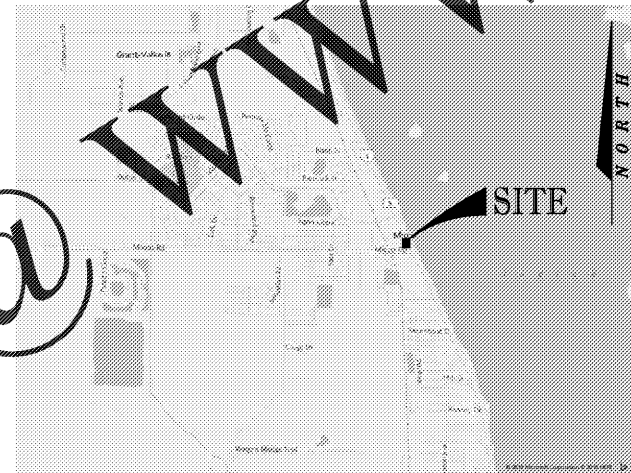


CONSTRUCTION PLANS FOR



MICCO RD & US 1
MICCO, FL
SECTION 11, TOWNSHIP 30 S., RANGE 38 E.
BREVARD COUNTY, FLORIDA

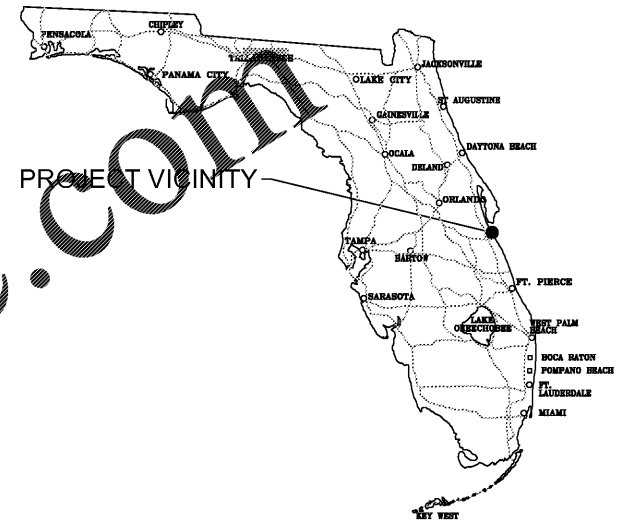


LOCATION MAP
NTS

OCTOBER 2019

ATKINS

7175 MURRELL ROAD
MELBOURNE, FLORIDA 32940
(321) 242-4942
FBPR CERTIFICATE OF AUTHORIZATION No. 24



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SUBMITTED
SEPARATELY TO
BUILDING
DEPARTMENT

LEGAL DESCRIPTION

TRACT 1:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 2142.25 FEET; THENCE DEPARTING SAID SOUTH LINE OF SECTION 11, NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°23'54" WEST, A DISTANCE OF 141.00 FEET; THENCE NORTH 10°04'20" WEST, A DISTANCE OF 134.65 FEET TO A POINT ON THE NORTH LINE OF PIZZULO PROPERTY, DESCRIBED IN OFFICIAL RECORDS BOOK 3797, PAGE 264, BREVARD COUNTY RECORDS; THENCE NORTH 77°30'00" EAST, A DISTANCE OF 31.16 FEET; THENCE SOUTH 24°20'00" EAST, A DISTANCE OF 147.84 FEET; THENCE NORTH 89°00'00" EAST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 13°15'00" EAST, A DISTANCE OF 15.08 FEET; THENCE NORTH 76°59'58" EAST, A DISTANCE OF 65.34 FEET; THENCE SOUTH 27°00'00" EAST, A DISTANCE OF 152.72 FEET TO A POINT THAT IS 20 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 11; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 213.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOREGOING BEING A PORTION OF THE FOLLOWING DESCRIBED LAND PARCEL 1: BEGINNING AT A POINT ON SOUTH BOUNDARY OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, 10.20/100 CHAINS EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 11; THENCE RUNNING WEST ON SECTION LINE 2.40/100 CHAINS; THENCE NORTH 07°30'00" WEST 3.39/100 CHAINS; THENCE NORTH 77°30'00" EAST, 2.46/100 CHAINS; THENCE SOUTH 07°30'00" EAST, 3.32/100 CHAINS TO BEGINNING; LESS AND EXCEPT A STRIP OF LAND 20.00 FEET WIDE ON THE NORTH AND ON THE SOUTH SIDE OF THIS TRACT SET ASIDE FOR PUBLIC ROAD.

