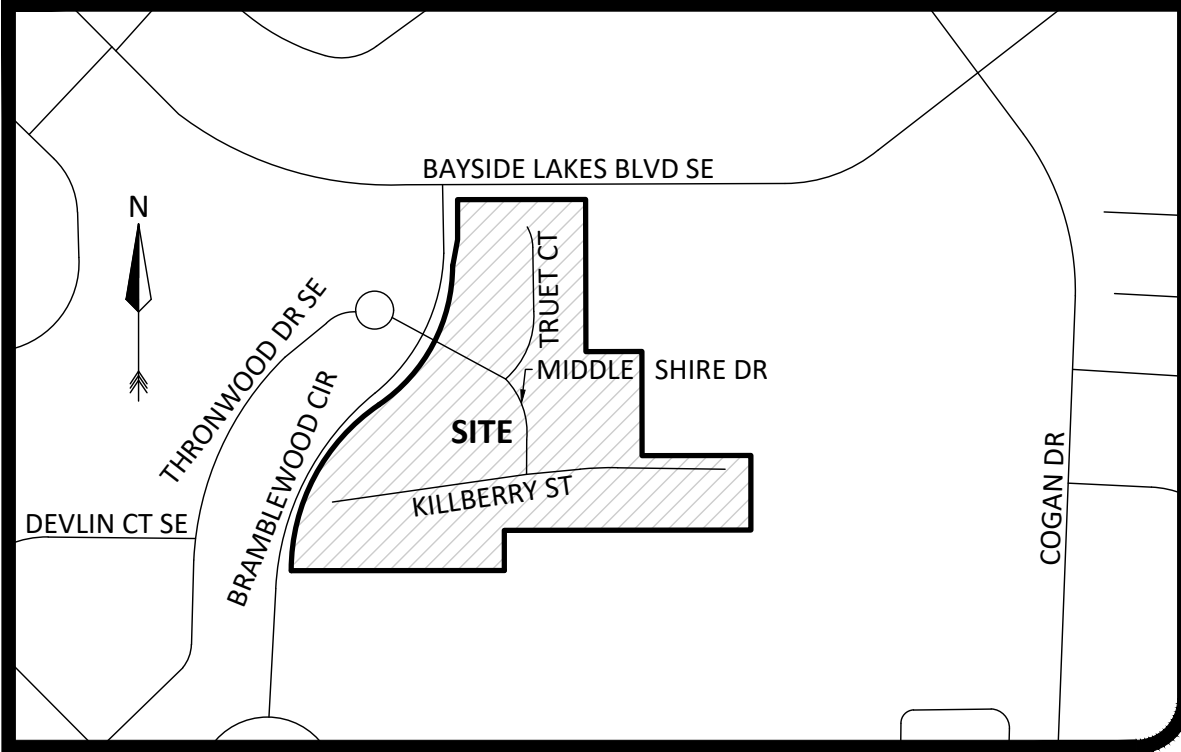


VICINITY MAP (NOT TO SCALE)



DESCRIPTION

TRACT I-6, BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 82 THROUGH 84, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTES

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE EAST LINE OF TRACT I-6, BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2, AS RECORDED IN PLAT BOOK 45, PAGE 82, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING S00°14'48"E.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED SURFACE UTILITY FEATURES AND/OR SPECIAL DRAWINGS PROVIDED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- SUBJECT PROPERTY LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 1209C0660G, COMMUNITY NO. 120404, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, EFFECTIVE MARCH 17, 2014.
- THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED TO. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
- THIS SURVEY WAS MADE WITH BENEFIT OF STEWART TITLE GUARANTY COMPANY'S COMMITMENT NO. 22-30931, EFFECTIVE: OCTOBER 19, 2022.
- AREAS OF DEBRIS AND VEGETATION OVERGROWTH HAVE BEEN OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. IMPROVEMENTS IN SAID AREAS HAVE BEEN SHOWN HEREON AS ACCURATELY AS POSSIBLE FROM FIELD OBSERVATIONS AND INFORMATION AVAILABLE. ALSO DUE TO SAID CONDITIONS, THERE MAY BE IMPROVEMENTS WHICH WERE NOT VISIBLE.
- ELEVATIONS BASED ON CITY OF PALM BAY BENCHMARK #BSL-011 HAVING AN ELEVATION OF 24.011 FEET, (NAVD 88).

