

# ALTA/NSPS LAND TITLE SURVEY

## FOR: PALM BAY LAND GROUP, LLC

SECTION 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST  
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

CALC FILE  
22-082-001 CALC

### DESCRIPTION:

#### PARCEL 1:

The Southeast 1/4 of the Southwest 1/4 and the East 65 Acres of the North 1/2 of the Southwest 1/4, Section 13, Township 30 South, Range 37 East, Brevard County, Florida, LESS AND EXCEPT any rights-of-way of record.

#### ALSO, LESS AND EXCEPT:

A parcel of land lying in the Northeast quarter of the Southwest quarter of Section 13, Township 30 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 13, thence N 00°04'06" W along the quarter section line of said Section 13, a distance of 403.49 feet to the point of beginning; thence S 89°55'54" W, a distance of 415.00 feet; thence N 00°04'06" W parallel to said quarter section line, a distance of 262.00 feet; thence N 89°55'54" E, a distance of 415.00 feet to said quarter section line, thence S 00°04'06" E, along said quarter section line, a distance of 262.00 feet back to the point of beginning.

#### PARCEL 2:

A portion of land in the Southwest 1/4 of Section 13, Township 30 South, Range 37 East of Brevard County, Florida, all of said land lying South of Micco Road, being more particularly described as follows:

Beginning at the Southwest corner of said Section 13 and the Southeast corner of Section 14, Township 30 South, Range 37 East of said Brevard County; thence North 89°06'31" West along the South line of said Section 14, a distance of 402.56 feet to the East right-of-way line of Interstate 95 (per Florida D.O.T. Right-of-Way Map Section 70220-2411, Sheet 3 of 10, dated 12/17/64 and revised 3/25/65); thence North 00°58'21" East along the said East right-of-way line, a distance of 2,563.66 feet to the South right-of-way line of Micco Road; thence North 87°33'07" East along the said South right-of-way line, a distance of 696.08 feet to the Point of Beginning; thence continue North 87°33'07" East along said South right-of-way line, a distance of 117.88 feet to the West line of the East 65.00 acres of the North 1/2 of the Southwest 1/4 of said Section 13; thence leaving said South right-of-way line South 00°45'51" East along the said West line of the East 65.00 acres, a distance of 1,281.09 feet to the South line of the said North 1/2 of the Southwest 1/4 of Section 13; thence South 89°32'27" West along said South line, a distance of 135.65 feet; thence North 00°02'05" West, a distance of 1,277.03 feet to the Point of Beginning.

#### PARCEL 3:

A portion of land in the Southwest 1/4 of Section 13, Township 30 South, Range 37 East of Brevard County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Section 13 and the Southeast corner of Section 14, Township 30 South, Range 37 East of said Brevard County; thence North 89°32'47" East along the South line of said Section 13, a distance of 1,025.18 feet to the Point of Beginning; thence North 00°01'06" East, a distance of 1,319.67 feet to the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 13; thence North 89°32'27" East, along the said North line, a distance of 293.42 feet to the East line of said Southwest 1/4 of the Southwest 1/4; thence South 00°04'40" West along said East line, a distance of 1,319.71 feet to the said South line of Section 13; thence South 89°32'47" West, a distance of 292.06 feet to the Point of Beginning. LESS AND EXCEPT any rights-of-way of record.

#### PARCEL 4:

A parcel of land lying in the Northeast quarter of the Southwest quarter of Section 13, Township 30 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 13, thence N 00°04'06" W along the quarter section line of said Section 13, a distance of 403.49 feet to the point of beginning; thence S 89°55'54" W, a distance of 415.00 feet; thence N 00°04'06" W parallel to said quarter section line, a distance of 262.00 feet; thence N 89°55'54" E, a distance of 415.00 feet to said quarter section line, thence S 00°04'06" E, along said quarter section line, a distance of 262.00 feet back to the point of beginning. LESS AND EXCEPT any rights-of-way of record.

#### PARCEL 5:

The West 20 Acres of the Southeast 1/4 of Section 13, Township 30 South, Range 37 East, Brevard County, Florida, LESS AND EXCEPT any rights-of-way of record.

IN ALL CONTAINING 132.209 ACRES MORE OR LESS.

