

# ALTA/NSPS LAND TITLE SURVEY

FOR: JKM ACQUISITIONS, LLC

LOCATED IN: SECTIONS 12 AND 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST  
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

## DESCRIPTION:

PARCEL 1:

THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP 30 SOUTH, RANGE 37 EAST FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE N 02° 27' 32" W ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 2694.63 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE S 89° 49' 41" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 2513.11 FEET TO THE CENTER OF SAID SECTION 12; THENCE S 89° 51' 05" E ALONG THE SAID 1/4 SECTION LINE A DISTANCE OF 234.46 FEET; THENCE S 01° 39' 23" ALONG THE EAST LINE OF THE WEST 18 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 12 A DISTANCE OF 2662.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12; THENCE N 89° 32' 18" E ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 316.44 FEET; THENCE S 00° 01' 57" E ALONG THE EAST LINE OF THE WEST 37 ACRES OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST A DISTANCE OF 2587.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MICCO ROAD; THENCE S 89° 36' 28" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 611.12 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N 89° 19' 07" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1772.17 FEET; THENCE N 00° 23' 57" E ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE N 87° 52' 34" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 745.73 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE RUN N 00° 57' 24" E ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 2468.91 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

IN ALL CONTAINING 353.470 ACRES MORE OR LESS.

## LEGEND:

(C)	CALCULATED
(CFT)	CALCULATED FIELD TRAVERSED
(D)	DESCRIPTION
B.C.P.R.	BREVARD COUNTY PUBLIC RECORDS
CL	CENTERLINE
E	EAST
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
N	NORTH
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG	PAGE

## SYMBOL LEGEND:

	CATCH BASIN
	POWER POLE ANCHOR
	SIGN
	WOOD POWER POLE

## ROTATION EQUATION

$$\begin{matrix} \text{S } 89^{\circ}49'41'' \text{ E (D)} \\ \text{S } 89^{\circ}49'32'' \text{ E (C)} \end{matrix} = \begin{matrix} 00^{\circ}00'09'' \\ \text{BEARING ROTATION} \\ \text{COUNTER} \\ \text{CLOCKWISE} \\ \text{(CALCULATED TO} \\ \text{DESCRIPTION)} \end{matrix}$$

NOTE: BEARINGS DEPICTED HEREON ARE RELATIVE TO THE EAST-WEST QUARTER LINE OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 37 EAST.

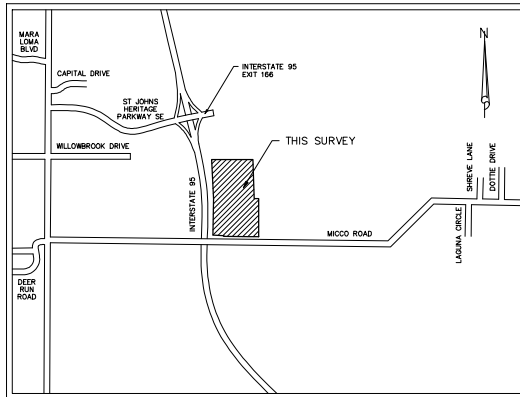
## REPORT OF SURVEY:

- The survey depicted hereon has been classified as a Boundary Survey, as defined in Rule 5J-17.050 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes as amended.
- This survey has been prepared in the office of Dennis J. Leavy & Associates, Inc. located at: 460 Business Park Way, Suite B, Royal Palm Beach, Florida, whose certificate of authorization number is LB #6599, and the certifying surveyor's (David A. Bower) license number is LS #5888.
- This survey lies in Sections 12 and 13, Township 30 South, Range 37 East, City of Palm Bay, Brevard County, Florida.
- Underground apparent use and/or improvements have not been shown unless otherwise noted.
- The description shown hereon is as it appears in the American Land Title Association Commitment For Title Insurance, issued by Chicago Title Insurance Company, Issuing Agent PG Law, Issuing Office File Number: 1200-25, Order No.: 10359227, Commitment Date: 03/18/2022, at 8:00 AM.
- This instrument may not be reproduced in part or whole without the written consent of Dennis J. Leavy & Associates Inc.
- Measurements shown hereon are expressed in feet and decimal parts thereof unless otherwise noted.
- Bearings depicted hereon are relative to the East-West Quarter line of Section 12, Township 30 South, Range 37 East. Said line being monumented and having a bearing of South 89°49'32" East.
- Calculated bearings, distances and state plane coordinates depicted hereon are based upon the North American Datum of 1983, on the 1990 adjustment for the Florida Transverse Mercator - East Zone.
- By graphic plotting only the subject property lies within Zone A & Zone X, as shown on the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) flood insurance rate maps, Map Numbers: 12009C0690G and 12009C0780G; Community: City of Palm Bay, Community Number: 120404, Panels: 0690 and 0780, Suffix: G, Effective Date: March 17, 2014.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- Date of field survey: July 13th, 2022, as recorded in Field Book 520, Pages 44 through 50, 53 and 56 through 59, Field Book 522, Pages 06, 07, 10, 54, 56, 57, 58 and 80 & Field Book 524, Pages 02 through 10.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work, or research.
- This survey does not address environmental matters, jurisdictional boundaries or hazardous waste concerns should any of the foregoing exist.
- All distances are U.S. feet.

