PAVER/TILE             |
| ■ CONCRETE                     |

| DATE | REVISION | DATE | REVISION |
|------|----------|------|----------|
|      |          |      |          |
|      |          |      |          |
|      |          |      |          |

