



SURVEY NOTES:

SURVEY OF PART OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

SURVEY FOR BOUNDARY AND LOCATIONS OF PERTINENT VISIBLE ABOVEGROUND IMPROVEMENTS.

UNDERGROUND IMPROVEMENTS AND/OR UTILITIES ARE NOT LOCATED OR SHOWN ON THIS SURVEY.

BEARING REFERENCE: ASSUMED BEARING OF S89°44'45"W ON THE NORTH RW LINE OF MALABAR ROAD.

THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR RELIED SOLELY UPON THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT, AGENT'S FILE NUMBER: FA22-149, COMMITMENT NUMBER: FA22-149, EFFECTIVE DATE: JUNE 30, 2022 AT 08:00:00 AM FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS SURVEYED HEREON. NO OTHER INFORMATION CONCERNING EASEMENTS AND/OR ENCUMBRANCES POSSIBLY AFFECTING THE LANDS SURVEYED HEREON WAS PROVIDED TO, NOR RESEARCHED BY THE SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF LAST FIELD WORK: 09/09/2021

THE LANDS DESCRIBED IN THE REFERENCED COMMITMENT AND THOSE DESCRIBED IN THE DESCRIPTION BY SURVEYOR AS APPEARING HEREON ARE ONE AND THE SAME WITH NO GAPS, GORES, OVERLAPS OR HIATUSES.

ITEMS NUMBERED BELOW ARE IN DIRECT RELATIONSHIP TO THOSE CONTAINED WITHIN SCHEDULE B-II OF THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT, AGENT'S FILE NUMBER: FA22-149, COMMITMENT NUMBER: FA22-149, EFFECTIVE DATE: JUNE 30, 2022 AT 08:00:00 AM:

1. SURVEYOR HAS NO KNOWLEDGE OF ANY 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 OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. SURVEYOR HAS NO KNOWLEDGE OF ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. SURVEYOR HAS NO KNOWLEDGE OF 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 OTHER THAN AS MAY BE SHOWN AND/OR NOTED HEREON.
4. SURVEYOR HAS NO KNOWLEDGE OF ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
5. SURVEYOR HAS NO KNOWLEDGE OF ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
6. RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. NOT A SURVEY MATTER
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT A SURVEY MATTER
8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY MATTER
9. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 275, PAGE 384; DEED BOOK 313, PAGE 434; BOOK 179, PAGE 4; BOOK 179, PAGE 7; BOOK 206, PAGE 231; BOOK 206, PAGE 237; BOOK 208, PAGE 417; BOOK 209, PAGE 214; BOOK 266, PAGE 628; . THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY MRTA. AFFECTS PROPERTY, NO PLOTTABLE EASEMENTS FOUND IN REFERENCED DOCUMENTS
10. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 318, PAGE 137 AND BOOK 187, PAGE 223. THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY MRTA. AFFECTS PROPERTY, NO PLOTTABLE EASEMENTS FOUND IN REFERENCED DOCUMENTS
11. RESERVATIONS CONTAINED IN DEED FROM COUNTY OF BREVARD, STATE OF FLORIDA, FILED IN BOOK 416, PAGE 646. THE PORTION OF THOSE LANDS DESCRIBED IN THE REFERENCED DOCUMENT, (BOOK 416, PAGE 646), WHICH ARE WITHIN THE BOUNDARIES OF THE LANDS DESCRIBED ON THIS SURVEY ARE NOT SUBJECT TO THE RESERVATIONS CONTAINED IN SAID BOOK 416, PAGE 646.
12. INTENTIONALLY DELETED.
13. EASEMENT AGREEMENT IN FAVOR OF F. CARLYLE PLATT RECORDED JANUARY 6, 1992 IN BOOK 3171, AGE 2300. NOTE: UPON RECORDATION OF A NOTICE OF TERMINATION OF EASEMENT AGREEMENT IN THE BREVARD COUNTY PUBLIC RECORDS THIS EXCEPTION WILL BE DELETED. AFFECTS NORTH ONE-HALF OF PROPERTY. EASEMENT IS BLANKET TYPE AND NOT PLOTTED.
14. INTENTIONALLY DELETED.
15. ORDINANCE NO. 2006-51 PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY RECORDED MAY 25, 2005 IN BOOK 5650, PAGE 7562. ANNEXATION OF PROPERTY INTO CITY OF PALM BAY, FLORIDA
16. EASEMENT AGREEMENT FOR PERPETUAL EXCLUSIVE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE BY AND BETWEEN ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND MELBOURNE-TILLMAN WATER CONTROL DISTRICT RECORDED MAY 20, 2019 IN BOOK 8442, PAGE 2936. AFFECTS PROPERTY, NOTED AND SHOWN HEREON
17. RESOLUTION 2021-56 GRANTING APPROVAL FOR A PLANNED UNIT DEVELOPMENT RECORDED OCTOBER 22, 2021 IN BOOK 9301, PAGE 924. AFFECTS PROPERTY, NO PLOTTABLE EASEMENTS FOUND IN REFERENCED DOCUMENT
18. SUBJECT TO AUTOMATIC PHOSPHATES, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SECTION 270.11(1), F.S. AS TO THE PORTION OF THE SUBJECT PROPERTY DESCRIBED IN DEED/CONVEYANCE RECORDED NOVEMBER 29, 2021 IN BOOK 9337, PAGE 2170. (NOTE: THE COMPANY MAY CONSIDER DELETING THIS EXCEPTION AFTER PRODUCTION OF A SATISFACTORY RELEASE OF THE MINERAL RIGHTS TO BE RECORDED IN THE PUBLIC RECORDS OR, ALTERNATIVELY, AFTER REVIEW AND APPROVAL OF PROOF THAT SUCH RIGHTS WERE NOT RESERVED OR RETAINED BY THE AGENCY OR REQUIRED TO BE RESERVED BY THE ENABLING STATUTE OF THE AGENCY) NOTE: THE RIGHT OF ENTRY HAS EXPIRED BASED ON THE SUBJECT PARCEL BEING LESS THAN 20 ACRES. NOT A SURVEY MATTER
19. INTENTIONALLY DELETED.
20. INTENTIONALLY DELETED.
21. SURVEYOR HAS NO KNOWLEDGE OF ANY TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).