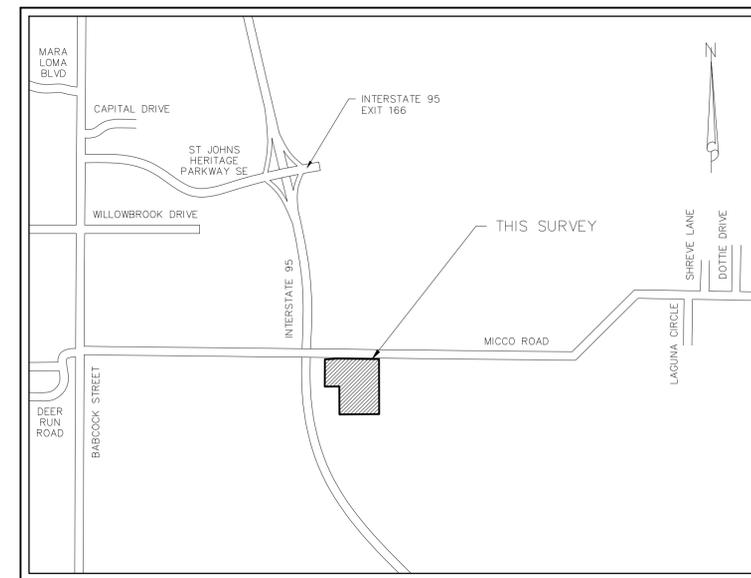
### REPORT OF SURVEY:

- The survey depicted hereon has been classified as a Boundary survey, as defined in Rule 5J-17.050 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida statutes as amended.
- This survey has been prepared in the office of Dennis J. Leavy & Associates, Inc. located at: 460 Business Park Way, Suite B, Royal Palm Beach, Florida, whose certificate of authorization number is LB #6599, and the certifying surveyor's (David A. Bower) license number is LS #5888.
- This survey lies in Section 13, Township 30 South, Range 37 East, City of Palm Bay, Brevard County, Florida.
- Underground apparent use and/or improvements have not been shown unless otherwise noted.
- The description shown hereon is as it appears in the American Land Title Association Commitment For Title Insurance, Issued by Old Republic National Title Insurance Company, Issuing Agent: Barry G. Segal, P.A., Issuing Office: 23887, Issuing Office File Number: 23-197, Commitment Number: 1484615, Commitment Date: January 24, 2024 at 11:00 PM.
- This instrument may not be reproduced in part or whole without the written consent of Dennis J. Leavy & Associates Inc.
- Measurements shown hereon are expressed in feet and decimal parts thereof unless otherwise noted.
- Bearings depicted hereon are relative to the South line of Section 13, Township 30 South, Range 37 East, Brevard County, Florida. Said line being monumented and having a bearing of North 89°25'07" East.
- Calculated bearings, distances and state plane coordinates depicted hereon are based upon the North American Datum of 1983, on the 1990 adjustment for the Florida Transverse Mercator - East Zone.
- By graphic plotting only the subject property lies within Zone A and Zone X, as shown on the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) flood insurance rate map, Map Number: 1200900780G, Community: City of Palm Bay, Community Number: 120404, Panel: 0780, Suffix: G, Map Revised Date: March 17, 2014.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- Date of field survey: April 10th, 2024, as recorded in Field Book 552, Pages 06, 07, 08, 17 through 25 and 33.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work, or research.
- This survey does not address environmental matters, jurisdictional boundaries or hazardous waste concerns should any of the foregoing exist.
- All distances are U.S. feet.

All of those certain survey related items (Schedule B-Section II, Items 6 through 9) mentioned in the American Land Title Association Commitment For Title Insurance, Issued by Old Republic National Title Insurance Company, Issuing Agent: Barry G. Segal, P.A., Issuing Office: 23887, Issuing Office File Number: 23-197, Commitment Number: 1484615, Commitment Date: January 24, 2024 at 11:00 PM.