All of those certain survey related items (Schedule B-Section II, Items 6, 7 and 8) mentioned in the American Land Title Association Commitment For Title Insurance, issued by Chicago Title Insurance Company, Issuing Agent PG Law, Issuing Office File Number: 1200-25, Order No.: 10359227, Commitment Date: 03/18/2022, at 8:00 AM, have been shown hereon either graphically or by note form.

## Schedule B-II

- That certain road in the Northwest corner of the Southwest quarter (1/4) of Section 12, Township 30 South, Range 37 East, as depicted on the Brevard County Property Appraiser's map. (Affects the subject property, graphically unplottable).
  - Easement granted to Florida Power & Light Company recorded in Official Records Book 3923, Page 3197. (Affects the subject property, easement is blanket in nature, graphically unplottable).
  - Ordinance No. 2006-11 of the City of Palm Bay, Florida recorded in Official Records Book 5660, Page 3401. (Affects the subject property, graphically unplottable).
- NOTE: All recording references in this form shall refer to the Public Records of Brevard County, Florida, unless otherwise noted.



LOCATION MAP  
NOT TO SCALE

## CERTIFICATION:

This is to certify that this survey is classified as a Boundary survey as defined in rule 5J-17.050 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes as amended and was made in accordance with the 2021 minimum detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8 & 11 of table A thereof. The field work was completed on July 13th, 2022.

Dated: July 13th, 2022

David A. Bower  
Digitally signed by David A. Bower  
Date: 2023.11.15 11:25:28-05'00'

DAVID A. BOWER  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER No. LS 5888



## CALC FILE

22-021-001 CALC

REVISIONS	DATE	BY

22-021-001 SURV	DWL NO.	07/13/22
DAB	CHECKED BY	DATE
N/A	DATE	DATE
N/A	DATE	DATE
N/A	DATE	DATE

ALTA/NSPS LAND TITLE SURVEY  
FOR: JKM ACQUISITIONS, LLC  
MICO NORTH  
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA  
SECTIONS 12 AND 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST

DENNIS J. LEAVY & ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS & MAPPERS  
460 BUSINESS PARKWAY, SUITE B, ROYAL PALM BEACH, FL 33411  
PHONE: (561) 753-0880 EMAIL: SURVEY@DLASURVEY.NET  
FOR RECORD: 2022 BY: DAB DATE: 11/15/23  
DATE OF FIELD WORK: 07/13/22  
DATE OF RECORDING: 11/15/23

JOB NO.  
22-021-001 SURV  
SHEET 1 OF 5

**FOR: JKM ACQUISITIONS, LLC**  
**LOCATED IN: SECTIONS 12 AND 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST**  
**CITY OF PALM BAY, BREVARD COUNTY, FLORIDA**



**DENNIS J. LEAWY & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
450 BUSINESS PARK WAY, SUITE B, ROYAL PALM BEACH, FL 33411  
PHONE: (561) 753-0650 EMAIL: SURVEY@DLSURVEY.NET

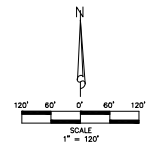
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ALTA/NSPS LAND TITLE SURVEY  
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MICCO NORTH  
CITY OF PALM BEACH, BREVARD COUNTY, FLORIDA  
SECTIONS 12 AND 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST

07/13/22	22-021-001 SUR
DATE	DWG. NO.
MT	DAB
DRAWN/APPROVED BY	CHECKED BY
SEE NOTE	1"=200'

REVISIONS	DATE	BY

**FOR: JKM ACQUISITIONS, LLC**  
**LOCATED IN: SECTIONS 12 AND 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST**  
**CITY OF PALM BAY, BREVARD COUNTY, FLORIDA**

[illegible]

