MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

NOTES:

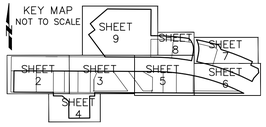
1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, WHICH BEARS S01°11'38"E AS SHOWN HEREON.
2. THE PARCEL DESCRIBED HEREIN IS IN ZONE "X" & "A" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #12009C 0690 G DATED 3-17-2014, COMMUNITY #120404.
3. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2037-5979833, ISSUING OFFICE FILE NO. 0038106-194879, ATTN: JENNIFER ARANZA, REVISION NUMBER: ONE, COMMITMENT DATE: DECEMBER 22, 2022 @ 8:00AM AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF RECORD.
4. BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT/DEED AND MEASURED UNLESS OTHERWISE NOTED.
5. ABOVE OR BELOW GROUND IMPROVEMENTS HAVE NOT BEEN DEPICTED ON THIS MAP OF SURVEY.
6. "THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD."
7. "THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS."
8. "THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES"
9. "THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS"
10. "THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY."
11. "ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT-OF-WAY VIA BABCOCK STREET AND ST JOHNS HERITAGE PARKWAY"
12. "THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT."
13. "THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER 2037-5979833, DATED APRIL 21, 2022 @ 8:00AM, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY."
14. "THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT."
15. "THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES STRUCTURAL SUPPORT, INGRESS OR EGRESS."
16. TOPOGRAPHY AND TREE LOCATIONS ARE NOT COMPLETE AT THIS TIME; THIS DRAFT COPY IS TO SHOW PROGRESS AS OF 10-12-23.

PRIMARY BENCHMARK USED: "E 508 2001" (PID DE5448) NGS SURVEY MARKER ON THE EAST SIDE OF "I-95 NORTH OF THE SOTTILE CANAL. ELEVATION= 24.79 FEET, NAVD 1988; PROJECT BENCHMARKS ARE AS SHOWN ON THIS MAP OF SURVEY.

CORNER NOTES:

1. *DENOTES 5/8" IRON ROD WITH CAP STAMPED "PRM LB 6360"*
2. *DENOTES THE POINTS OF CURVATURE, POINTS OF TANGENCY AND OTHER PERTINENT POINTS REQUIRING CLARITY OR DEFINITION.*

KEY MAP
NOT TO SCALE

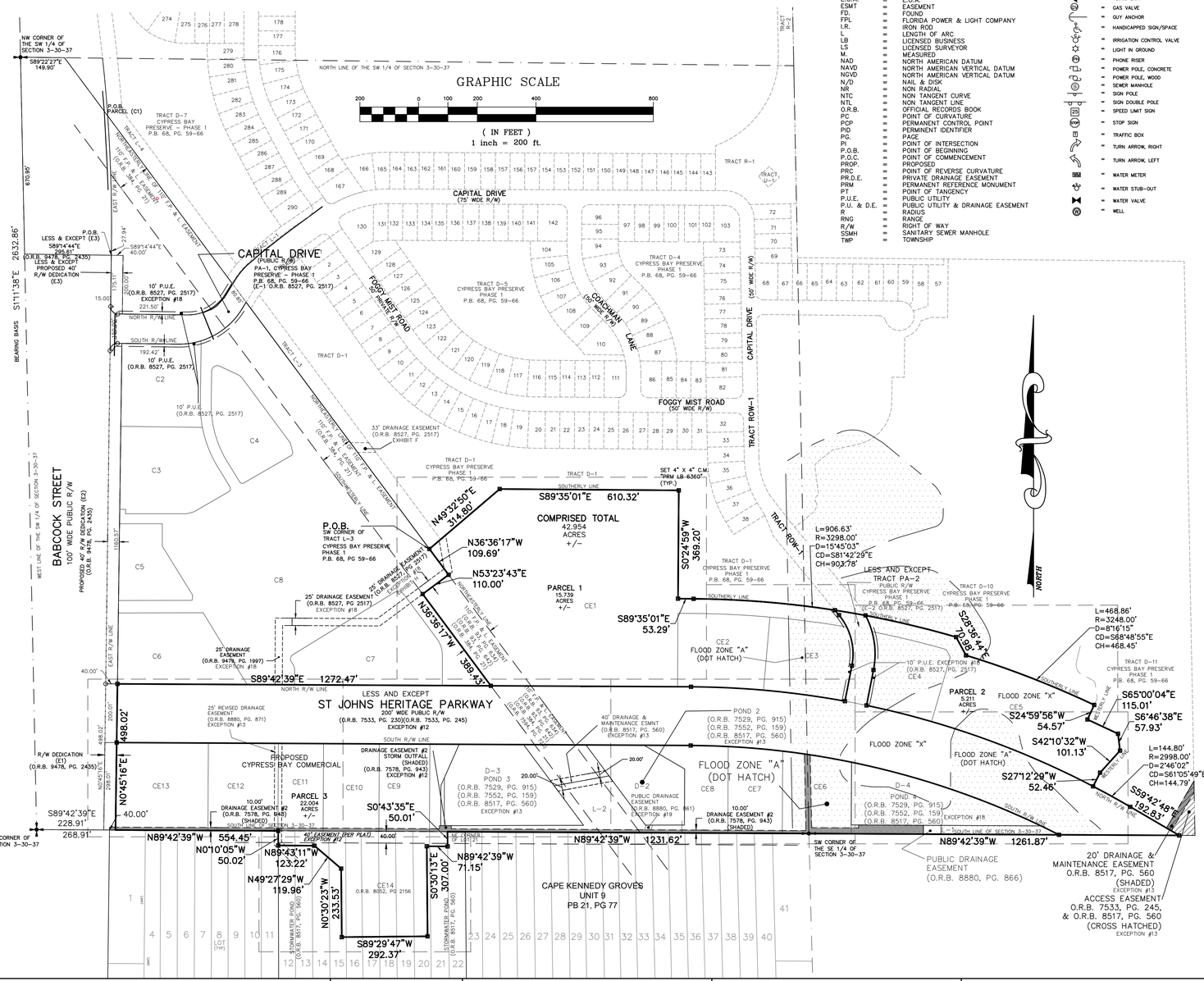


LEGEND OF ABBREVIATIONS

BRG	=	BEARING
C	=	CURVE DESIGNATION
CBRG	=	CHORD BEARING
CH	=	CHORD
C.M.	=	CONCRETE MONUMENT
D.	=	DEED
Δ	=	DELTA (CENTRAL ANGLE)
E.O.A.	=	E.O.A.
ESMT	=	EASEMENT
FD.	=	FOUND
FPL	=	FLORIDA POWER & LIGHT COMPANY
I.R.	=	IRON ROD
L	=	LENGTH OF ARC
LB	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
M.	=	MEASURED
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NGVD	=	NORTH AMERICAN VERTICAL DATUM
N/D	=	NAIL & DISK
NR	=	NON RADIAL
NTC	=	NON TANGENT CURVE
NTL	=	NON TANGENT LINE
O.R.B.	=	OFFICIAL RECORDS BOOK
PC	=	POINT OF CURVATURE
PCP	=	PERMANENT CONTROL POINT
PID	=	PERMINENT IDENTIFIER
PG.	=	PAGE
PI	=	POINT OF INTERSECTION
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PROP.	=	PROPOSED
PRC	=	POINT OF REVERSE CURVATURE
PR.D.E.	=	PRIVATE DRAINAGE EASEMENT
PRM	=	PERMANENT REFERENCE MONUMENT
PT	=	POINT OF TANGENCY
P.U.E.	=	PUBLIC UTILITY
P.U. & D.E.	=	PUBLIC UTILITY & DRAINAGE EASEMENT
R	=	RADIUS
RNG	=	RANGE
R/W	=	RIGHT OF WAY
SSMH	=	SANITARY SEWER MANHOLE
TWP	=	TOWNSHIP