#### Schedule B-II

- ITEM 6. Easement to Florida Power & Light Company recorded in O.R. Book 3890, Page 1821, Public Records of Brevard County, Florida (Affects the subject property, as graphically depicted hereon).
- ITEM 7. Rights of SBA Properties, Inc., as lessee under Memorandum of Land Lease recorded April 11, 2002, in O.R. Book 4570, Page 1061 (Affects the subject property, as graphically depicted hereon), as affected by Assignment of Lessor's Interest in Leases recorded in O.R. Book 5662, Page 4289 (Affects the subject property, graphically unplottable) and O.R. Book 5950, Page 2405 (Affects the subject property, graphically unplottable) and by Mortgage recorded in O.R. Book 6797, Page 1063 (Affects the subject property, graphically unplottable) and O.R. Book 9674, Page 1014 (Affects the subject property, as graphically depicted hereon), Public Records of Brevard County, Florida (Affects the subject property, as graphically depicted hereon).
- ITEM 8. Easement to Florida Power & Light Company contained in the Stipulated Order of Taking recorded in O.R. Book 5826, Page 3513 (The description for PARCEL "A" mentioned in O.R. Book 5826, Page 3513, Public Records of Brevard County, Florida affects the subject property, however the description does not geometrically form a closed figure and therefore cannot be graphically depicted hereon. Parcel "B" affects the subject property as graphically depicted hereon), as affected by Non-Disturbance Agreement recorded in O.R. Book 5841, Page 2445, Public Records of Brevard County, Florida (Affects the subject property, graphically unplottable).
- ITEM 9. Access and utility easements contained in Easement Agreement with SBA Properties, LLC, recorded in O.R. Book 9348, Page 2345, Public Records of Brevard County, Florida (as to Parcel 1) (Affects the subject property, as graphically depicted hereon).



LOCATION MAP  
NOT TO SCALE

### LEGEND:

- (C) CALCULATED
- (CFT) CALCULATED FIELD TRAVERSED
- (D) DESCRIPTION
- B.C.P.R. BREVARD COUNTY PUBLIC RECORDS
- CMP CORRUGATED METAL PIPE
- E EAST
- EWOW EDGE OF WATER
- EP EDGE OF PAVEMENT
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- N NORTH
- O.R.B. OFFICIAL RECORDS BOOK
- OHW OVERHEAD WIRE
- P.B. PLAT BOOK
- PG. PAGE
- SEC SECTION
- TOB TOP OF BANK

### SYMBOL LEGEND:

- BOL BOLLARD
- ▣ CATCH BASIN
- CO CLEAN OUT
- ◇ CONCRETE POWER POLE
- FO FIBER OPTIC MARKER
- Ⓜ MAILBOX
- ⊖ POWER POLE ANCHOR
- PROPERTY CORNER
- SIGN
- ⊕ WOOD POWER POLE

### CERTIFICATION:

This is to certify that this survey is classified as a Boundary survey as defined in rule 5J-17.050 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes as amended and was made in accordance with the 2021 minimum detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8 & 11(a) of table A thereof. The field work was completed on April 10th, 2024.

Dated: April 10th, 2024

David A Bower  
Digitally signed by David A Bower  
Date: 2024.08.08  
14:02:39 -04'00'



DAVID A. BOWER  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER No. LS 5888

REVISIONS	DATE	BY

22-082-004 SURV	DWG. NO.	DAB
04/10/24	DATE	MT
	DRAWN/APPROVED BY	SEE NOTE
	CHECKED BY	N/A
	SCALE	FIELD BOOK / PAGE

ALTA/NSPS LAND TITLE SURVEY  
FOR: PALM BAY LAND GROUP, LLC  
BANACK PROPERTY  
SECTION 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST  
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

DENNIS J. LEAVY & ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS & MAPPERS  
460 BUSINESS PARK WAY, SUITE B, ROYAL PALM BEACH, FL 33411  
PHONE: (561) 753-0650 EMAIL: SURVEY@DJLASURV.NET  
COPYRIGHT 2024 BY DENNIS J. LEAVY & ASSOCIATES, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR & MAPPER REPRESENTING DENNIS J. LEAVY & ASSOCIATES, INC.

