

1 through 8. Not a matter of survey.

- [illegible]

Zoning information taken from Zoning Report prepared by Bock & Clark Corporation, and NVS Company, Project No. 7202203248, dated December 9, 2022.

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Zoning Designation: U, Light Industrial Warehousing
Building Setback:
Front= 40' min
Side= Interior: 20' min; Corner: 25' min
Rear= 25' min

Building Height= 100'

Max Lot Coverage: 50%
Floor Area Ratio: No Requirement Noted

Parking: 37 spaces min

[illegible]

- 1) Survey prepared by ARI Surveyors, LLC, 5310 Hillsdale Drive, Auburndale, Florida, under the direct supervision of ARI, J. Neumann, Florida Surveyor and Map No. 6889, dated 01/20/2011.
- 2) This survey is limited to above ground buildings, improvements along and near the boundary of the subject property. The survey does not include any underground or below ground including, but not limited to foundations (footings), utilities, etc.
- 3) Paving/Turfing Location: 3.668 Acres, 5 Handicapped Spaces for a total of 105.
- 4) Surveyed parcel contains 1,069 square feet, or 150,768 square feet, more or less.
- 5) The property address of 1470 Tinian Boulevard SE, Palm Bay, Florida was verified with the County Property Appraiser's website.
- 6) The property has direct access to Tinian Boulevard, a public street, right-of-way.
- 7) The location shown on this survey is based on the location of Tinian Boulevard, said the location an assumed chain bearing of S.67.2145°W.
- 8) At time of survey, there was no evidence of current earth moving, rail, building construction or other activity.
- 9) There is no evidence in changes in said rights of way, any date at time of survey, there was no evidence of record street or sidewalk construction or repairs observed to the surveyed site.
- 10) The closest intersection street is Charles Court SE and is 50 feet north from property to street corner.
- 11) There is no evidence of easements, powers, and/or build grants located on the surveyed site at time of survey.
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- 13) This survey or copies thereof are not valid without the original signature and seal of the Florida State Surveyor.

The subject property lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12009C0660G for Brevard County, Florida. Community designated as "City of Palm Bay", Community No. 120404, dated March 17, 2014 and issued by the Federal Emergency Management Agency, and is not in a special flood hazard area.

DATE	DESCRIPTION	DATE	DESCRIPTION
12-01-22	COMMENTS		
12-15-22	ADD ZONING		
12-20-22	UPDATE CERTS		

1	CONCRETE SLAB CROSSES PROPERTY LINE AND CONTINUES AN INDETERMINATE DISTANCE ONTO ADJOINING PROPERTY.
2	ASPHALT DRIVE CROSSES PROPERTY LINE AND CONTINUES AN INDETERMINATE DISTANCE ONTO ADJOINING PROPERTY.
3	CONCRETE SLAB CROSSES PROPERTY LINE, NORTH END OF SLAB IS 5.2' WEST OF LINE SOUTH END OF SLAB IS 11' WEST OF LINE.

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

The Land is described as follows:

Lot 5, Block 3042, Port Malabar Unit Fifty Six, according to the plat thereof, as recorded in Plat Book 20, Page(s) 60, of the Public Records of Brevard County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20091577, DATED OCTOBER 9, 2022 AT 6:00 AM.

for
Treeland Blvd
NV5 Project No. 202206395, 001
1470 Treeland Boulevard SE, Palm Bay, FL 32909

BASED UPON TITLE COMMITMENT NO. 20091577
OF ALLIANT NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 9, 2012 AT 6:00 AM

Survivor's Certification

To: Kapp Morrison, LLP; EML Realty Partners, LLC; Krasny and Dettmer; Allant National Title Insurance Company; Treeland Property Owner, LLC, a Florida limited liability company;

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. PLAT WAS INITIALLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 6a, 7, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD SURVEY WAS COMPLETED ON 11/23/2022.