UTILITY LEGEND

	=	COMMUNICATIONS MANHOLE
	=	CABLE TV RISER
	=	CLEAN OUT
	=	DRAINAGE MANHOLE
	=	ELECTRICAL BOX
	=	FIRE HYDRANT
	=	FLOOD LIGHT
	=	GAS VALVE
	=	GUY ANCHOR
	=	HANDICAPPED SIGN/SPACE
	=	IRRIGATION CONTROL VALVE
	=	LIGHT IN GROUND
	=	PHONE RISER
	=	POWER POLE, CONCRETE
	=	POWER POLE, WOOD
	=	SEWER MANHOLE
	=	SIGN POLE
	=	SIGN DOUBLE POLE
	=	SPEED LIMIT SIGN
	=	STOP SIGN
	=	TRAFFIC BOX
	=	TURN ARROW, RIGHT
	=	TURN ARROW, LEFT
	=	WATER METER
	=	WATER STUB-OUT
	=	WATER VALVE
	=	WELL



DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF LOTS 12 THROUGH 21, CAPE KENNEDY GROVES, UNIT 9, AS RECORDED IN PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT L-3, CYPRESS BAY PRESERVE PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGES 59 THROUGH 66 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 49° 32' 50" E ALONG THE SOUTHERLY LINE OF TRACT L-3 AND TRACT D-1 OF SAID CYPRESS BAY PRESERVE PHASE 1 FOR A DISTANCE OF 314.80 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1; THENCE RUN THE FOLLOWING 6 COURSES, CURVES AND DISTANCES ALONG THE SOUTHERLY LINES OF TRACTS D-1, ROW-1 AND TRACT D-10 OF SAID CYPRESS BAY PRESERVE PHASE 1; (1) THENCE RUN S 89° 35' 01" E FOR A DISTANCE OF 610.32 FEET; (2) THENCE RUN S 00° 24' 59" W FOR A DISTANCE OF 369.20 FEET; (3) THENCE RUN S 89° 35' 01" E FOR A DISTANCE OF 53.29 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3298.00 FEET, AND WHOSE CHORD BEARS S 81° 42' 29" E FOR A DISTANCE OF 903.78 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 45' 03", FOR A DISTANCE OF 906.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; (5) THENCE RUN S 28° 36' 44" E FOR A DISTANCE OF 70.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3248.00 FEET, AND WHOSE CHORD BEARS S 68° 48' 55" E FOR A DISTANCE OF 468.45 FEET; (6) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 16' 15", FOR A DISTANCE OF 468.86 TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, ALSO BEING A POINT ON THE WESTERLY LINE OF TRACT D-11 OF SAID CYPRESS BAY PRESERVE PHASE 1; THENCE RUN THE FOLLOWING (5) COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID TRACT D-11; (1) THENCE RUN S 24° 59' 56" W FOR A DISTANCE OF 54.57 FEET; (2) THENCE RUN S 65° 00' 04" E FOR A DISTANCE OF 115.01 FEET; (3) THENCE RUN S 06° 46' 38" E FOR A DISTANCE OF 57.93 FEET; (4) THENCE RUN S 42° 10' 32" W FOR A DISTANCE OF 101.13 FEET; (5) THENCE RUN S 27° 12' 29" W FOR A DISTANCE OF 52.46 FEET TO THE NORTH RIGHT OF WAY LINE OF ST JOHNS HERITAGE PARKWAY (A 200 FOOT WIDE RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 7533, PAGE 245 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 2998.00 FEET, AND WHOSE CHORD BEARS S 61° 05' 49" E FOR A DISTANCE OF 144.79 FEET; THENCE RUN SOUTHEASTERLY ALONG THE SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02° 46' 02", FOR A DISTANCE OF 144.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 59° 42' 48" E ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 192.83 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3; THENCE RUN N 89° 42' 39" W ALONG THE SOUTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 1261.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE RUN N 89° 42' 39" W ALONG THE SOUTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 1231.62 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CAPE KENNEDY GROVE UNIT 9; THENCE RUN S 00° 43' 35" E FOR A DISTANCE OF 50.01 FEET; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 71.15 FEET; THENCE RUN S 00° 30' 13" E FOR A DISTANCE OF 307.00 FEET; THENCE RUN S 89° 29' 47" W FOR A DISTANCE OF 292.37 FEET; THENCE RUN N 00° 30' 23" W FOR A DISTANCE OF 233.53 FEET; THENCE RUN N 49° 27' 29" W FOR A DISTANCE OF 119.96 FEET; THENCE RUN N 89° 43' 11" W FOR A DISTANCE OF 123.22 FEET; THENCE RUN N 00° 10' 05" W FOR A DISTANCE OF 50.02 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUN N 89° 42' 39" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 554.45 FEET TO A POINT LYING 40.00 FEET EAST, AS MEASURED BY PERPENDICULAR, OF THE EAST RIGHT OF WAY LINE OF BABCOCK STREET (A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN N 00° 45' 16" E PARALLEL WITH SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 498.02 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ST JOHNS HERITAGE PARKWAY; THENCE RUN S 89° 42' 39" E ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1272.47 FEET TO THE SOUTHWESTERLY LINE OF A 110 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 384 PAGE 21 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 36° 36' 17" W ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 389.43 FEET; THENCE RUN N 53° 23' 43" E FOR A DISTANCE OF 110.00 FEET TO THE NORTHEASTERLY LINE OF SAID 110 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE N 36° 36' 17" W ALONG SAID NORTHEASTERLY LINE FOR A DISTANCE OF 109.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

TRACT PA-2, CYPRESS BAY PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 59 THROUGH 66, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RIGHT OF WAY FOR ST JOHNS HERITAGE PARKWAY (A 200 FOOT WIDE RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 7533, PAGE 245 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH Owner's real property right, title and interest in that certain Reciprocal Easement Agreement recorded August 30, 2019 in Official Records Book 8527, Page 2517, Public Records of Brevard County, Florida affected by Amendment and Partial Termination to Reciprocal Easement Agreement recorded April 19, 2022 in Official Records Book 9479, Page 1997, Public Records of Brevard County, Florida.