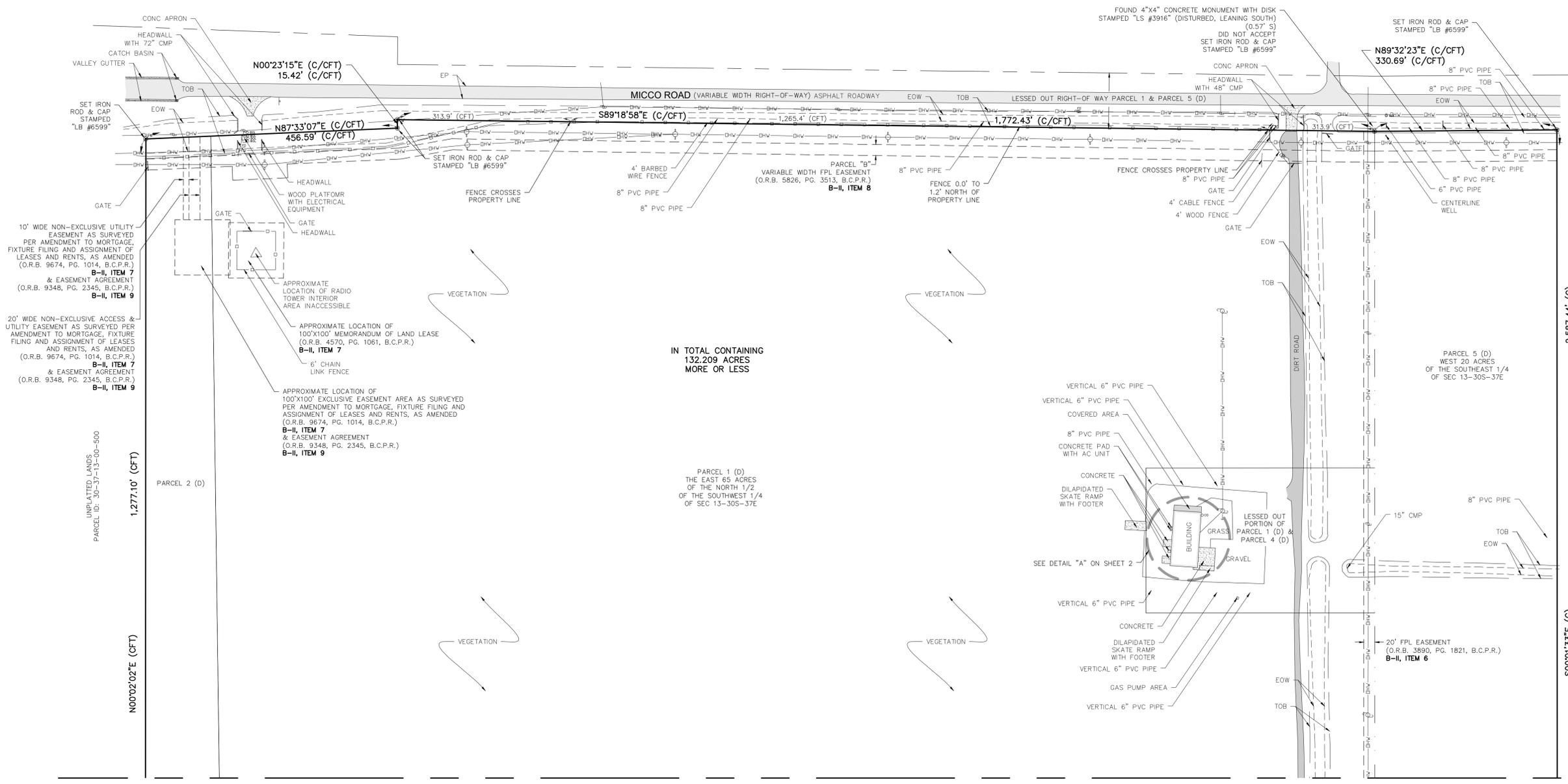
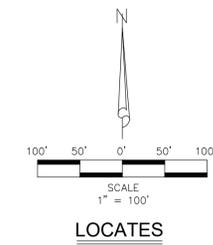


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CALC FILE  
22-082-001 CALC



IN TOTAL CONTAINING  
132.209 ACRES  
MORE OR LESS

MATCHLINE SEE SHEET 4

REVISIONS	DATE	BY

22-082-004 SURV	DWG. NO.	DAB
04/10/24	DATE	MT
	DRAWN/APPROVED BY	SEE NOTE
	CHECKED BY	
	SCALE	1" = 100'
	FIELD BOOK / PAGE	

