CERTIFICATE OF AUTHORIZATION L.B. 7426

N89°05'57"E - * * 6" Chaîn Link Fence * 190.65

FLU - RESIDENTIAL 4

PROPOSED COMMUNITY COMMERCIAL

PARCEL A

Contains 2.50 Ac. ±

(108,900 Sq.Ft.±)

/__/ ___/ O.H.W. __ / __ / _ / _ /

S89*05'57"W

Asphalt Pavement

POINT OF

BEGINNING-

PARCEL A

ALTA/NSPS LAND TITLE SURVEY

Tax Parcel No. 542

Owner:
"Mims Trailer Park LLC"

Total Site

Contains 8.295 Ac. ±

(361,336 Sq.Ft.±)

Dirt Ramp

Asphalt Pavement

CUYLER STREET

South Line - Section 17, Township 21 South, Range 35 East

POINT OF

BEGINNING

PARCEL B

300.95

S89°05'57"W

Monitoring Well

A=9.32'

Southwest Corner — Section 17, —Township 21 South, Range 35 East

Found 1/2" Iron Rod (GCY)

per "CCR 92349)"

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FLU - NEIGHBORHOOD COMMERCIAL

PROPOSED COMMUNITY COMMERCIAL

PARCEL B

Contains 3.829 Ac. ±

(166,816 Sq.Ft.±)

COMMUNITY COMMERCIAL

1.966 AC.±

- O.H.W. —

43.0

(Note - 11) S89°05'57"W

300.00

- 4"X6"D.O.T. Monument (Broken) 1.84'N. 3.02'W.

THIS IS THE LEGAL DESCRIPTION TO BE USED FOR ADVERTISING PURPOSES BMAN STEPHEN

Tax Parcel No. 526

Owner: Othneil Edwards

Tax Parcel No. 530

Owner: Nathaniel & Brenice C. Pilate,

Tax Parcel No. 525

Residence

Owner: Patrice J. Pilate;

Pauline Pilate; Victoria L. Pilate

Tax Parcel No. 539

Owner: Nathaniel & Brenice C. Pilate,

Trustee

Tax Parcel No. 529

Owner: Patrice J.. Pilate

S89°05'57"W 400.65' 210.00'

Southwest 1/4 Corner - Section 17

Found Nail & Disk (PLS 4104)

per "CCR 92350"

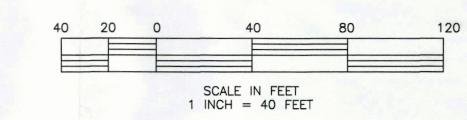
Township 21 South, Range 35 East

----O.H.W.

---E.O.P.



Survey 20PZ00116 **Preferred Leasing**



LEGAL DESCRIPTION:

Parcel A:

A part of Southeast 1/4 of the Southwest 1/4 of Section 17, Township 21 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

From the Southeast corner of the Southwest 1/4 of said Section 17 run S89°05'57"W along the South line of said Southwest 1/4 a distance of 210.00 feet; thence NO°54'11"W a distance of 15.00 feet to the POINT OF BEGINNING of the herein described parcel; thence S89°05'57"W along the North Rightof-Way Line of Cuyler Street a distance of 190.65 feet; thence N0°54'11"W a distance of 571.20 feet; thence N89°05'57"E a distance of 190.65 feet; thence S0°54'11"E a distance of 571.20 feet to the Point of

Contains 2.50 Acres, more or less.

Parcel B:

A part of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 21 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

From the Southeast corner of the Southwest 1/4 of said Section 17 run S89°05'57"W along the South line of said Southwest 1/4 a distance of 400.65 feet; thence NO°54'11"W a distance of 15.00 feet to the POINT OF BEGINNING of the herein described parcel; thence S89'05'57"W along the North Right-of-Way line a distance of 79.94 feet; thence N13°09'07"W a distance of 292.05 feet; thence S89°05'57"W parallel with aforesaid South line of Southwest 1/4 of Section 17 a distance of 300.00 feet to a point on the Easterly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5); thence N3*09'07"W along said Easterly Right-of-Way Line of U.S. Highway No. ! (State Road No. 5) a distance of 292.46 feet; thence N89*05'07"E a distance of 503.95 feet; thence S0*54'11"E a distance of 571.20 feet to the Point of Beginning.

Contains 3.829 Acres, more or less.

NOTES RELATED TO SCHEDULE B SECTION 2 TITLE COMMITMENT EXCEPTIONS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 954880, DATED SEPTEMBER 13, 2020 @ 11:00 PM:

THERE ARE NO PLOTTABLE SURVEY MATTERS LISTED.

PROPERTY LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12009C0115 G, EFFECTIVE DATE MARCH 17, 2014.

PROPERTY ADDRESS: 3030 CUYLER STREET MIMS, FLORIDA

W = WATER METER • = WELL = ELECTRIC METER/HANDHOLE = SANITARY SEWER MANHOLE = STORM SEWER MANHOLE = SOUTHERN BELL MANHOLE/HANDHOLE - UNDER MAIN ROOF = SOUTHERN BELL RISER = CABLE TELEVISION RISER = GAS VALVE = RECLAIM WATER METER = GAS SERVICE = WATER VALVE IN 2'x 2' CONC = WATER VALVE = FIRE HYDRANT TX = TRANSFORMER
CONC. = CONCRETE (TYP.) = TYP
APPROX. = APPROXIMATE
E.O.P. = EDGE OF PAVEMENT
T.O.S. = APPROX. TOE OF SLOPE
E.O.W. = APPROX. TOP OF BANK
N.T.S. = NOT TO SCALE
O/S = OFFSET
L.F.E. = LOWEST FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
G.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
B.S.L = BUILDING SETBACK LINE
P.V.C. = POLYVINYICHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
INV. = INVERT ---- FENCE
---- OVERHEAD WIRE (O.H.W.) S/T = APPROXIMATE SEPTIC TANK = IRON MARKER FOUND - SEE DESCRIPTION O = 1/2" IRON ROD WITH PLASTIC CAP
MARKED "K.A. SMITH LB 7426" SET
= 4"x 4" CONC. MONUMENT FOUND
- SEE DESCRIPTION = NAL & DISK FOUND - SEE DESCRIPTION = NAIL & DISK MARKED "K.A. SMITH LB 7426" SET O = HUB & TACK SET

SURVEYORS NOTES: . LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. . ADJOINERS SHOWN HAVE NOT BEEN SURVEYED. . DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES (CHAPTER 5J17-6.003(1)(B) F.A.C.)

PURSUANT TO FLORIDA LAW (F.A.C. 5J17-6. 003(17)) THIS SURVEY IS BASED ON A 8. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
 LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY TITLE COMMITMENT.

10. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (PARENT B.M. B5A21, ELEVATION 17.63') AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF. 9. ELEVATIONS BASED ON 50.00' ASSUMED AT _____N/A_____ 1. BEARINGS BASED ON STATE PLANE GRID BEARINGS ALONG THE SOUTH LINE OF

SECTION 17 BEING S89'05'37"W. 12. PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES. 13. LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED. 14. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION. NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY.

7. SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR. HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.

 VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (GROUND, PAVEMENT, INLETS, ETC HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET. O. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES. 21. THE EXPECTED USE OF THE LAND IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY.

SURVEYOR'S CERTIFICATION: TO: JT Realty Holdings LLC, a Florid limited liability company; Preferred Leasing, LLC, a Florida limited liability company; Old Republic National Title Insurance Company;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS THE FIELDWORK WAS COMPLETED ON OCTOBER 14, 2020.