CONTAINING 42.954 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS AS PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2037-5979833, ISSUING OFFICE FILE NO. 0038106-194879, ATTN: JENNIFER ARANZA, REVISION NUMBER: ONE, COMMITMENT DATE: DECEMBER 22, 2022 @ 8:00AM:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. NOT A SURVEY MATTER
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. NONE KNOWN TO SURVEYOR
3. Ad valorem and non-ad valorem taxes for the year 2022 and subsequent years, which are not yet due and payable. NOT A SURVEY MATTER
4. Reservation shall run with the land as contained in Warranty Deed from Florida Indian River Land Company recorded July 18, 1913 in Deed Book 58, Page 519. (as to C1, Parcels 1 and 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) BLANKET IN NATURE AS TO C1, PARCEL 1 AND PARCEL 3
5. Right-Of-Way Agreement for easement granted to Florida Power & Light Company recorded April 8, 1958 in Book 93, Page 634 as affected by Supplement to Right-Of-Way Agreement recorded May 18t 1961 in Book 384, Page 21 and Subordination of Utility Interests and Agreement for Reimbursement for Additional Facility Relocation by and between the City of Palm Bay and Florida Power & Light Company recorded April 18, 2016 in Book 7594, Page 723. (as to C1, Parcels 1 and 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS C1, C9 , PARCEL 1 AND PARCEL 3, PLOTTED
6. Right-Of-Way Agreement for easement granted to Florida Power & Light Company recorded April 8, 1958 in Book 93, Page 642. (as to C9, and portions of parcel 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS C1, PARCEL 1 AND PARCEL 3, PLOTTED
7. Agricultural Plat restricted to agriculture use only, including 40 foot easement over the North property lines shown on the plat of CAPE KENNEDY GROVES UNIT 9, as recorded November 15, 1967 in Plat Book 21, Page(s) 77. (as to Parcel C20 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS C20, PLOTTED
8. Terms and conditions for Resolution for Cape Kennedy Groves recorded January 24, 1977 in Book 1704, Page 222. (as to Parcel C20 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS AND BLANKET IN NATURE AS TO C20 AFFECTS, BLANKET IN NATURE
9. INTENTIONALLY DELETED
10. Terms and conditions for Resolution by Board of Supervisors of San Sebastian Drainage District recorded March 14, 2006 in Book 5616, Page 7231 and New Boundary for San Sebastian Drainage District recorded March 14, 2006 in Book 5616, Page 7224. (as to all parcels) AFFECTS ALL PARCELS, BLANKET IN NATURE
11. Plan of Reclamation of San Sebastian Drainage District recorded March 14, 2006 in Book 5616, Page 7319. (as to all parcels) AFFECTS ALL PARCELS, BLANKET IN NATURE
12. Terms and conditions for Resolution No. 2015-61 by City of Palm Bay recorded January 12, 2016 in Book 7529, Page 915. (as to D-2, D-3; and D-4 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS, BLANKET IN NATURE
13. Terms and conditions for Drainage Easement by and between Cypress Bay Farms, LLC, a Florida limited liability company and the City of Palm Bay recorded January 20, 2016 in Book 7533, Page 233 as affected by First Amendment to Drainage Easement recorded March 28, 2016 in Book 7578, Page 943 and Second Amendment and Restatement of Drainage Easement recorded August 19, 2019 in Book 8517, Page 560 and Revised Stormwater Facility and Drainage Easement No. 4 recorded October 8, 2020 in Book 8880, Page 871. (as to portions of Parcel 3; C17; C18; D-2; D-3; D-4 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS, BLANKET IN NATURE AS TO PORTIONS OF PARCEL 3, C17, C18, D-2, D-3 & D-4
14. Right-Of-Way Contribution Agreement by and between Cypress Bay Farms, a Florida limited partnership and the City of Palm Bay recorded February 18, 2016 in Book 7552, Page 159. (as to all parcels) AFFECTS, BLANKET IN NATURE AS TO ALL PARCELS
15. Transportation Impact Fee Application-For-Credit Agreement by and between the City of Palm Bay, Florida and Cypress Bay Farms, LLC, a Florida limited liability company, its successors and assigns recorded February 18, 2016 in Book 7552, Page 193. (as to all parcels) AFFECTS, BLANKET IN NATURE AS TO ALL PARCELS
16. Terms and conditions for Resolution No. 2017-36 by the City of Palm Bay granting Cypress Bay Farms, LLC conditional use approval for mining/excavation recorded December 20, 2017 in Book 8052, Page 2156. (as to Parcel C20 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS, BLANKET TO "C20" IN NATURE
17. Terms and conditions for City of Palm Bay-Brevard County Joint Planning Interlocal Agreement recorded August 15, 2019 in Book 8514, Page 1709 as affected by Interlocal Agreement for St. Johns Heritage Parkway Intersection and Babcock Street recorded April 30, 2020 in Book 8730, Page 998 and second amendment to Interlocal Agreement Regarding St Johns Heritage Parkway Intersection and Babcock Street recorded July 26, 2022 in Book 9588, Page 2659.(as to all parcels) AFFECTS, BLANKET IN NATURE AS TO ALL PARCELS
18. Reciprocal Easement Agreement by and between Cypress Bay Farms, LLC, a Florida limited liability company and Forestar (USA) Real Estate Group Inc., a Delaware corporation recorded August 30, 2019 in Book 8527, Page 2517 as affected by Amendment and Partial Termination to Reciprocal Easement Agreement by and between Cypress Bay Farms, LLC, a Florida limited liability company, its successors and assigns and Forestar (USA) Real Estate Group Inc., a Delaware corporation, its successors and assigns and Cypress Bay Reserve Homeowners Association, Inc., a Florida not for profit corporation recorded April 19, 2022 in Book 9479, Page 1997. (as to C1; C9; and C12 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS, PLOTTED, BLANKET IN NATURE AS TO C1, C9, AND C12
19. Stormwater Facility and Access Easement South of Pond 2 by and between Cypress Bay Farms LLC, a Florida limited liability company and the City of Palm Bay recorded October 8, 2020 in Book 8880, Page 861. (as to portions of Parcel 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS PARCEL 3, PLOTTED
20. Terms and conditions for Ordinance 2022-34 of the City of Palm Bay approving Final Development Plan known as "Cypress Bay Commercial Center" recorded April 1, 2022 in Book 9463, Page 2455. (as to C1) AFFECTS BLANKET IN NATURE AS TO PARCEL 1 AND C1
21. Declaration of Restrictive Covenants between from Cypress Bay Farms, LLC, a Florida limited liavility company, and Kimya, LLC, a Delaware limited liability company recorded in Book_____Page_____
22. Utilities and Drainage Easement Agreement between from Cypress Bay Farms, LLC, a Florida limited liability company, and Kimaya, LLC, a Delaware limited liability company recorded _____in Book_____Page_____

TREE LEGEND

SYMBOL	DESCRIPTION
	PALM TREE
	PINE TREE
	OAK TREE
	CYPRESS TREE

SHEET 1 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 254-8133

SCALE	1" = 200'
DATE	10-31-23
FIELD BOOK & PAGE	261 / 20
FIELD DATE	10-23-23

REVISION TABLE

DATE	DESCRIPTION	BY	APVD

PREPARED FOR THE EXCLUSIVE USE OF:

KIMAYA, LLC

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT R. DOERRER, JR.
PROFESSIONAL LAND SURVEYOR #3982

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.