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REVISIONS	DATE	BY

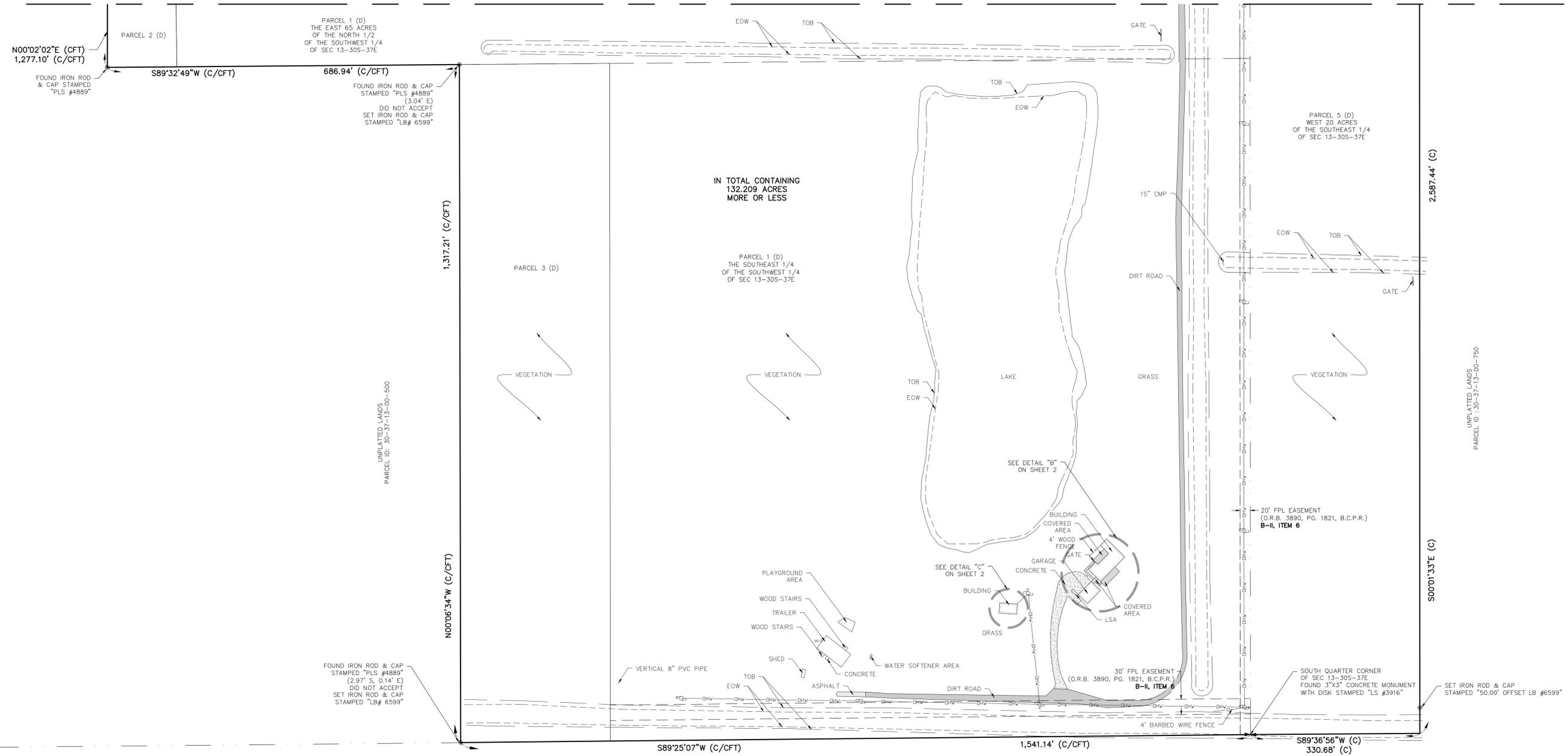
22-082-004 SURV	22-082-004 SURV
DWG. NO.	DWG. NO.
DAB	DAB
CHECKED BY	CHECKED BY
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DATE	DATE
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DRAWN/APPROVED BY	DRAWN/APPROVED BY
SEE NOTE	SEE NOTE
FIELD BOOK / PAGE	FIELD BOOK / PAGE
SCALE	SCALE
1" = 100'	1" = 100'

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JOB NO.  
22-082-004 SURV  
SHEET 4 OF 4

MATCHLINE SEE SHEET 3



IN TOTAL CONTAINING  
132.209 ACRES  
MORE OR LESS

PARCEL 1 (D)  
THE SOUTHEAST 1/4  
OF THE SOUTHWEST 1/4  
OF SEC 13-30S-37E

PARCEL 5 (D)  
WEST 20 ACRES  
OF THE SOUTHEAST 1/4  
OF SEC 13-30S-37E

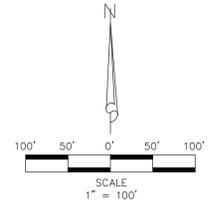
PARCEL 1 (D)  
THE EAST 65 ACRES  
OF THE NORTH 1/2  
OF THE SOUTHWEST 1/4  
OF SEC 13-30S-37E

PARCEL 3 (D)

UNPLATTED LANDS  
PARCEL ID: 130-37-13-00-750

UNPLATTED LANDS  
PARCEL ID: 30-37-13-00-500

UNPLATTED LANDS  
ST JOHN'S RIVER WATER MANAGEMENT  
DISTRICT OWNED LANDS



LOCATES