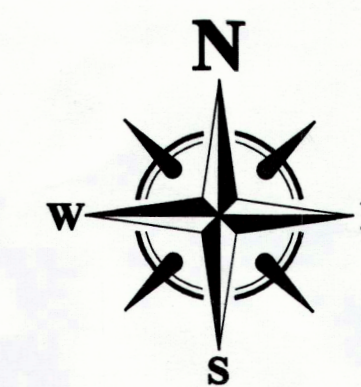


MAP OF SURVEY  
CERTIFICATE OF AUTHORIZATION L.B. 7426

# ALTA/NSPS LAND TITLE SURVEY

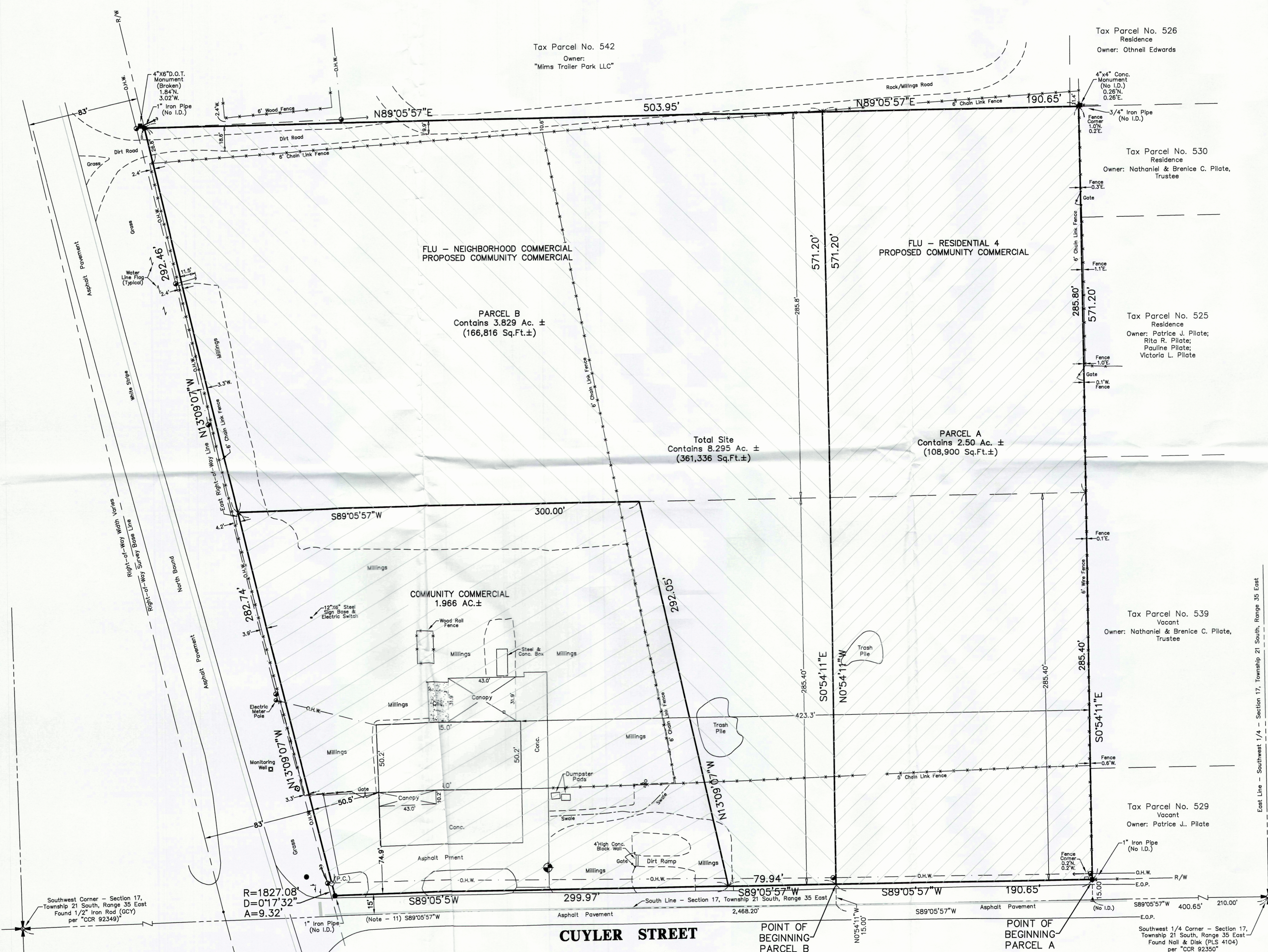
Brian Stephens  
Signature



40 20 0 40 80 120

SCALE IN FEET  
1 INCH = 40 FEET

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 N05°41'11"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 of Cuyler Street a distance of 190.65 feet; thence N05°41'11"W a distance of 571.20 feet; thence N89°05'57"E a distance of 190.65 feet; thence S05°41'11"E a distance of 571.20 feet to the Point of Beginning.