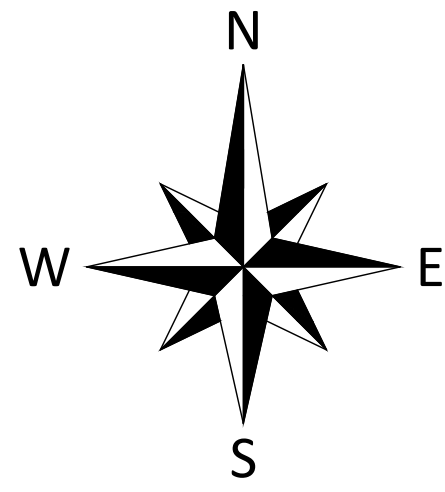
*AS TO TABLE "A" ITEMS OF THE CERTIFICATION SHOWN HEREON:

ITEM 4: CONTAINS 872,108 SQUARE FEET OR 20.021 ACRES MORE OR LESS.

SCHEDULE B-2 - EXCEPTIONS

- ALL MATTERS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 45, PAGE 82, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, SHOWN HEREON.)**
- COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4212, PAGE 3045, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, PRIOR APPROVAL OF SALE, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**
- RESOLUTION NO. 2004-14, INCLUDING TERMS AND CONDITIONS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5209, PAGE 315, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, CONTAINS NO EASEMENTS TO DEFECT.)**
- ARTICLES OF INCORPORATION FOR BAYSIDE LAKES COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC., INCLUDING TERMS AND CONDITIONS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4212, PAGE 3034, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, CONTAINS NO EASEMENTS TO DEFECT.)**

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE
0' 15' 30' 60' 90'
1" = 30'



AREA SUMMARY

UPLAND AREA
CONTAINS 719,552 SQUARE FEET OR 16.519 ACRES MORE OR LESS.

SURFACE WATER 1 AREA
CONTAINS 75,086 SQUARE FEET OR 1.724 ACRES MORE OR LESS.

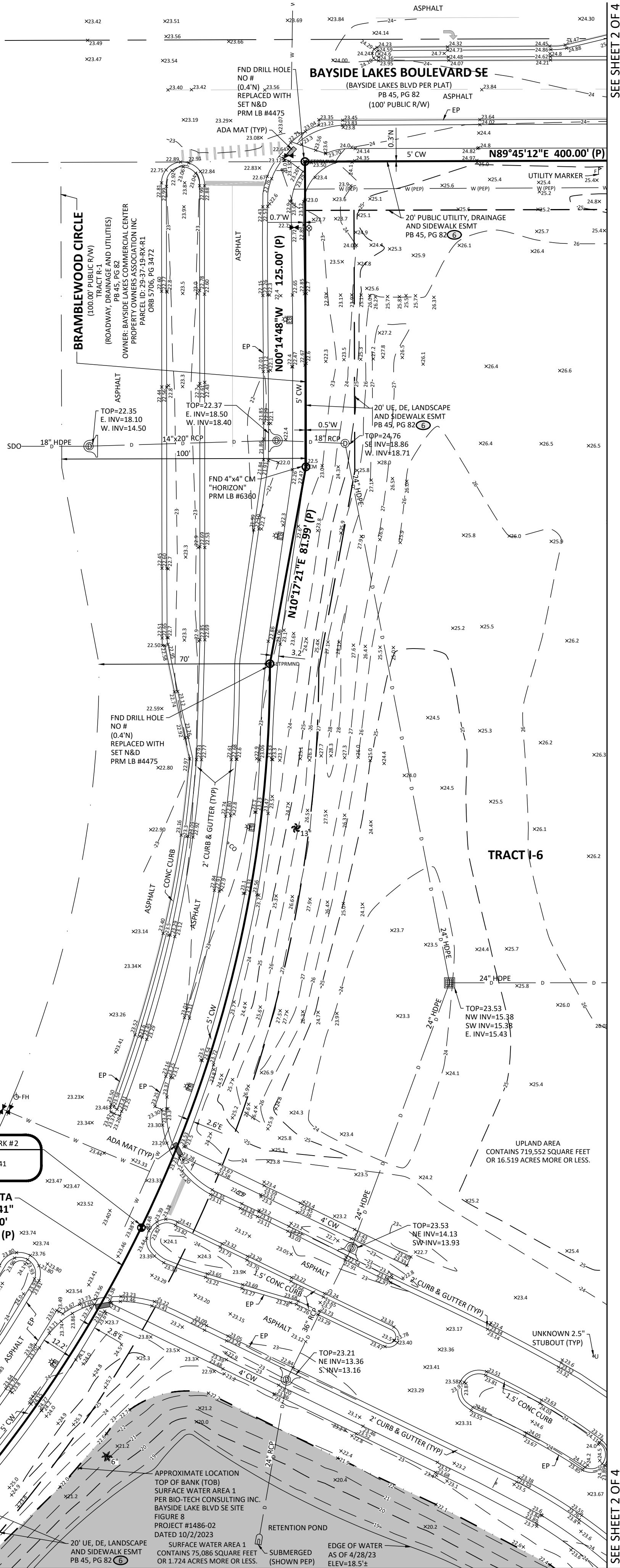
SURFACE WATER 2 AREA
CONTAINS 69,224 SQUARE FEET OR 1.589 ACRES MORE OR LESS.