PARCEL 2:

BEGINNING AT A POINT 30.20/100 CHAINS EAST OF SOUTHWEST CORNER OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 ALSO BEING SOUTHWEST CORNER OF LOT 3, SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, THENCE RUNNING NORTH 07°30'00" WEST 3.92/100 CHAINS; NORTH 77°30'00" EAST, 1.92/100 CHAINS; SOUTH 24°20'00" EAST, 2.24/100 CHAINS; NORTH 89°00'00" EAST, 94 LINKS; SOUTH 13°15'00" EAST, NORTH 77°30'00" EAST, 99 LINKS; SOUTH 27°00'00" EAST 2.92/100 CHAINS; WEST ON SECTION LINE, 4.39/100 CHAINS TO BEGINNING; LESS AND EXCEPT A 20.00 FEET WIDE STRIP ON THE SOUTH SIDE AND ALSO A STRIP OF SAME WIDTH ALONG THE FIRST PART OF THE NORTH LINE SET ASIDE FOR ROAD PURPOSES.

TOGETHER WITH

ALL THE LANDS OWNED BY GRANTOR LYING IN SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, LYING EAST OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11 AND SOUTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 2142.25 FEET; THENCE, DEPARTING SAID SOUTH LINE OF SECTION 11, NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°23'54" WEST, A DISTANCE OF 141.00 FEET; THENCE NORTH 10°04'20" WEST, A DISTANCE OF 134.65 FEET TO A POINT ON THE NORTH LINE OF PIZZULO PROPERTY, DESCRIBED IN OFFICIAL RECORDS BOOK 3797, PAGE 264, BREVARD COUNTY RECORDS AND THE POINT OF TERMINUS.

TRACT 2:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1617.54 FEET TO THE EAST LINE OF A 50.00 FOOT WIDE STRIP OF LAND LYING EAST OF AND ADJACENT TO THE FLORIDA EAST COAST RAILROAD AS DESCRIBED IN DEED BOOK "ZZ", PAGE 387, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 23°29'00" WEST ALONG SAID EAST LINE, A DISTANCE OF 111.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 77°30'00" EAST A DISTANCE OF 545.94 FEET; THENCE SOUTH 25°46'00" EAST A DISTANCE OF 12.03 FEET; THENCE NORTH 77°30'00" EAST A DISTANCE OF 3.26 FEET; THENCE SOUTH 24°20'00" EAST A DISTANCE OF 105.54 FEET; THENCE NORTH 64°48'02" EAST A DISTANCE OF 6.16 FEET; THENCE SOUTH 24°20'00" EAST A DISTANCE OF 17.82 FEET; THENCE NORTH 74°00'00" EAST A DISTANCE OF 23.09 FEET; THENCE NORTH 69°00'00" EAST A DISTANCE OF 29.78 FEET; THENCE SOUTH 23°15'00" EAST A DISTANCE OF 4.61 FEET; THENCE NORTH 74°52'25" EAST A DISTANCE OF 77.63 FEET; THENCE SOUTH 25°30'14" EAST A DISTANCE OF 4.16 FEET; THENCE NORTH 74°52'25" EAST A DISTANCE OF 197.41 FEET TO THE ORDINARY HIGH WATER LINE OF THE INDIAN RIVER; THENCE ALONG SAID ORDINARY HIGH WATER LINE OF THE NEXT 5 COURSES; NORTH 24°42'02" WEST 13.05 FEET; NORTH 29°51'02" WEST 33.35 FEET; NORTH 32°10'15" WEST 45.43 FEET;

NORTH 33°09'47" WEST 31.81 FEET; NORTH 26°05'53" WEST 19.56 FEET; THENCE DEPARTING SAID ORDINARY HIGH WATER LINE SOUTH 77°54'58" WEST A DISTANCE OF 876.83 FEET; THENCE SOUTH 22°29'00" EAST A DISTANCE OF 19.19 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY NO. 1 AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7001275.