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; then N05°54'11"W a distance of 15.00 feet to the POINT OF BEGINNING of the herein described parcel; then S89°05'57"W along the North Right-of-Way line a distance of 79.94 feet; then N03°09'07"W along the Eastern Right-of-Way line a distance of 300.00 feet to the South line of Southwest 1/4 of Section 17 a distance of 300.00 feet to a point on the Eastern Right-of-Way line of U.S. Highway No. 1 (State Road No. 5); then N3°09'07"W along said Eastern Right-of-Way line of U.S. Highway No. 1 (State Road No. 5) a distance of 281.25 feet to the Northeast corner of the herein described parcel; then S05°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

**LEGEND:**

[illegible]

SURVEYORS NOTES

1. LANCE SHOWN HEREIN ARE NOT ABSTRACTS FOR ADDING DEEDS, RIGHT-OF-WAY RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DEEMED NECESSARY, SHOULD BE OBTAINED FROM THE APPROPRIATE RECORDS OFFICE.

2. ADDRESSES SHOWN HAVE NOT BEEN DETERMINED.

3. CHANGES TO THE LOT OR LOTS TO BE USED FOR SALE PURPOSES:

4. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, CHAPTER 120, F.S. 120.01.

5. PURSUANT TO FLORIDA LAW (F.A.C. 517.6 - 003(7)) THIS SURVEY IS BASED ON A HORIZONTAL DATUM OF 1983.

6. USE ONLY OWNERS CONTRIBUTIONS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS. THE SURVEYOR HAS NOT CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND THEREFORE HAS NOT OBSERVED THE EXISTENCE OR NON-EXISTENCE OF ANY FENCES, ETC.

7. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY TITLE COMMITMENT.

8. ELEVATIONS BASED ON 50.00 METER PER SECOND.

9. ELEVATIONS BASED ON NORTH AMERICAN DATUM OF 1983 (PARENT B.M. ELEVATION 114.22 - ) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.

10. REFERENCE TO RECORDS OF THE COUNTY OF BROWARD, FLORIDA, BOOK 17, PAGE 10, SECTION 17, BRN 980557-0001.

11. PLAT PLANS ARE NOT TO BE USED FOR CONSTRUCTION UTILITY PURPOSES.

12. LOT LINES AND BOUNDARIES ARE APPROXIMATE AND UNMEASURED UNLESS OTHERWISE NOTED.

13. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED.

14. ALL DISTANCES SHOWN ARE APPROXIMATE AND UNMEASURED UNLESS OTHERWISE NOTED.

15. NORTH ARROWS AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR INFORMATION PURPOSES ONLY.

16. ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE "OPEN TO TRAFFIC" BOTH BY FOOT AND VEHICLE UNLESS OTHERWISE NOTED BY (CLOSD TO TRAFFIC).

17. ALL DISTANCES SHOWN ARE APPROXIMATE AND UNMEASURED UNLESS OTHERWISE NOTED.

18. HORIZONTAL FEATURE ACQUISITION: TOPOGRAPHIC LAND FEATURES (SPOTS, RILLS, VALES, MALDENED AREAS, ETC.) ARE SHOWN AS APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED.

19. VERTICAL FEATURE ACQUISITION: ELEVATIONS OF TRAILERS (HUTS, BUILDINGS, ETC.) ARE SHOWN AS APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED.

20. HORIZONTAL FEATURE ACQUISITION: PLUS OR MINUS 0.10 FEET.

21. VERTICAL FEATURE ACQUISITION: PLUS OR MINUS 0.10 FEET.

22. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE PARTIES' SUCCESSORS AND ASSIGNS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.

23. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE RELATIVE DISTANCE ACROSS FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THIS SURVEY.

SURVEYOR'S CERTIFICATION:  
TO: JT Realty Holdings LLC, a Florida 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.