WETLAND 1 AREA
CONTAINS 8,246 SQUARE FEET OR 0.189 ACRES MORE OR LESS.

PER BIO-TECH CONSULTING INC., BAYSIDE LAKE BLVD SE SITE
FIGURE 8, PROJECT #1486-02, DATED 10/2/2023.

OVERALL AREA
CONTAINS 872,108 SQUARE FEET OR 20.021 ACRES MORE OR LESS.

SEE SHEET 3 OF 4



SEE SHEET 3 OF 4

SEE SHEET 4 OF 4



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Orlando Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 30' JOB #56617 SHEET 1 OF 4

DRAWN BY: SAH PREPARED FOR:

INB HOMES

SUBDIVISION NAME: BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2

LOCATION:
SOUTHEAST INTERSECTION OF BAYSIDE LAKE BLVD & BRAMBLEWOOD CIR
PALM BAY, FL 32909

LEGEND	
BB - BOTTOM OF BANK	MEAS - MEASURED
BF - BACK FLOW PREVENTER	MF - METAL FENCE
BM - BENCHMARK	MS - METAL SHED
B - BOLLARD	MS - MITERED END SECTION
BE - BURIED ELECTRIC	MON - MONITORING WELL
BW - BARBED WIRE FENCE	N&D - NAIL & DISC
BW - BARBED WIRE FENCE	NAVD - NORTH AMERICAN
BW - BURIED CABLE TV	NAVD - VERTICAL DATUM
C - CENTRAL ANGLE	NGVD - NATIONAL GEODETIC
CBW - CONCRETE BLOCK WALL	NT - VERTICAL DATUM
CC - COVERED CONCRETE	NT - NON-TANGENT
CCR - CERTIFIED CORNER RECORD	NTS - NOT TO SCALE
CF - CONCRETE FLUME	ONB - OFFICIAL RECORDS BOOK
CHW - CONCRETE HEAD WALL	OW - OVERHEAD WIRE
CLF - CHAIN LINK FENCE	PB - PLAT BOOK
CL - CENTERLINE	PC - POINT OF CURVATURE
CM - CONCRETE MONUMENT	PEP - PER ENGINEERING PLANS
CMP - CORRUGATED METAL PIPE	PF - PLASTIC FENCE
CO - COVERED	PG - PAGE
CONC - CONCRETE	PI - POINT OF INTERSECTION
COVD - COVERED	P&M - PLAT & MEASURED
CP - CONCRETE PAD	POB - POINT OF BEGINNING
CW - CONCRETE WALKWAY	POC - POINT OF COMMENCEMENT
D&M - DEED/DISC & MEASURED	POF - POINT OF REVERSE
DE - DRAINAGE EASEMENT	PRC - CURVATURE
DESC - DESCRIPTION	RPS - PARKING SPACES
DI - DOT INLET	PSM - PROFESSIONAL SURVEYOR
DOC - DOCUMENT #	AND MAPPER
DP - DUMPSTER PAD	PT - POINT OF TANGENCY
DW - DRIVEWAY	PVC - PLASTIC PIPE
E - EASEMENT NUMBER	R - CURVE RADIUS
EL - ELEVATION	RCP - REINFORCED CONCRETE PIPE
ESMT - EASEMENT	R/W - RIGHT OF WAY
EP - EDGE OF PAVEMENT	S - SANITARY LINE
FDC - FIRE DEPARTMENT CONNECTION	SDO - SHOWN FOR DIRECTION ONLY
FIRM - FLOOD INSURANCE RATE MAP	SF - SQUARE FEET
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FFH - FIRE HYDRANT	SWF - SPOT ELEVATION
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G - GAS LINE	TP - TRAFFIC SIGN
G - GAS METER	TP - TRANSFORMER/JUNCTION BOX
GA - GAS VALVE	TR - TRAFFIC SIGNAL BOX
GT - GREASE TRAP	TYP - TYPICAL
GU - GUY WIRE ANCHOR	UB - UTILITY BOX
HA - HANDICAP PARKING	UE - UTILITY EASEMENT
HD - HIGH DENSITY POLYETHYLENE	UP - UTILITY POLE
IN - INVERT ELEVATION	W - WATER LINE
IP - IRON PIPE	WF - WOOD FENCE
IR - IRON ROD	WF - WOOD SHED
IV - IRRIGATION VALVE	W - WATER METER
LA - ARC LENGTH	W - WATER METER
LSA - LICENSED BUSINESS	W - WATER METER
L - LIGHT POLE	W - WATER METER
LSA - LANDSCAPE AREA	W - WATER METER
LS - LICENSE SURVEYOR	W - WATER METER

SURVEY DATE: 2/20/23

DATE:	JOB #	REVISION	BY:
4/28/23	56858	ADDED TOPOGRAPHY	SAH
5/12/23	56858	ADD ADJACENT CONSERVATION ESMT	SAH
5/17/23	56858	UPDATED TREES	SAH
8/2/23	56858	ADDRESSED COMMENTS	TWR
10/31/23	57482	ADD WETLANDS AND AREA CALCULATIONS	SAH

BOUNDARY AND TOPOGRAPHIC SURVEY

TO: INNOVATIVE NATIONWIDE BUILDERS, INC., A FLORIDA CORPORATION, D/B/A INB HOMES; STEWART TITLE GUARANTY COMPANY; PRESTIGE TITLE OF BREVARD LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 20, 2023.