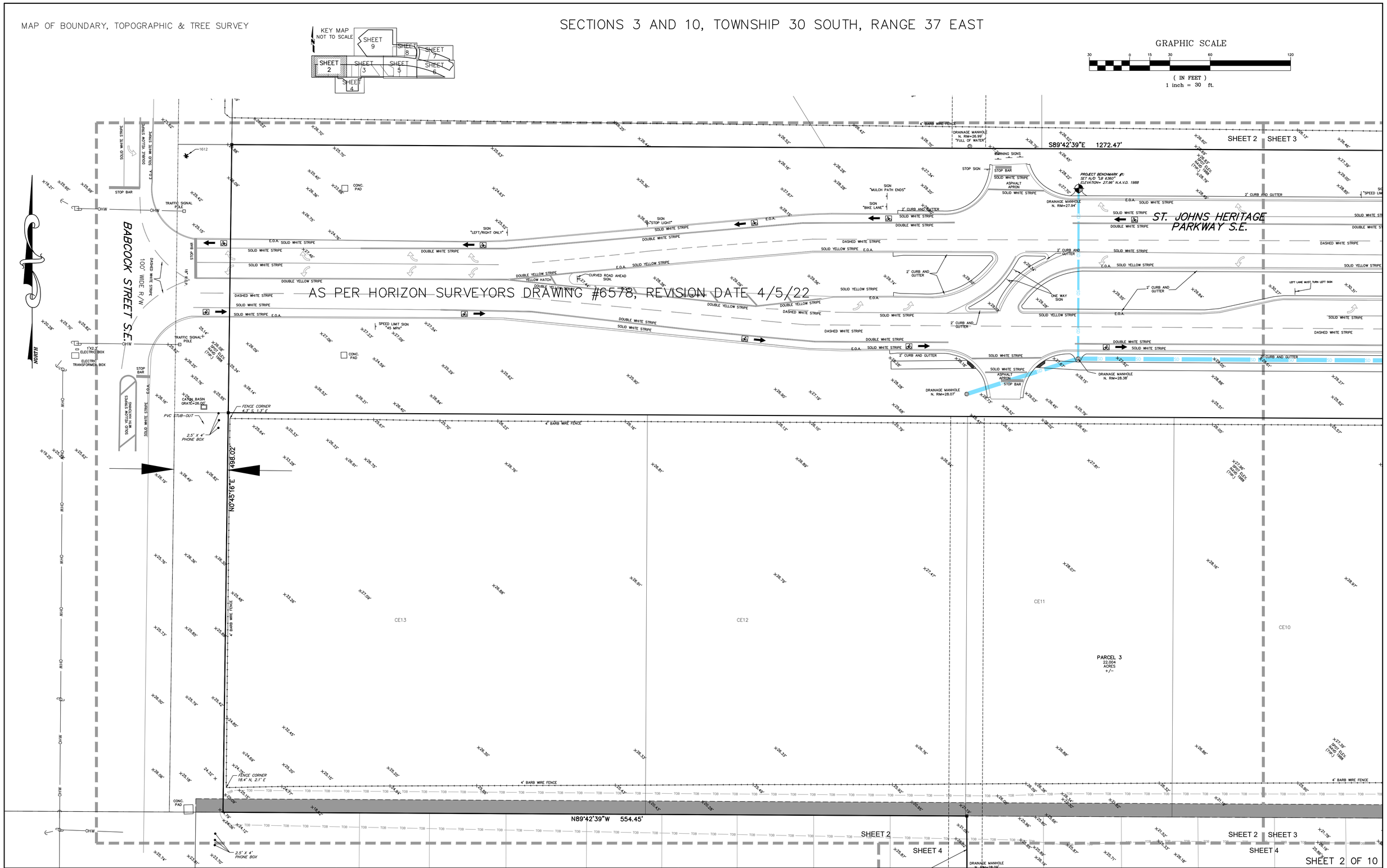
SURVEY FOR:
PALM BAY POINTE EAST

DRAWING NUMBER:
6617-23-1005

\\Server\data backup\ARCHIVES\COMBINED PROJECTS\PALM BAY POINTE EAST_6617\DWG\PBPE - BOUNDARY-TOPO-10-6-23.dwg, 24X36 (1), 10/31/2023 1:23:46 PM, ...AutoCAD PDF (General Documentation).pc3

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST



HORIZON SURVEYORS	SCALE 1" = 30'	REVISION TABLE				REVISION TABLE				SURVEY FOR:
OF CENTRAL FLORIDA, INC. LB 6360	DATE 10-31-23	DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD	PALM BAY POINTE EAST
390 POINCIANA DR., MELBOURNE, FL 32935	FIELD BOOK 261 & PAGE 20									DRAWING NUMBER:
E-MAIL: INFO@HORIZONSURVEYORS.COM	FIELD DATE 10-23-23									6617-23-1005
PHONE : (321) 254-8133										

SHEET 2 OF 10

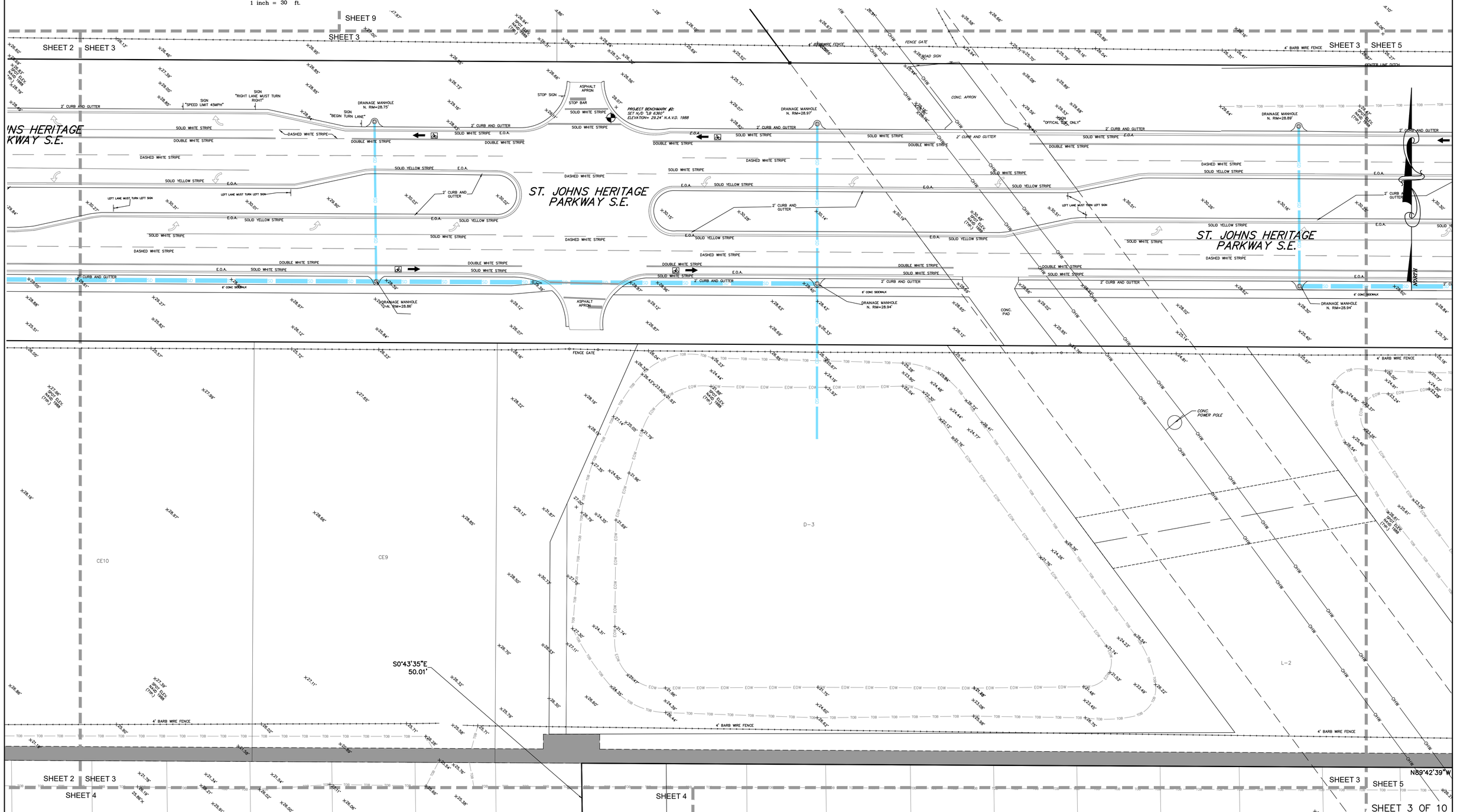
MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SHEET 3 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 254-8133

