

KIN SURVEYORS
 AN ANNUAL SURVEYING AND MAPPING
 PROFESSIONAL SURVEYING AND MAPPING
 LICENSED BUSINESS #8553
 5220 US-1 #104, VERO BEACH, FL 32967
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 WWW.KINSURVEYORS.COM

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT "B", LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 4545, PAGE 1428, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "B" AS RECORDED IN OFFICIAL RECORDS BOOK 4545, PAGE 1428, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 370.97 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL #42-R (PARCEL "C") AS RECORDED IN OFFICIAL RECORDS BOOK 774, PAGE 727, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 02°32'30" EAST FOR A DISTANCE OF 582.42 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B", THENCE RUN NORTH 89°45'12" EAST ALONG SAID NORTH LINE OF TRACT "B" FOR A DISTANCE OF 274.54 FEET TO THE POINT OF BEGINNING.

ALTANSPS LAND TITLE SURVEY

for

PARCEL ID: 29-37-19-00-754
 XXXX COGAN DRIVE,
 PALM BAY, FL 32909
 BREVARD COUNTY

TO: STEIN INVESTMENT COMPANY, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY
 THIS IS TO CERTIFY THAT THE SURVEY AND MAPPING WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/08/2023.

BILL HYATT
 PROFESSIONAL SURVEYOR AND MAPPER #4636
 DATE

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VALVE
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE REDISTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- TOPOGRAPHIC ELEVATION
- POINT OF ACCESS
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE
- FENCE LINE
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- WALL
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SMALLER FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- SAINTMARY MANHOLE
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- METERED END SECTION
- BENCHMARK
- RECORD
- MEASURED
- CALCULATED
- UTILITY DRAINAGE AND SEWERAGE EASEMENT AGREEMENT BY AND BETWEEN TOWN CENTER PARTNERS, LTD., A FLORIDA LIMITED LIABILITY COMPANY, AND THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, RECORDED SEPTEMBER 22, 2000 IN OFFICIAL RECORDS BOOK 4224, PAGE 2411, AS AMENDED BY TOWN CENTER MODIFICATION OF UTILITIES DRAINAGE EASEMENT PER O.R.B. 4545, PG. 1428, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, PLOTTED AND SHOWN.
- EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, RECORDED OCTOBER 5, 2004 IN OFFICIAL RECORDS BOOK 5988, PAGE 3177, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY.
- ASSIGNMENT OF DEVELOPMENT RIGHTS TO NEW, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 5529, PAGE 8378, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. NOT AN EASEMENT.
- ARCHITECTURAL AGREEMENT BY AND BETWEEN TOWN CENTER PARTNERS, LTD., A FLORIDA LIMITED LIABILITY COMPANY, AND KENT LEE, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 5529, PAGE 8378, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. NOT AN EASEMENT.
- ADJUNCTION TO UTILITY AGREEMENT BY AND BETWEEN BREVARD COUNTY AND THE CITY OF PALM BAY, FLORIDA, RECORDED SEPTEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 5870, PAGE 3511, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. NOT AN EASEMENT.

ITEMS CORRESPONDING TO SCHEDULE B

- 7 UTILITIES DRAINAGE AND SEWERAGE EASEMENT AGREEMENT BY AND BETWEEN TOWN CENTER PARTNERS, LTD., A FLORIDA LIMITED LIABILITY COMPANY, AND THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, RECORDED SEPTEMBER 22, 2000 IN OFFICIAL RECORDS BOOK 4224, PAGE 2411, AS AMENDED BY TOWN CENTER MODIFICATION OF UTILITIES DRAINAGE EASEMENT PER O.R.B. 4545, PG. 1428, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, PLOTTED AND SHOWN.
- 8 EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, RECORDED OCTOBER 5, 2004 IN OFFICIAL RECORDS BOOK 5988, PAGE 3177, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY.
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- 10 ARCHITECTURAL AGREEMENT BY AND BETWEEN TOWN CENTER PARTNERS, LTD., A FLORIDA LIMITED LIABILITY COMPANY, AND KENT LEE, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 5529, PAGE 8378, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. NOT AN EASEMENT.
- 11 ADJUNCTION TO UTILITY AGREEMENT BY AND BETWEEN BREVARD COUNTY AND THE CITY OF PALM BAY, FLORIDA, RECORDED SEPTEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 5870, PAGE 3511, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. NOT AN EASEMENT.