DATE OF PLAT OR MAP: FEBRUARY 20, 2023

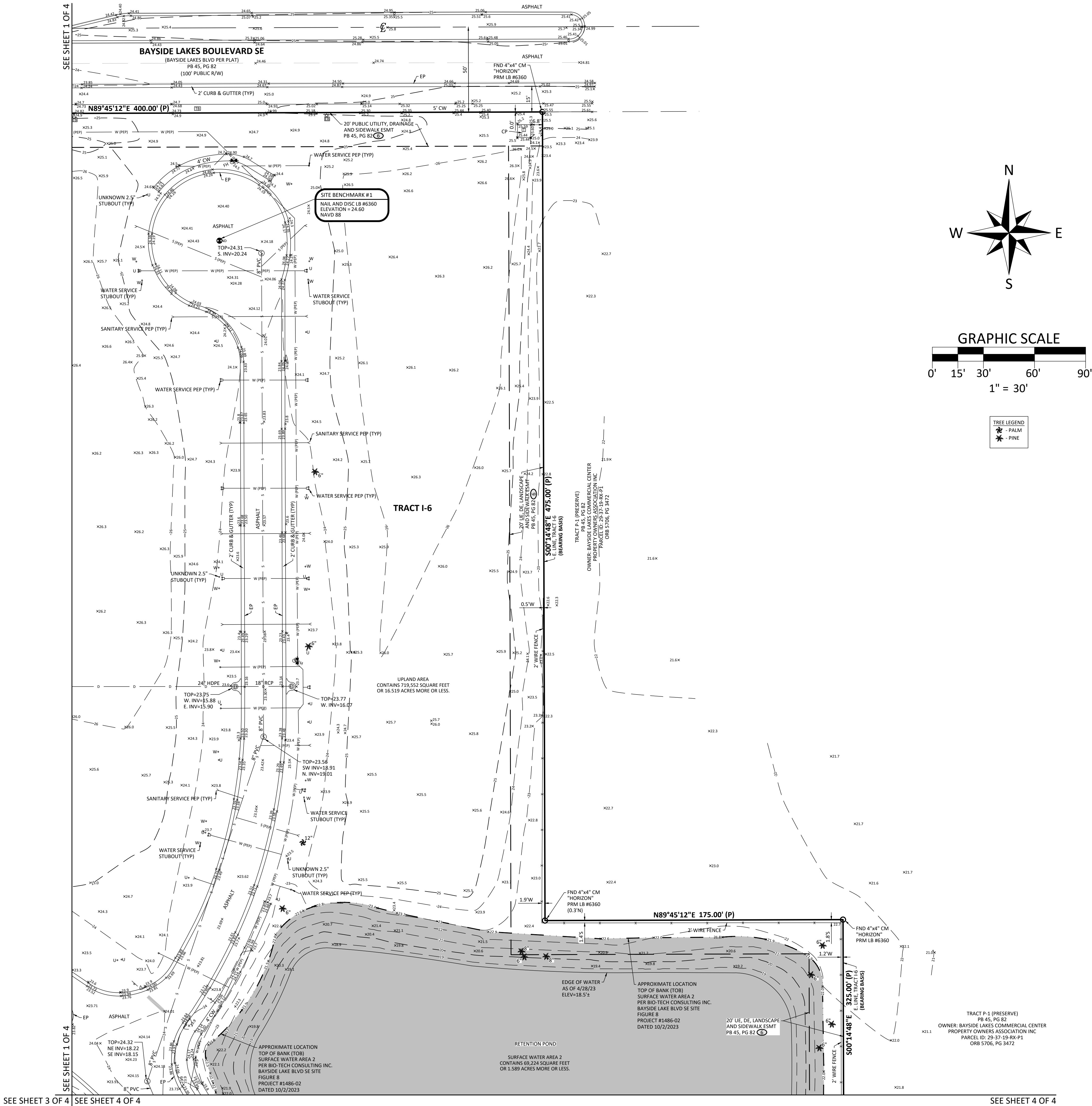
TERRENCE W. RUTTER, JR., PSM 7371

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 55-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.02-07 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.