01/13/22	DATE	DWG. NO.
MT	DATE	DAB
DRAWN/APPROVED BY	CHECKED BY	
SEE NOTE	1"=120'	
FIELD BOOK / PAGE	SCALE	

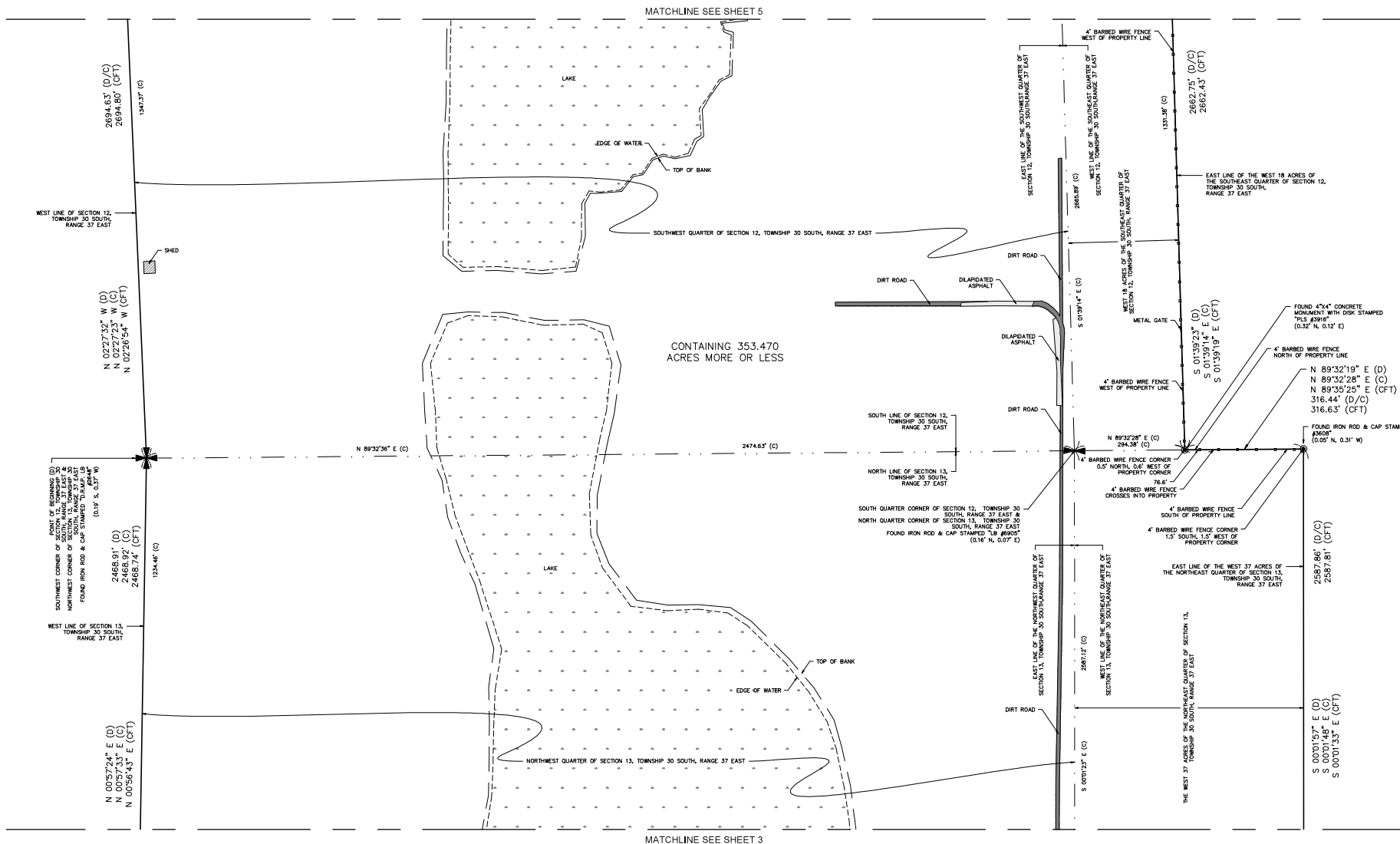
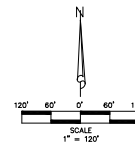
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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA  
SECTIONS 12 AND 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST

**DENNIS J. LEAVY & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYORS & MAPPERS  
460 BUSINESS PARK WAY, SUITE 9 ROYAL PALM BEACH, FL 33411  
PHONE: (561) 753-0650 EMAIL: SURVEY@DULASURVEY.NET

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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