SCALE	1" = 30'
DATE	10-31-23
FIELD BOOK & PAGE	261 20
FIELD DATE	10-23-23

REVISION TABLE

DATE	DESCRIPTION	BY	APVD

REVISION TABLE

DATE	DESCRIPTION	BY	APVD

SURVEY FOR:
PALM BAY POINTE EAST

DRAWING NUMBER:
6617-23-1005

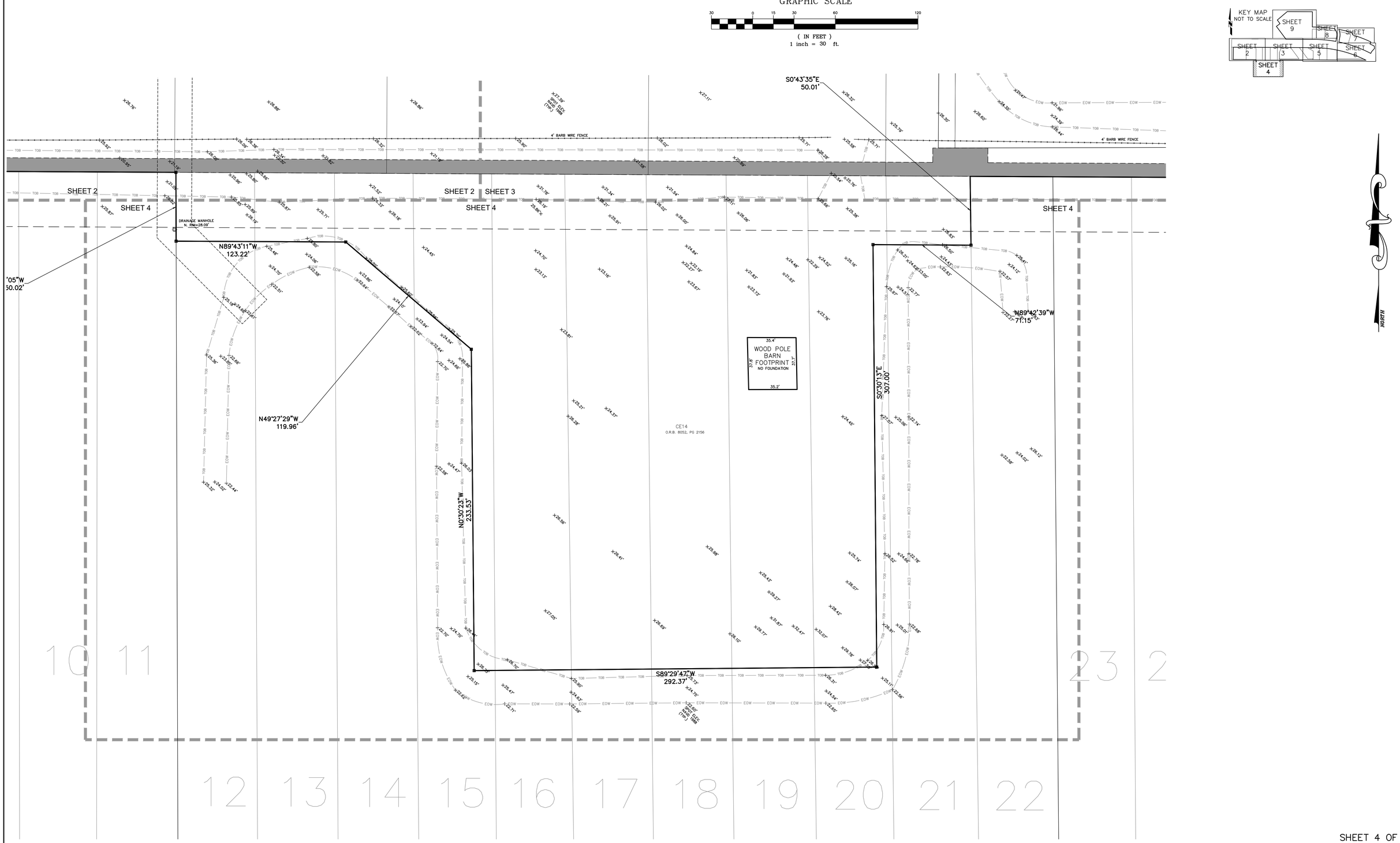
MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SHEET 4 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 254-8133

SCALE	1" = 30'
DATE	10-31-23
FIELD BOOK & PAGE	261 & 20
FIELD DATE	10-23-23

REVISION TABLE				REVISION TABLE			
DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD

