

LEGAL DESCRIPTION

Official Records Book 9888 Page 407

Commence at the Northwest corner of Section 2, Township 24 South, Range 36 East, Tallahassee Meridian, and run South 0 degrees, 51'46" West along the West line of said Section 2, a distance of 926.62 feet for a Point of Beginning; from said Point of Beginning continue South 0 degrees 51'46" West along said West line, a distance of 50.00 feet; thence North 88 degrees 00'39" East, a distance of 230.22 feet to the West right of way of State Road A1A, as presently located, thence North 4 degrees 2.8'00" West along said right of way, 49.98 feet; thence South 88 degrees 01'35" West to the Point of Beginning, lying and being in Brevard County, Florida.

AND

Commence at the Northwest corner of Section 2, Township 24 South, Range 36 East, Tallahassee Meridian, and run South 0 degrees 51'46" West along the West line of Section 2, a distance of 826.62 feet for a Point of Beginning; from said Point of Beginning, continue South 0 degrees 51'46" West along said West line, a distance of 100.00 feet; thence North 88 degrees 01'35" East, a distance of 227.07 feet to the West right of way line of State Road A1A, as presently located, thence North 4 degrees 28'00" West along said right of way, 100.20 feet; thence South 87 degrees 59'37" West, a distance of 220.78 feet to the Point of Beginning, lying and being in Brevard County, Florida.

SURVEYOR'S REPORT

1. The intended purpose of this survey is for Specific Purpose for a liquor license.
2. The undersigned surveyor been provided a current title opinion or abstract of matters affecting title or boundary to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. Elevations shown hereon are based on elevations of NAVD 88.
8. Bearings are assumed, referenced to Westerly Right of Way line of North Courtenay Street.
9. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
10. FEMA FLOOD: FOR INFORMATION ONLY: The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. Flood Insurance Rate Management Zone "X" Community Panel No. 12009C0340H, dated 01/29/2021.

EXPLANATION
OF
ABBREVIATIONS:

- M Measured Distance
- P Measurement On Plat
- ORB Official Record Book
- PB Plat Book
- LB Licensed Business
- L5 Licensed Surveyor

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 55-17, F.S., Florida Administrative Code, pursuant to Sections 472.022, Florida Statutes.

Unless it bears the signature and original (raised) seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

John R. Campbell

John R. Campbell
Professional Surveyor & Mapper #2351
State of Florida

LEGEND:

- 4155 N COURTENAY PKWY

SURVEYOR'S NOTE:

I HEREBY CERTIFY THAT I MADE A CAREFUL INSPECTION OF THE PROPERTIES LYING WITHIN THE 400 FOOT RADIUS FROM THE SUBJECT PROPERTY'S ENTRANCE DOORWAY IN ACCORDANCE WITH THE REQUIREMENTS OF BREVARD COUNTY CHAPTER 62-1901 ALCOHOLIC CONSUMPTION OF BEVERAGES AND FOUND THERE ARE NO CHURCHES AND NO SCHOOLS WITHIN THE AREA SURVEYED.

DocuSigned by:

John R. Campbell

90B22403C9F2459...

John R. Campbell

Professional Surveyor & Mapper #2351

State of Florida

Specific Purpose Survey