CALC FILE  
22-021-001 CALC

REVISIONS	DATE	BY

22-021-001 SURV	DATE	07/13/22
DAB	DATE	
MT	DATE	
	DATE	
	DATE	

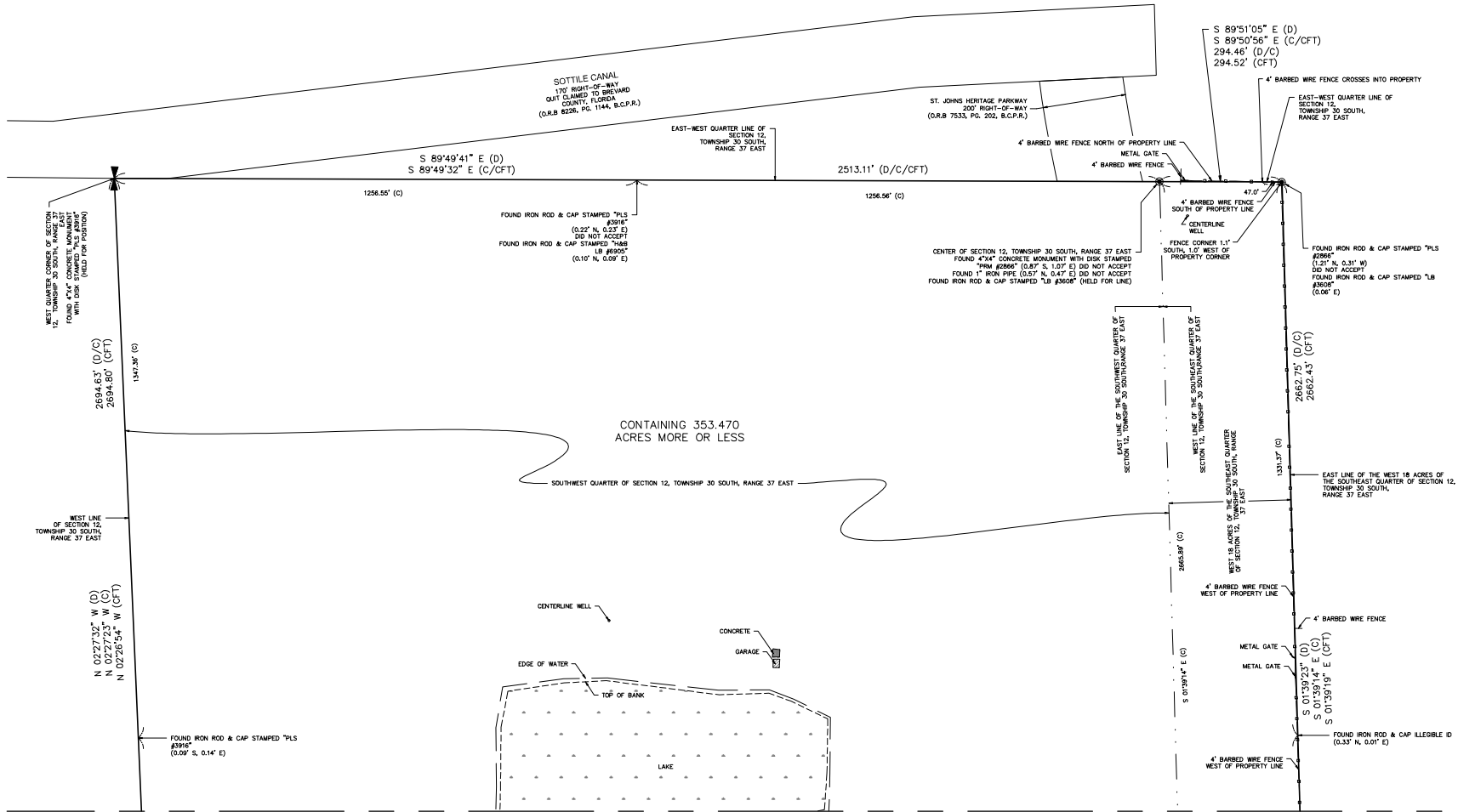
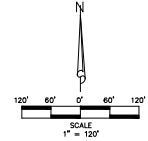
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DENNIS J. LEAVY & ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS & LANDERS  
480 BUSINESS PARKWAY, SUITE 8, ROYAL PALM BEACH, FL 33411  
PHONE (561) 752-0800 EMAIL SURVEY@DJLASURVEY.NET  
FOR THE RECORD OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA  
DATE OF SURVEY: 07/13/22

JOB NO.  
22-021-001 SURV  
SHEET 4 OF 5

# ALTA/NSPS LAND TITLE SURVEY

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LOCATED IN: SECTIONS 12 AND 13, TOWNSHIP 30 SOUTH, RANGE 37 EAST  
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



MATCHLINE SEE SHEET 4

22-021-001 CALC

REVISIONS	DATE	BY

22-021-001 SURV	DATE	07/13/22
DAB	DATE	07/13/22
DAB	DATE	07/13/22
DAB	DATE	07/13/22
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PHONE (561) 752-0850 EMAIL SURVEY@DLASURVEY.NET  
FOR RECORDING BY BUREAU OF RECORDS & PLANNING, BREVARD COUNTY, FLORIDA  
DATE OF SURVEY: 07/13/22

JOB NO.  
22-021-001 SURV  
SHEET 5 OF 5