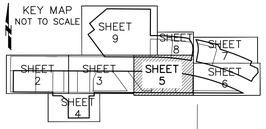
SURVEY FOR:
PALM BAY POINTE EAST

DRAWING NUMBER:
6617-23-1005

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

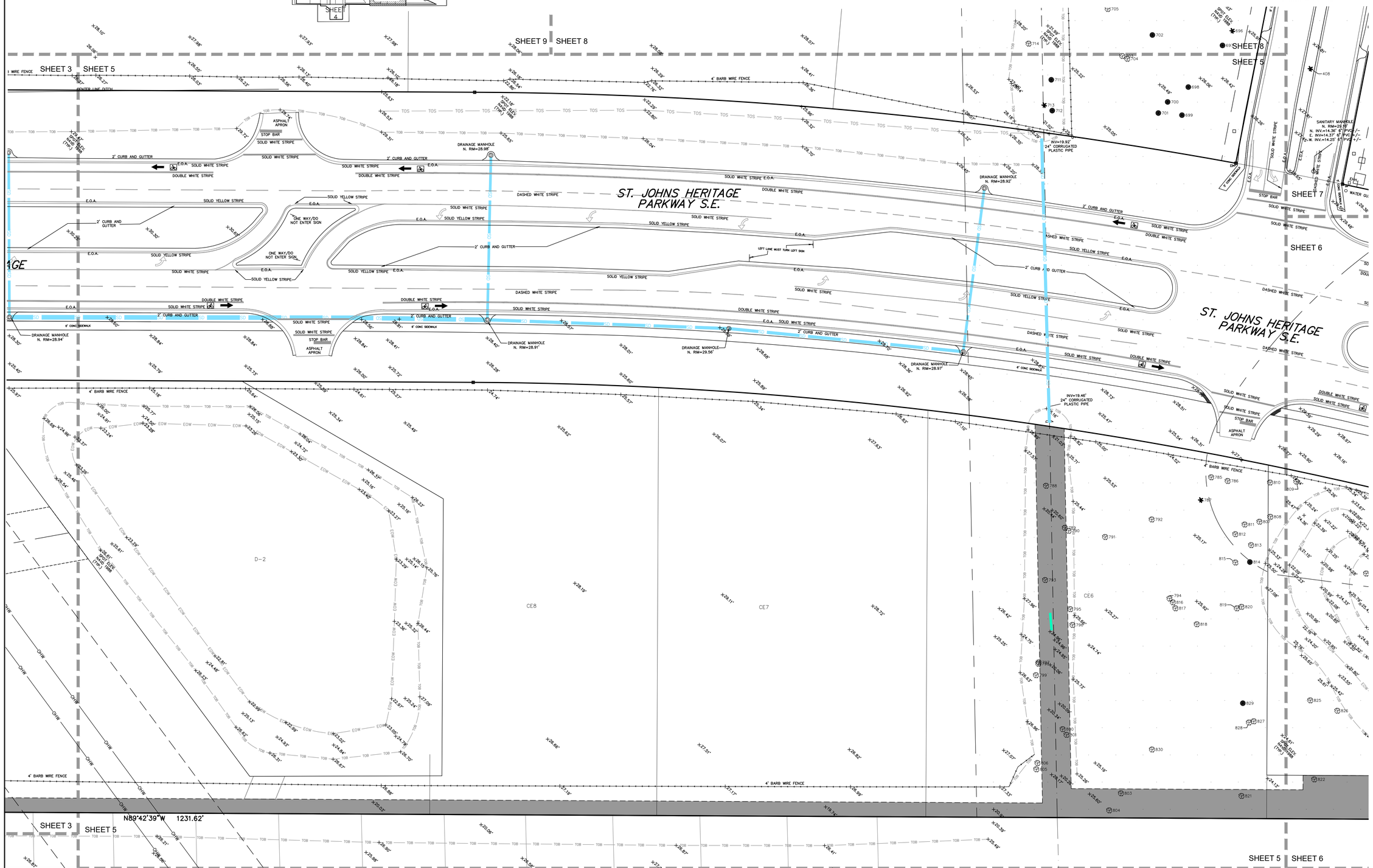
KEY MAP
NOT TO SCALE



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



HORIZON

TREE LEGEND	
SYMBOL	DESCRIPTION
✱	PALM TREE
●	PINE TREE
	OAK TREE
	CYPRESS TREE

SHEET 5 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 254-8133

SCALE	1" = 30'
DATE	10-31-23
FIELD BOOK & PAGE	261 & 20
FIELD DATE	10-23-23

REVISION TABLE

DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD

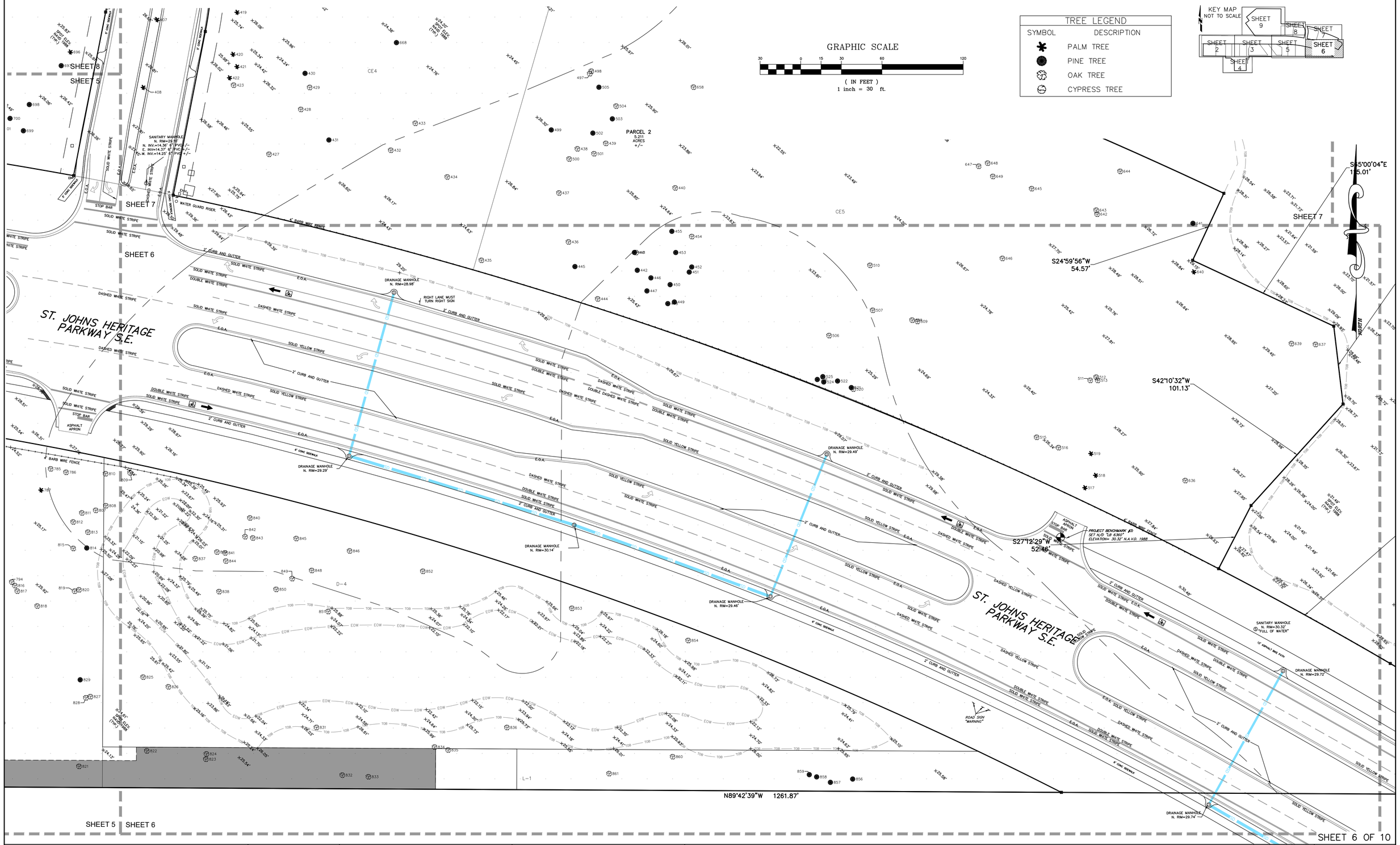
SURVEY FOR:
PALM BAY POINTE EAST

DRAWING NUMBER:
6617-23-1005

\\Server\data backup\ARCHIVES\COMBINED PROJECTS\PALM BAY POINTE EAST_6617\DWG\PBPE - BOUNDARY-TOPO-10-6-23.dwg, 24X36 (S), 10/31/2023 1:30:04 PM, _AutoCAD PDF (General Documentation).pc3

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST



SHEET 6 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM
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SCALE	1" = 30'
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FIELD BOOK & PAGE	261 / 20
FIELD DATE	10-23-23

REVISION TABLE				REVISION TABLE			
DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD

