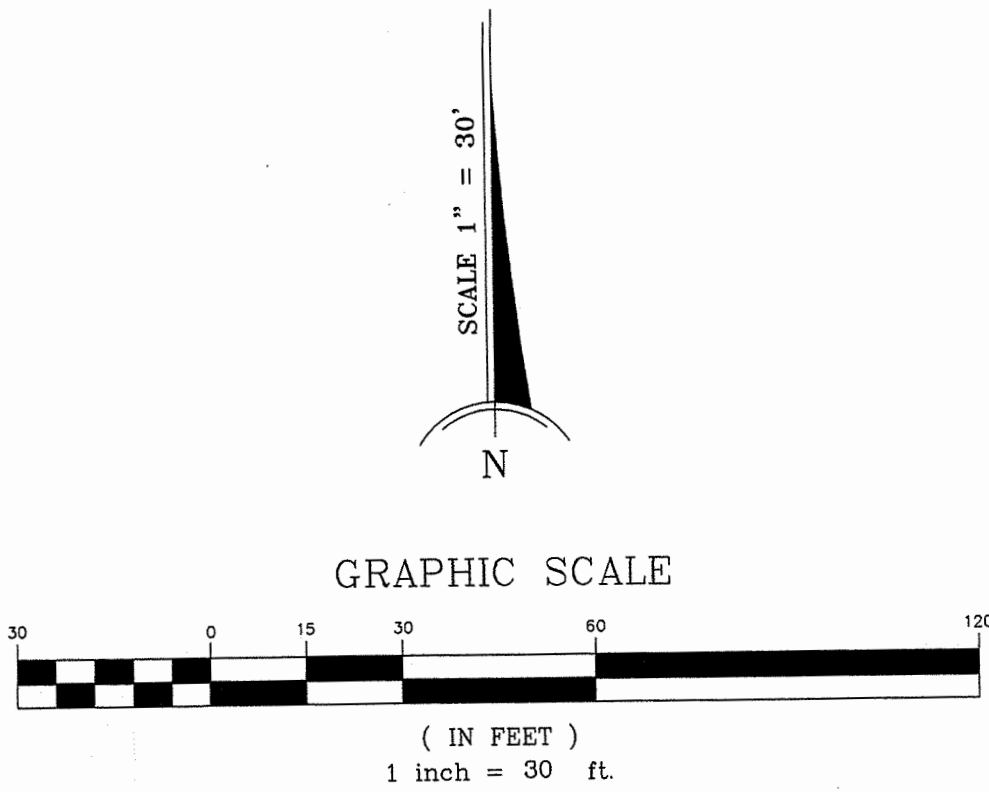




BOUNDARY SURVEY

LEGAL DESCRIPTION: TAX PARCEL #32
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4,
OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4
WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE RUN
NORTH 00°14'31" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF
188.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°14'31"
EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 260.18 FEET; THENCE
NORTH 89°42'29" WEST, A DISTANCE OF 400.00 FEET TO A POINT ON THE
EAST LINE OF VANGUARD ESTATES, PHASE 2, AS RECORDED IN PLAT BOOK 32,
PAGE 36. SAID POINT BEING ALSO 400.00 FEET WEST OF THE WEST
RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, BY RIGHT ANGLE MEASUREMENT;
THENCE SOUTH 00°14'31" WEST, ALONG SAID EAST LINE AND PARALLEL TO AND
400.00 FEET WEST, BY RIGHT ANGLE MEASUREMENT FROM THE AFORESAID
WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 260.18
FEET; THENCE SOUTH 89°42'29" EAST, PARALLEL TO THE SECOND COURSE OF
THIS DESCRIPTION, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

CORRECTIVE SPECIAL WARRANTY DEED (PER OFFICIAL RECORDS BOOK 3360,
PAGE 1025): TAX PARCEL #33
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4,
OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4
WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND RUN
NORTH 00°14'31" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF
448.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°14'31"
EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 156.31 FEET TO THE
SOUTHEAST CORNER OF THE FORMER VANGUARD DRIVE-IN THEATER ENTRANCE
PARCEL; THENCE RUN NORTH 88°19'59" WEST ALONG THE SOUTH LINE OF SAID
ENTRANCE PARCEL, A DISTANCE OF 300.00 FEET TO AN ANGLE POINT; THENCE
SOUTH 74°40'26" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 103.90 FEET
TO A POINT ON THE EAST LINE OF VANGUARD ESTATES, PHASE 2, AS
RECORDED IN PLAT BOOK 32, PAGE 36, SAID POINT BEING ALSO 400.00 FEET
WEST OF THE WEST RIGHT-OF-WAY LINE BY RIGHT ANGLE MEASUREMENT;
THENCE SOUTH 00°14'31" WEST ALONG SAID EAST LINE AND PARALLEL TO AND
400.00 FEET WEST BY RIGHT ANGLE MEASUREMENT FROM THE AFORESAID WEST
RIGHT-OF-WAY LINE ON U.S. HIGHWAY NO. 1, A DISTANCE OF 135.54 FEET;
THENCE SOUTH 89°42'29" EAST, A DISTANCE OF 400.00 FEET TO THE POINT
OF BEGINNING.

- NOTES:
- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 AS BEING N00°49'21"E.
 - NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
 - ELEVATIONS BASED ON NGS BENCHMARK NUMBER J404. ELEVATION=32.36', NAVD 1988 DATUM.
 - SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

- LEGEND
- BFP BACK FLOW PREVENTER
 - BOLLARD
 - ⊙ STORM MANHOLE
 - ⊠ DROP INLET
 - ⊕ FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - ↓ GUY ANCHOR
 - ⊗ IRRIGATION CONTROL VALVE
 - ☆ LIGHT POLE
 - ⊙ RECLAIMED WATER METER
 - SIGN
 - ⊙ SANITARY MANHOLE
 - ⊕ SEWER VALVE
 - ⊙ WOOD UTILITY POLE
 - ⊙ WATER METER
 - ⊕ WATER VALVE
 - O/H- OVERHEAD UTILITY LINE



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 05/25/2021
FIELD BY: JRS SCALE: 1" = 30'
FILE NUMBER: 07-24-38