ABBREVIATIONS

AC	AIR CONDITIONER
AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
CL	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CONC	CONCRETE
COR	CORNER
DEL	DELTA / CENTRAL ANGLE
DEV	DEVELOPMENT OF REGIONAL IMPACT
EL	ELECTRIC
ELEV	ELEVATION
END	END OF CURVE
EDP	EDGE OF PAVEMENT
EDW	EDGE OF WATER
ESCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
FD	FOUNDER
FEE	FIRST FLOOR ELEVATION
FI	FIRE HYDRANT
FRAL	FLUOROPOLYMER AND LIGHT
FT	FEET
Hwy	HIGHWAY
ID	IDENTIFICATION NUMBER
IRV	IRON ROD
IRP	IRON ROD AND CAP
LB	LEASING
LWC	LIGHTER WOOD ROOF
MTWCD	MELBOURNE-TILLMAN WATER CONTROL DISTRICT
NAD	NAD 83
NAD83	NORTH AMERICAN VERTICAL DATUM 1988
NAD83	NATIONAL GEODETIC VERTICAL DATUM 1989
NLI	NON-TANGENT INTERSECTION
NLT	NON-TANGENT LINE
NTR	NOT TO SCALE
ONE	OVERHEAD ELECTRIC UTILITY
ORIS	OFFICIAL RECORDED BOOK
PIB	PILOT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PAGE	PAGES
PL	PLASTER/PLASTER
PBS	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POU	POSSIBILITY OF USE
PVC	POINT OF REVERSE CURVATURE
PLD	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RT	RAILROAD
ST	STREET
TYP	TYPICAL



DESCRIPTION FROM THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT, AGENT'S FILE NUMBER: FA22-149, COMMITMENT NUMBER: FA22-149, EFFECTIVE DATE: JUNE 30, 2022 AT 08:00:00 AM:

PARCEL 1

THE WEST 1/2 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4; ALSO, LESS AND EXCEPT THE MELBOURNE-TILLMAN DRAINAGE DISTRICT CANALS NO. 1, 56 AND 57 (CANALS NO. 56 AND 57 BEING SOMETIMES DESCRIBED AS CANALS NO. 5 AND 6 RESPECTIVELY.)

PARCEL 2

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHTS-OF-WAY FOR MALABAR ROAD;

AND ALSO

LESS AND EXCEPT THE MELBOURNE-TILLMAN DRAINAGE DISTRICT CANALS NO. 56 AND 57 (CANALS NO. 56 AND 57 BEING SOMETIMES DESCRIBED AS CANALS NO. 5 AND 6 RESPECTIVELY.)

AND

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHTS-OF-WAY FOR MALABAR ROAD; AND ALSO, LESS AND EXCEPT THE MELBOURNE-TILLMAN DRAINAGE DISTRICT CANALS NO. 56 AND 57 (CANALS NO. 56 AND 57 BEING SOMETIMES DESCRIBED AS CANALS NO. 5 AND 6 RESPECTIVELY.)

DESCRIPTION BY SURVEYOR:

THOSE CERTAIN PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3678, PAGE 2048 AND OFFICIAL RECORDS BOOK 3660, PAGE 1644, ALL RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING PART OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR MALABAR ROAD AND ALSO LESS AND EXCEPT THE RIGHTS-OF-WAY FOR MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANALS NO. 1, NO. 5 AND NO. 6.

ALTA CERTIFICATION:

TO CRE-KL MALABAR OWNER LLC, PARK SQUARE ENTERPRISES, LLC, KIMAYA, LLC, LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A., SHUFFIELD, LOWMAN & WILSON, P.A., K TITLE COMPANY LLC, WALKER & TUDHOPE, P.A., MALABAR HOLDINGS GROUP, LLC, NVR, INC., NVR SETTLEMENT SERVICES, SHULMAN ROGERS AND FIRST AMERICAN TITLE INSURANCE 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/09/2021.

FIELD BOOK: ---

PAGE(S): ---

REVISOR	DATE

DESIGN/DRAWN: LEH **DATE:** 09/09/2021

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BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004905

MALABAR SPRINGS

ALTA/NSPS LAND TITLE SURVEY

SCOTT M. GLAUBITZ
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 4151

Digitally signed by Leslie E Howard
Date: 2022.07.13 13:30:19 -0400

LESLIE E. HOWARD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 5611

PROJECT NO.	11604
DRAWING NO.	11604_100_003
SHEET	1 of 1