ALTA/NSPS LAND TITLE SURVEY



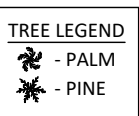
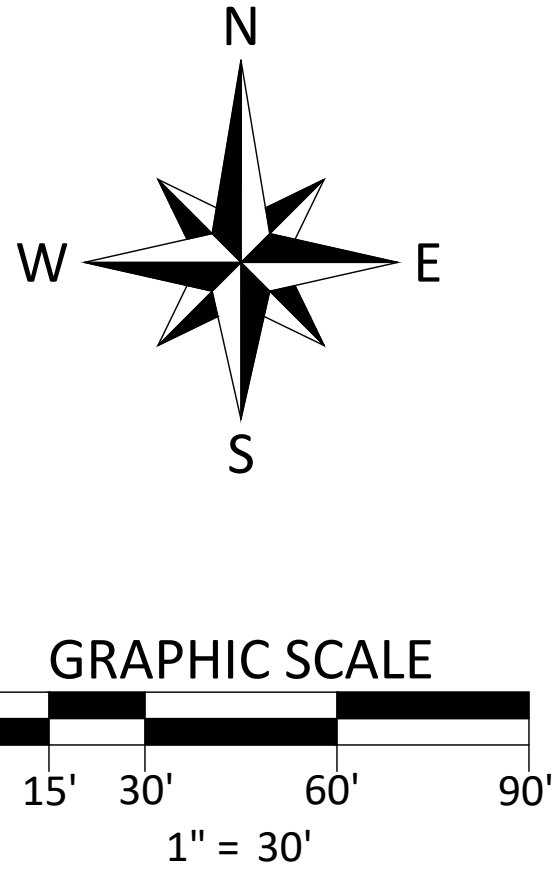
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www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 30' JOB #56617 SHEET 2 OF 4
DRAWN BY: SAH