TOGETHER WITH

ALL THE LANDS OWNED BY GRANTOR LYING IN SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA LYING EAST OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11, NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°23'54" WEST, A DISTANCE OF 141.00 FEET; THENCE NORTH 10°04'20" WEST, A DISTANCE OF 145.00 FEET TO A POINT ON THE NORTH LINE OF TINKLER PROPERTY, DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGE 260, BREVARD COUNTY RECORDS AND THE POINT OF TERMINUS.

TRACT 3:

A PORTION OF GOVERNMENT LOT 3, IN SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 11 AND THE WEST EDGE OF THE WATER OF THE INDIAN RIVER, SAID POINT BEING FURTHER DESCRIBED AS THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK "V-V", PAGE 126, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 07°49'21" WEST ALONG THE WEST EDGE OF THE INDIAN RIVER AND THE EAST LINE OF SAID DEED BOOK "V-V", PAGE 126, TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4910.00 FEET TO THE NORTHEAST CORNER OF SAID DEED BOOK "V-V", PAGE 126; THENCE SOUTH 13°17'28" EAST, A DISTANCE OF 305.24 FEET TO THE NORTHWEST CORNER OF SAID DEED BOOK "V-V", PAGE 126; THENCE NORTH 13°17'28" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 152.99 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 11, AND THE SOUTHWEST CORNER OF SAID DEED BOOK "V-V", PAGE 126; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 375.60 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THEREFROM THE SOUTH 20 FEET FOR THE MICCO ROAD RIGHT-OF-WAY AND ALL THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 7001275.

SAID TRACTS 1, 2 & 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO SURVEY PREPARED BY KANE SURVEYING, INC. DATED 4/2/18, LAST REVISION 11/23/18, FILE NO. FB-18-03-346.

THAT PORTION OF THE ABOVE PARCEL LYING WESTERLY OF U.S. HIGHWAY NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 38 EAST, COUNTY OF BREVARD STATE OF FLORIDA, COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 2142.25 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MICCO ROAD AND POINT OF BEGINNING; THENCE NORTH 27°23'54" WEST, A DISTANCE OF 141.00 FEET; THENCE NORTH 10°04'20" WEST, A DISTANCE OF 134.65 FEET TO A POINT ON THE NORTH LINE OF PIZZULO PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3797, PAGE 264, BREVARD COUNTY RECORDS; THENCE NORTH 77°30'00" EAST, A DISTANCE OF 160.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION SECTION MAP 7001-1275; THENCE S 24°58'51" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.01 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5087.85, A CENTRAL ANGLE OF 02°49'49", A CHORD BEARING AND DISTANCE OF S 26°23'38" E, 286.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 286.33 FEET TO A POINT OF INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND SAID NORTH RIGHT-OF-WAY LINE OF MICCO ROAD; THENCE S 90°00'00" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 213.31 FEET TO THE POINT OF BEGINNING.

REV	DATE	DESCRIPTION	BY
1	11/7/2018	BREVARD COUNTY COMMENTS	DP
2	12/10/2018	BREVARD COUNTY COMMENT	DP
3	12/21/18	CLIENT COMMENT	DF
4	2/11/2019	FDOT, BREVARD COUNTY, AND CLIENT COMMENTS	DP
5	9/30/2019	CLIENT COMMENT (BLDG CHANGE - 100S ISSUE)	DP
6	10/17/2019	CLIENT COMMENT (BLDG CHANGE - 100S REISSUE)	DP

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