

LEGAL DESCRIPTION:

FIRST AMERICAN TITLE INSURANCE COMPANY POLICY No. 5011612-NCS-742088-A-HOU1, EFFECTIVE DATE 11/1/18

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°53'54" 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 284, 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 SOUTH 68°00'00" EAST, A DISTANCE OF 55.44 FEET; THENCE SOUTH 13°15'00" EAST, A DISTANCE OF 15.08 FEET; THENCE NORTH 76°59'58" EAST, A DISTANCE OF 85.34 FEET; THENCE SOUTH 27°00'00" EAST, A DISTANCE OF 192.72 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, 3.92/100 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 68°00'00" EAST, 84 LINKS, SOUTH 13°15'00" EAST, NORTH 77°30'00" EAST, 89 LINKS, SOUTH 27°00'00" EAST 2.92/100 CHAINS, WEST ON SECTION LINE, 5.39/100 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°53'54" 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 284

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 90.00 FOOT WIDE STRIP OF LAND LYING EAST OF AND ADJACENT TO THE FLORIDA EAST COAST RAILROAD AS DESCRIBED IN DEED BOOK "Z", PAGE 357, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 23°29'30" WEST ALONG SAID EAST LINE A DISTANCE OF 171.28 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 13°41'36" EAST A DISTANCE OF 17.82 FEET; THENCE NORTH 74°49'10" EAST A DISTANCE OF 23.09 FEET; THENCE NORTH 68°00'00" EAST A DISTANCE OF 29.76 FEET; THENCE SOUTH 23°15'00" EAST A DISTANCE OF 4.61 FEET; THENCE NORTH 74°52'58" EAST A DISTANCE OF 77.63 FEET; THENCE SOUTH 25°30'14" EAST A DISTANCE OF 4.16 FEET; THENCE NORTH 74°53'28" EAST A DISTANCE OF 187.41 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 28°51'02" WEST 33.95 FEET; NORTH 22°10'12" 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°34'56" WEST A DISTANCE OF 876.83 FEET; THENCE SOUTH 23°29'30" EAST A DISTANCE OF 19.10 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 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°53'54" 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 280

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 SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK V-V, PAGE 126, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 26°49'21" WEST ALONG THE WATER'S EDGE OF THE INDIAN RIVER AND THE EAST LINE OF SAID DEED BOOK V-V, PAGE 126, A DISTANCE OF 256.52 FEET TO THE REMAINS OF AN OLD CABAGE PALM AND THE NORTHEAST CORNER OF SAID DEED BOOK V-V, PAGE 126; THENCE SOUTH 74°49'10" WEST, ALONG THE NORTH LINE, HEREOF, A DISTANCE OF 306.24 FEET TO THE SOUTHWEST CORNER OF SAID DEED BOOK V-V, PAGE 126; THENCE SOUTH 13°07'28" 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 #1, AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 7001275.

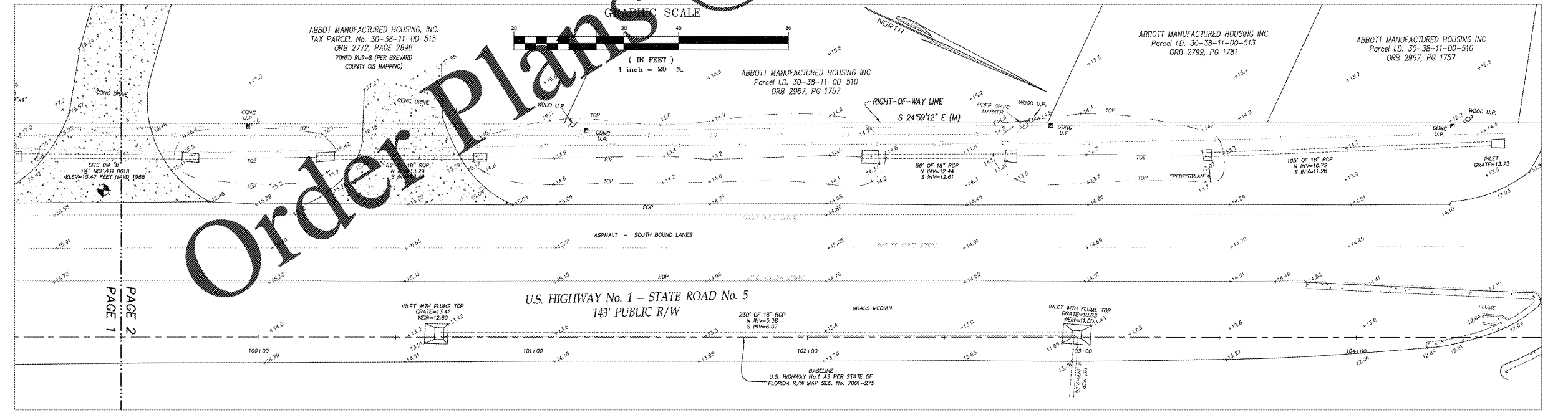
That portion of the above parcel, lying Westerly of U.S. Highway No. 1, being more particularly described as follows:

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, Commence at the Southwest corner of said Section 11; thence N 90°00'00" E, along the South line of said Section 11, a distance of 2142.25 feet; thence N 00°00'00" E, a distance of 20.00 feet to a point on the North right-of-way line of Micco Road and Point of Beginning; thence N 27°53'54" W, a distance of 141.00 feet; thence N 10°04'20" W, a distance of 145.00 feet to a point on the North line of Tinkler property as described in Official Records Book 4041, Page 540, Brevard County Records; thence N 77°30'00" E, along said North line, 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°53'51" 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 5087.65, a central angle of 02°49'49", a chord bearing and distance of S 26°23'11" 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.



LEGEND table with symbols and abbreviations for various survey features like ARC, AIR CONDITIONER, AMERICAN CONGRESS ON SURVEYING AND MAPPING, etc.

- NOTES: 1. BEARINGS BASED ON THE N. R/W LINE OF MICCO ROAD BEING N00°00'00" AS PER FURNISHED DESCRIPTION (SEE SKETCH) 2. ELEVATIONS BASED ON BREVARD COUNTY SURVEYING AND MAPPING BENCHMARK "28419" BEING AT AN ELEVATION OF 23.152 FEET NAVD 1988 3. FLOOD ZONE "X", MAP No. 1200800946 COMMENTARY No. 125522 MARCH 11, 2014. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SCALE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA. 4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 50-17-6.003 5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED, OR RECORD UNLESS SHOWN OTHERWISE 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. 7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON. 8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS 9. THE SURVEYOR WAS FURNISHED FIRST AMERICAN TITLE INSURANCE COMPANY POLICY No. 5011612-NCS-742088-A-HOU1, DATED 11/1/18. SURVEY RELATED ITEMS LISTED IN SCHEDULE BII AFFECTING THE SUBJECT PARCEL HAVE BEEN DEPICTED AND/OR NOTED HEREON.



Order Plans watermark and graphic scale (1 inch = 20 ft).

CERTIFIED TO: ATKINS table with columns for ALTA/NSPS, DATE, JOB No., REVISED (TITLE COMMITMENT), DATE, and PROJECT/CLIENT info.

Kane Surveying, Inc. FLORIDA LICENSED BUSINESS No. LB 7838 505 DISTRIBUTION DRIVE MELBOURNE, FLORIDA 32904 (321) 676-0427 FAX (321) 984-1448