SURVEY FOR:
PALM BAY POINTE EAST

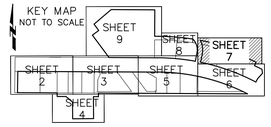
DRAWING NUMBER:
6617-23-1005

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

TREE LEGEND	
SYMBOL	DESCRIPTION
✱	PALM TREE
●	PINE TREE
	OAK TREE
	CYPRESS TREE

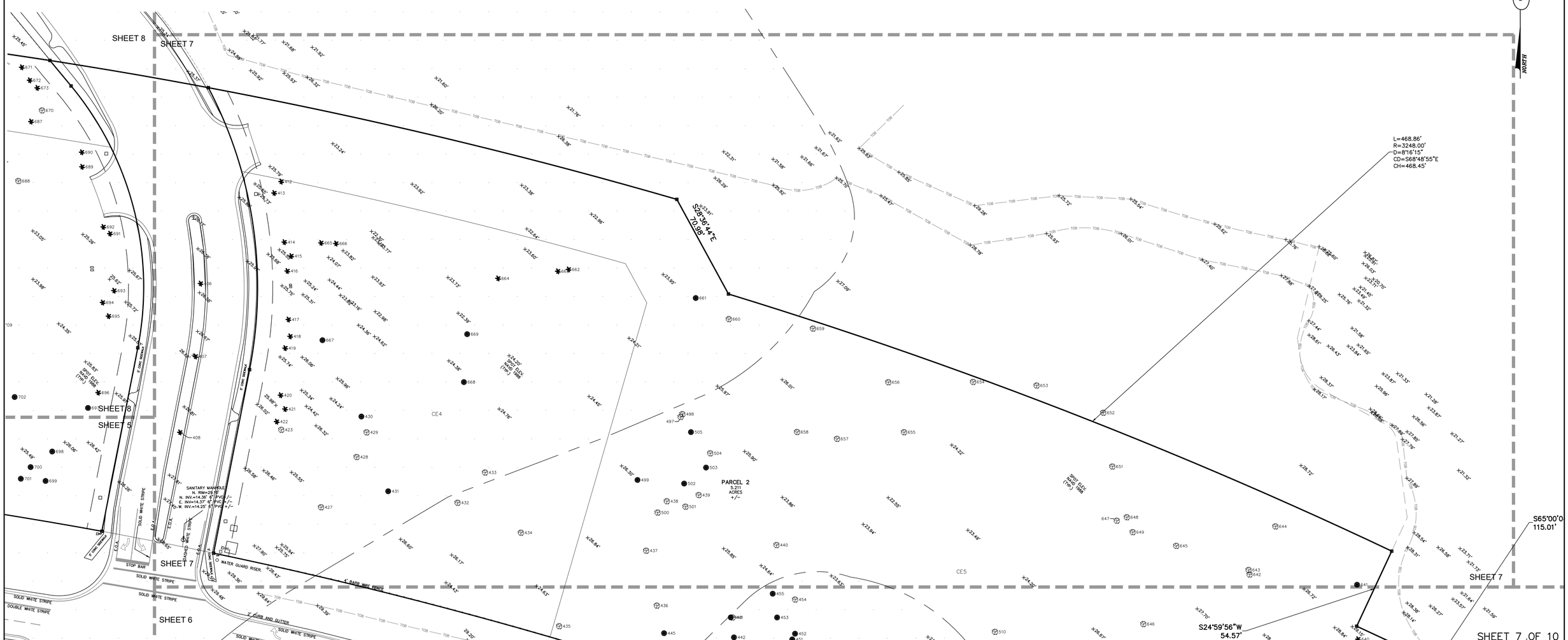
KEY MAP
NOT TO SCALE



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SHEET 7 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
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SCALE	1" = 30'
DATE	10-31-23
FIELD BOOK & PAGE	261 / 20
FIELD DATE	10-23-23

REVISION TABLE				REVISION TABLE			
DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD

SURVEY FOR:
PALM BAY POINTE EAST

DRAWING NUMBER:
6617-23-1005

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MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

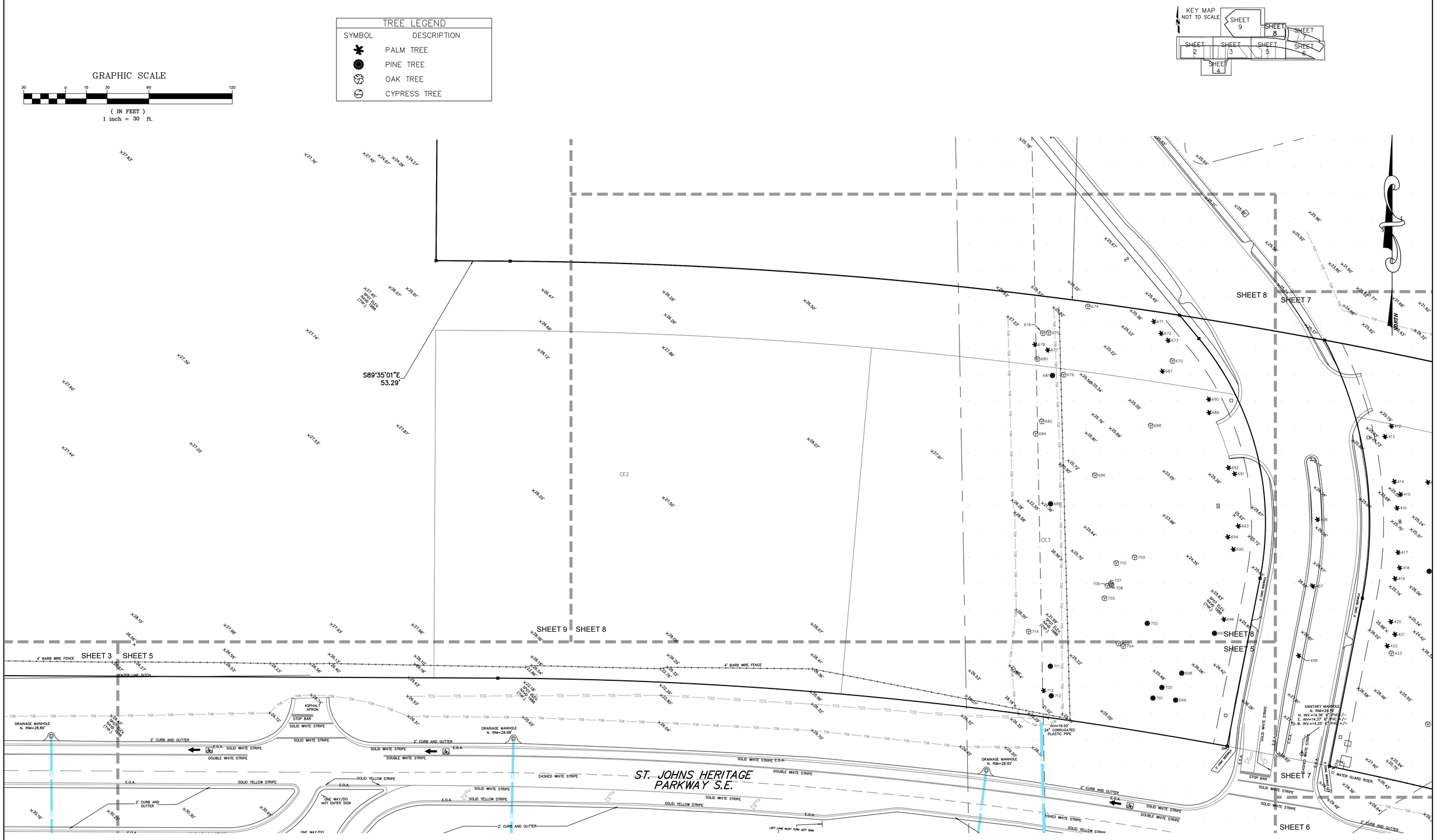
SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

TREE LEGEND	
SYMBOL	DESCRIPTION
✱	PALM TREE
●	PINE TREE
✿	OAK TREE
✿	CYPRESS TREE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SHEET 8 OF 10

HORIZON SURVEYORS
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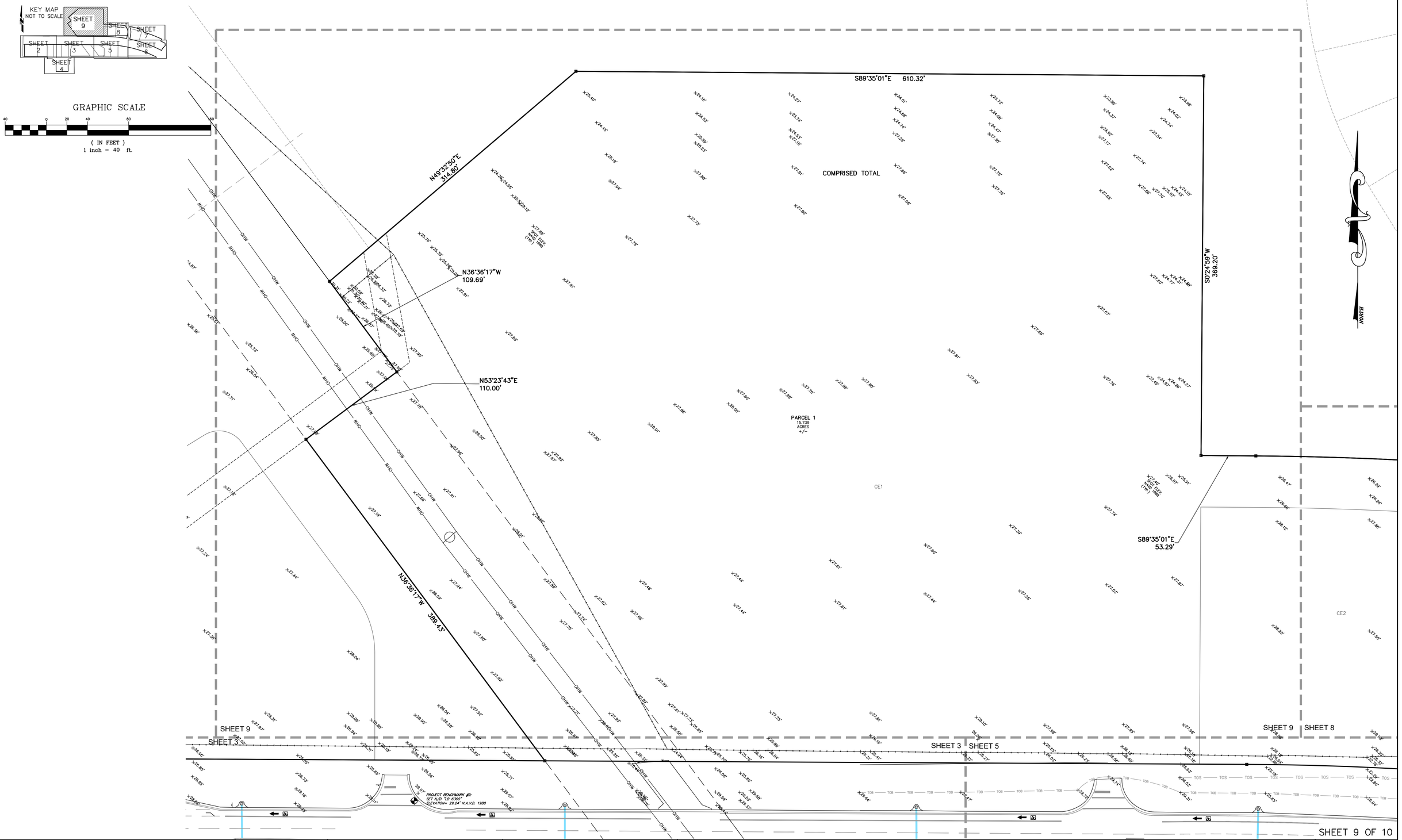
SCALE 1" = 30'	REVISION TABLE				REVISION TABLE		
DATE 10-31-23	DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD
FIELD BOOK 261 & PAGE 20							
FIELD DATE 10-23-23							