PREPARED FOR:
INB HOMES

SUBDIVISION NAME: BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2

LOCATION:
SOUTHEAST INTERSECTION OF BAYSIDE LAKE BLVD & BRAMBLEWOOD CIR
PALM BAY, FL 32909



LEGEND	
BB	- BOTTOM OF BANK
BF	- BACK FLOW PREVENTER
BM	- BENCHMARK
B	- BOLLARD
BE	- BURIED ELECTRIC
BWF	- BARBED WIRE FENCE
CB	- CABLE TV RISER
CC	- BURIED CABLE TV
CA	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
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G	- GAS LINE
G	- GAS METER
GV	- GAS VALVE
GT	- GREASE TRAP
GUY	- GUY WIRE ANCHOR
HDP	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
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L	- ARC LENGTH
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MW	- MONITORING WELL
N&D	- NAIL & DISC
NAVD	- NORTH AMERICAN VERTICAL DATUM
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NT	- NOT TO SCALE
ONS	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
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R/W	- RIGHT OF WAY
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SDO	- SHOWN FOR DIRECTION ONLY
SF	- SQUARE FEET
SWF	- STOCK WIRE FENCE
X00.00	- SPOT ELEVATION
D	- STORM/RAIN LINE
SV	- SEWER VALVE
SM	- STORM MANHOLE
T	- UNDERGROUND TELEPHONE
TI	- STORM INLET
TB	- TOP OF BANK
TP	- TRAFFIC POLE
TS	- TRAFFIC SIGN
UT	- TRANSFORMER/JUNCTION BOX
UT	- UTILITY RISER
TYP	- TYPICAL
UB	- UTILITY BOX
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
W	- WATER LINE
W	- WOOD FENCE
WS	- WOOD SHED
WM	- WATER METER
YD	- YARD DRAIN

SURVEY DATE: 2/20/23

DATE:	JOB #	REVISION	BY:
4/28/23	56858	ADDED TOPOGRAPHY	SAH
5/12/23	56858	ADD ADJACENT CONSERVATION ESMT	SAH
5/17/23	56858	UPDATED TREES	SAH
8/2/23	56858	ADDRESSED COMMENTS	TWR
10/31/23	57482	ADD WETLANDS AND AREA CALCULATIONS	SAH

BOUNDARY AND TOPOGRAPHIC SURVEY

TO: INNOVATIVE NATIONWIDE BUILDERS, INC., A FLORIDA CORPORATION, D/B/A INB HOMES; STEWART TITLE GUARANTY COMPANY; PRESTIGE TITLE OF BREVARD LLC;

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DATE OF PLAT OR MAP: FEBRUARY 20, 2023

TERRENCE W. RUTTER, JR., PSM 7371

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ALTA/NSPS LAND TITLE SURVEY

SEE SHEET 1 OF 4

SEE SHEET 1 OF 4

2 OF 4



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ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 30' JOB #56617 SHEET 3 OF 4

DRAWN BY: SAH

PREPARED FOR:

INB HOMES

SUBDIVISION NAME: BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2

LOCATION:
SOUTHEAST INTERSECTION OF BAYSIDE LAKE BLVD & BRAMBLEWOOD CIR
PALM BAY, FL 32909

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G - GAS LINE	TD - TOP OF DRAIN LINE
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GV - GAS VALVE	TD - TOP OF DRAIN LINE
GT - GREASE TRAP	TD - TOP OF DRAIN LINE
GU - GUY WIRE ANCHOR	TD - TOP OF DRAIN LINE
H - HANDICAP PARKING	TD - TOP OF DRAIN LINE
HD - HIGH DENSITY POLYETHYLENE	TD - TOP OF DRAIN LINE
HOPE - INVERT ELEVATION	TD - TOP OF DRAIN LINE
IP - IRON PIPE	TD - TOP OF DRAIN LINE
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LA - ARC LENGTH	TD - TOP OF DRAIN LINE
LSA - LICENSED BUSINESS	TD - TOP OF DRAIN LINE
LS - LANDSCAPE AREA	TD - TOP OF DRAIN LINE
LS - LICENSE SURVEYOR	TD - TOP OF DRAIN LINE