ZONING INFORMATION

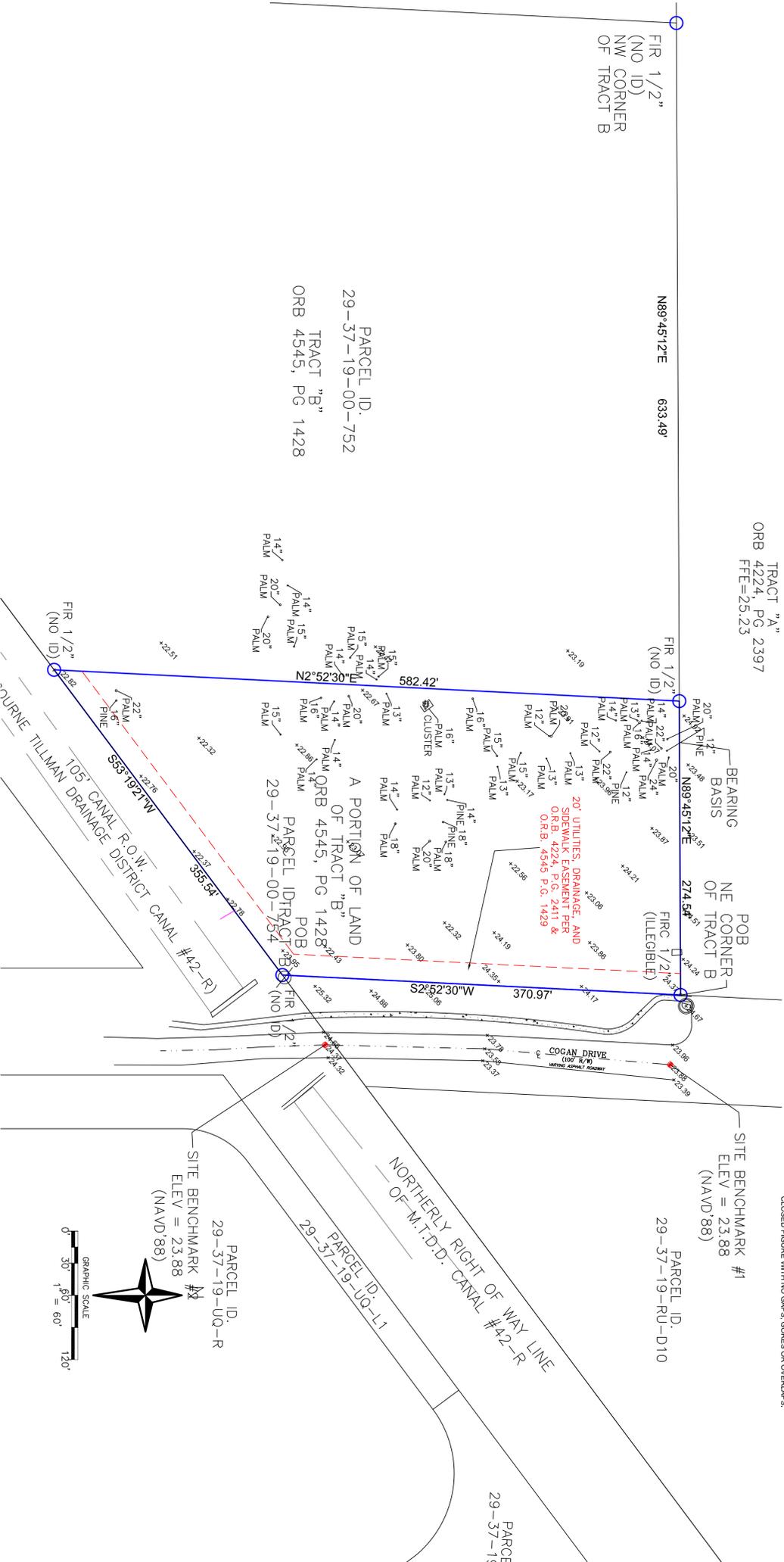
ZONING INFORMATION NOT FURNISHED.

SURVEYORS NOTES

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, EENS, MORTGAGE ACT DETERMINATIONS, TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
- UNDEVELOPED UNDERGROUND RIVER IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE WERE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OR OBSERVED EVIDENCE OF STREET WIDENING OR CONSTRUCTION, UNLESS OTHERWISE NOTED. SITE BEING USED AS A SOLID WASTE DUMP, SWAMP, OR SANITARY LANDFILL.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- FENCES SHOWN ON SURVEY MAP FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CEMETERIES, GRAVE SITES, AND BURIAL GROUNDS AT THE TIME OF THE SURVEY.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SURVEY AREA.
- THE SURVEY SERVICES ACCESSED BY COGAN DRIVE.
- POSTED PROPERTY ADDRESS - PARCEL ID: 29-37-19-00-754
- THE SURVEYED PROPERTY CONTAINS A TOTAL AREA OF 2.99ACRES, OR 130,679.03 SQUARE FEET, MORE OR LESS.
- THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE SURVEYED PROPERTY IS 0, WITH 0 OF THEM BEING MARKED HANDICAPPED.
- LATEST FIELD SURVEY DATE - 08/04/2023.
- ALL SURVEY POINTS WERE CHECKED AND FOUND TO BE CORRECTLY LOCATED.
- THE LEGAL DESCRIPTION FOR THE SURVEYED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR OVERLAPS.



AERIAL MAP - NOT TO SCALE



FLOOD NOTE

FLOOD INFORMATION:
 PANEL NUMBER: 1209080660C
 FIRM DATE: MARCH 17, 2014
 BASE FLOOD ELEVATION: NA
 COMMUNITY NAME: PALM BAY, CITY OF
 COMMUNITY NUMBER: 120404

REVISION RECORD

DATE	DESCRIPTION
08/11/2023	FIRST DRAFT
08/22/2023	FIRST REVISION
09/07/2023	ADD TREES

ENCROACHMENT STATEMENT

NONE OBSERVED