SURVEY FOR:
PALM BAY POINTE EAST

DRAWING NUMBER:
6617-23-1005

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST



SHEET 9 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
390 POINCIANA DR., MELBOURNE, FL 32935
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SCALE	1" = 40'
DATE	10-31-23
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FIELD DATE	10-23-23

REVISION TABLE				REVISION TABLE			
DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD

SURVEY FOR:
PALM BAY POINTE EAST

DRAWING NUMBER:
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MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

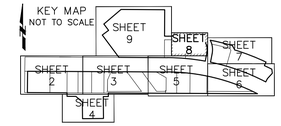
SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TREE LEGEND	
SYMBOL	DESCRIPTION
✱	PALM TREE
●	PINE TREE
	OAK TREE
	CYPRESS TREE



Point Table	
Point #	Description
406	PAL 10
407	PAL 10
408	PAL 10
412	PAL 11
413	PAL 8
414	PAL 11
415	PAL 11
416	PAL 12
417	PAL 13
418	PAL 12
419	PAL 12
420	PAL 10
421	PAL 10
422	PAL 10
423	OAK 13
427	OAK CLUSTER 68
428	OAK 16
429	OAK 21
430	PINE 6
431	PINE 8

Point Table	
Point #	Description
432	OAK 17
433	OAK 20
434	OAK 24
435	OAK 19
436	OAK DBL 65
437	OAK 15
438	OAK 18
439	OAK 24
440	OAK 11
441	OAK 10
442	PINE 10
443	PINE 11
444	OAK 12
445	PINE 7
446	PINE 7
447	PINE 7
448	PINE 12
449	PINE 6
450	PINE 9
451	PINE 12

Point Table	
Point #	Description
452	PINE 8
453	PINE 7
454	OAK 14
455	PINE 10
497	OAK 17
498	OAK 15
499	PINE 14
500	OAK 20
501	OAK 16
502	PINE 16
503	PINE 10
504	OAK 19
505	PINE 13
506	OAK 17
507	OAK 22
508	OAK 13
509	OAK 24
510	OAK 18
511	OAK 14
512	OAK 36

Point Table	
Point #	Description
513	OAK 12
515	OAK 16
516	OAK 25
517	PAL 12
518	PAL 12
519	PAL 12
520	OAK 10
521	PINE 10
522	PINE 12
524	PINE 11
525	PINE 11
526	PINE 8
636	OAK DBL 32
637	OAK 8
639	OAK 20
640	PAL 10
641	PINE 8
642	OAK 15
643	OAK 13
644	OAK 13

Point Table	
Point #	Description
645	OAK 24
646	OAK 18
647	OAK 13
648	OAK 16
649	OAK 7
651	OAK 19
652	OAK 23
653	OAK 15
654	OAK 18
655	OAK 17
656	OAK 15
657	OAK 56
658	OAK 16
659	OAK 17
660	OAK 17
661	PINE 11
662	PAL 12
663	PAL 12
664	PAL 10
665	PAL 12

Point Table	
Point #	Description
666	PAL 11
667	PINE 13
668	PINE 13
669	PINE CLUSTER X4 7
670	OAK TRIPLE 70
671	PAL 10
672	PAL 10
673	PAL 11
674	OAK 24
675	OAK TRIPLE 6
676	OAK 8
677	PAL 11
678	PAL 11
679	OAK 6
680	OAK 10
681	PINE 6
682	OAK 18
684	OAK 18
685	PINE 10
686	OAK 50

Point Table	
Point #	Description
687	PAL 10
688	OAK 17
689	PAL 7
690	PAL 11
691	PAL 10
692	PAL 9
693	PAL 12
694	PAL 10
695	PAL 11
696	PAL 12
697	PINE 22
698	PINE 10
699	PINE CLUSTER X8 7
700	PINE 8
701	PINE 10
702	PINE 12
703	OAK 7
704	OAK 21
705	OAK TRIPLE 25
706	OAK 13

Point Table	
Point #	Description
707	OAK 15
708	OAK 29
709	OAK 12
710	OAK 13
711	PINE 12
712	PINE 12
713	PAL 10
714	OAK 10
785	OAK DBL 31
786	OAK 12
787	PAL 11
788	OAK 7 X3
789	OAK 9
790	OAK 19
791	OAK 24
792	OAK 8
793	OAK 10 8 DBL
794	OAK 57 CLUSTER X5
795	OAK 7
796	OAK 6

Point Table	
Point #	Description
797	OAK 7 9 DBL
798	OAK 8
799	OAK 12
800	OAK DBL 15 8
801	OAK 8
803	OAK 8
804	OAK 8
805	OAK 19
806	OAK 13
807	OAK 11
808	OAK 11
809	OAK DBL 10 16
810	OAK 17
811	OAK 8
812	OAK 10
813	OAK 9
814	PINE 7
815	OAK 9
816	OAK 10
817	OAK 10

Point Table	
Point #	Description
818	OAK 10
819	OAK TRIPLE 62
820	OAK 22
821	OAK 6
822	OAK 22
823	OAK 16
824	OAK 10
825	OAK 12
826	OAK 13
827	OAK 8
828	OAK 7
829	PINE 8
830	OAK 24
831	OAK DBL 32
832	OAK 23
833	OAK TRIPLE 22
834	OAK 11
835	OAK 19
836	OAK DBL 26
837	OAK DBL 27

Point Table	
Point #	Description
838	OAK DBL 28
839	OAK 14
840	OAK 30
841	OAK 22
842	OAK 7
843	OAK 19
844	OAK 18
845	OAK DBL 72
846	OAK DBL 35
848	OAK 9
849	OAK 8
850	OAK 16
851	OAK 17
852	OAK 18
853	OAK DBL 24
854	OAK 14
856	PINE 6
857	PINE 6
858	PINE 6
859	PINE 6

Point Table	
Point #	Description
860	OAK 17
861	OAK 12
1612	PALM BAY ND

SHEET 10 OF 10

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