SURVEY DATE: 2/20/23

DATE	JOB #	REVISION	BY
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BOUNDARY AND TOPOGRAPHIC SURVEY

TO: INNOVATIVE NATIONWIDE BUILDERS, INC., A FLORIDA CORPORATION, D/B/A INB HOMES; STEWART TITLE GUARANTY COMPANY; PRESTIGE TITLE OF BREVARD LLC;

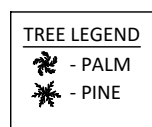
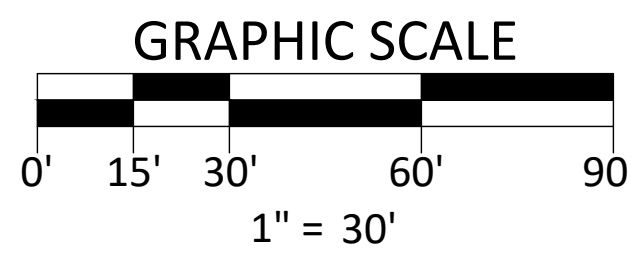
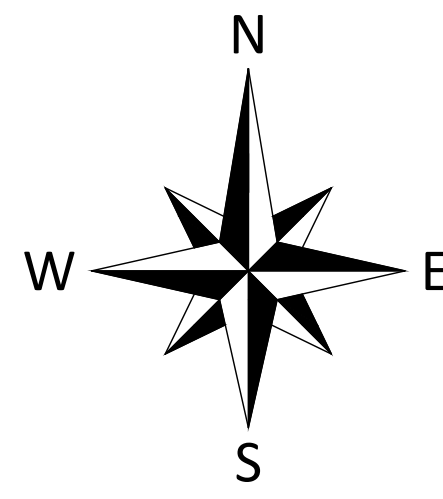
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DATE OF PLAT OR MAP: FEBRUARY 20, 2023

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CURVE DATA
 $\Delta = 55^\circ 54' 41''$
 $R = 625.00'$
 $L = 609.90' (P)$

CURVE DATA
 $\Delta = 55^\circ 54' 41''$
 $R = 525.00'$
 $L = 512.31' (P)$

BRAMBLEWOOD CIRCLE
(70.00' PUBLIC R/W)
TRACT R-1
(ROADWAY, DRAINAGE AND UTILITIES)
PB 45, PG 82
OWNER: BAYSIDE LAKES COMMERCIAL CENTER
PROPERTY OWNERS ASSOCIATION INC
PARCEL ID: 29-37-19-08-01
ORB 5706, PG 3472

SITE BENCHMARK #3
NAIL AND DISC
ELEVATION = 24.50
NAVD 88

SEE SHEET 4 OF 4

SEE SHEET 2 OF 4

**INB HOMES**

SUBDIVISION NAME: BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2

LOCATION:
SOUTHEAST INTERSECTION OF BAYSIDE LAKE BLVD & BRAMBLEWOOD C
PALM BAY, FL 32909

[illegible]

SURVEY DATE: 2/20/23

BOUNDARY AND TOPOGRAPHIC SURVEY

TO: INNOVATIVE NATIONWIDE BUILDERS, INC., A FLORIDA
CORPORATION, D/B/A INB HOMES; STEWART TITLE GUARANTY
COMPANY; PRESTIGE TITLE OF BREVARD LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 13 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 20, 2021.

DATE OF PLAT OR MAP: FEBRUARY 20, 202

TERRENCE W. RUTTER, JR., PSM 737

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE
BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED
CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO
SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.