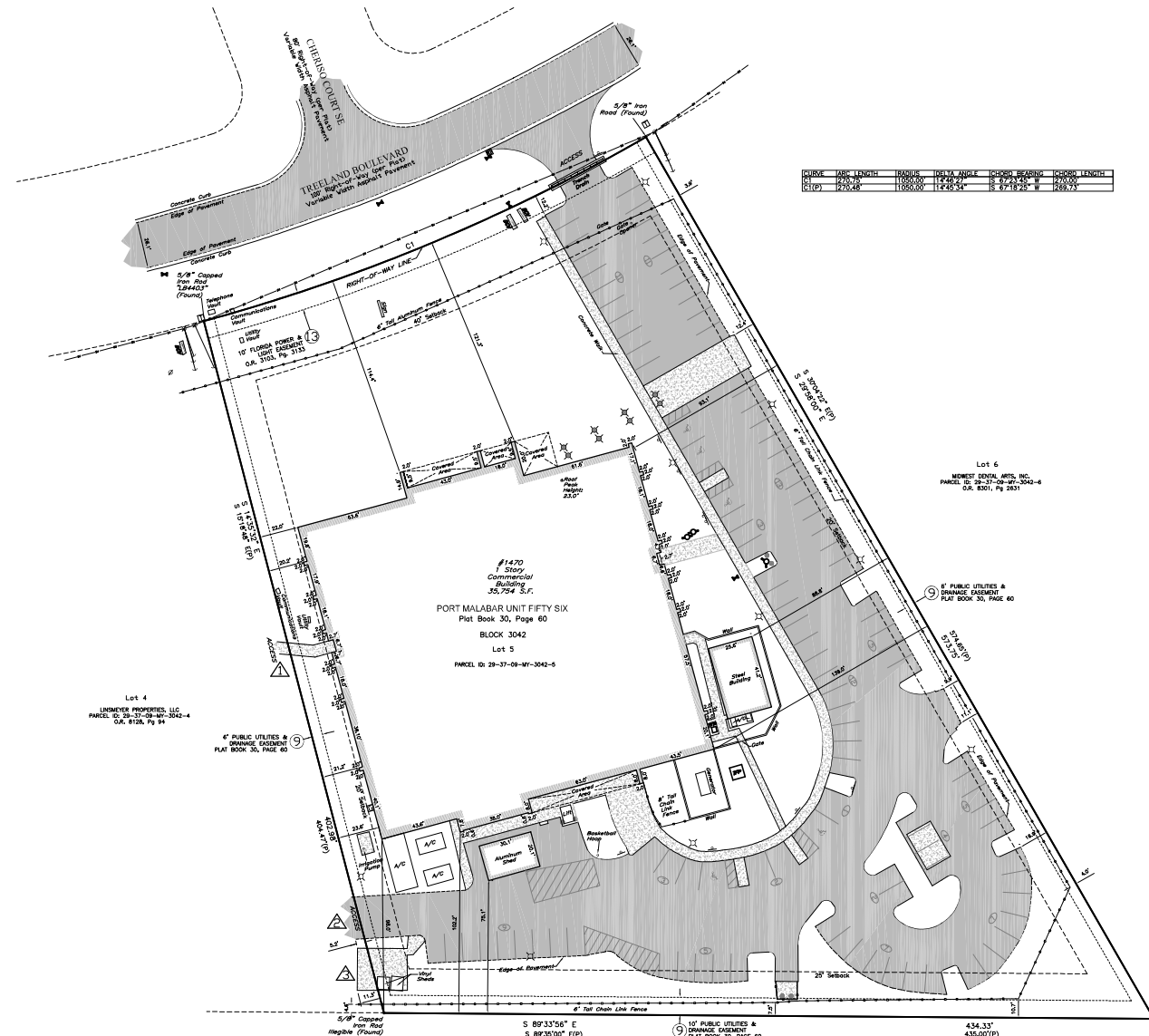
Survey Performed By:
AJN Surveying, LLC
530 Hillside Drive
Auburndale, FL 33823
Phone: 813-352-9483
Email: alan@ajnsurveying.com

Bock & Clark Corporation
an NV5 Company

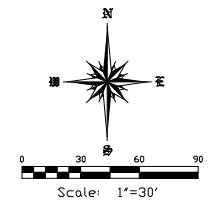
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



CHORD	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1P	220.28	1000.00	S 72° 52' 54" W	220.28



LEGEND OF SYMBOLS & ABBREVIATIONS	
(P) Description	U Utility Pole
OR Official Records Book	W Wire
Pg Page	CC Communications River
A/C Air Conditioner	L Light Pole
OCV Backflow Preventer	B Ballast
TFP Transformer Pad	LB Lighted Bollard
G Gas Meter	S Sign
W Water Valve	HP Handicapped Parking Space
F Fire Hydrant	P Parking Count
FDW Fire Department Connection	UL Overhead Utility Lines
	F Fence as noted
	A Asphalt Pavement
	C Concrete

SHEET 2 OF 2

NIV5

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Treeland Blvd

DATE OF FIELD SURVEY: NOVEMBER 23, 2022

NETWORK PROJECT NUMBER: 20220395.001

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com www.niv5survey.com www.niv5.com

TRACT "G-4"

EASTERN FLORIDA STATE COLLEGE FOUNDATION

PARCEL ID: 29-37-09-WY-3042-6

O.R. 5016, Pg. 1670

S 89°33'56" E

S 89°30'00" E(P)

10' PUBLIC UTILITIES & DRAINAGE EASEMENT

PLAT BOOK 30, PAGE 60

434.33'

435.00'(P)

430.00'(O.R. 2537, Pg. 363)