

SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

DESCRIPTION

A part of the Southeast 1/4 of Section 15, Township 22 South, Range 35 East, Brevard County, Florida, together with Lots 11 through 17, Block 1 and Lots 4 through 13, Block 2 and the East 25 feet of Lot 3 of DELESPIN COURTS, as recorded in Plat Book 4 at Page 93 and all of Block A of DELESPIN COURTS RE PLAT as recorded in Plat Book 13 at Page 9 and that part of Lot 1 of SCOBES SUBDIVISION lying East of HOPKINS AVENUE (a 60 foot right-of-way) and West of U.S. Highway No. One (a.k.a. Washington Avenue) as recorded in Plat Book 2 at Page 1, all as recorded in the Public Records of Brevard County, Florida; being more particularly described as follows:

Begin at the intersection of the South right-of-way line of COUNTRY CLUB DRIVE (a 40-foot right-of-way formerly Taylor Street) and the Easterly line of the lands described in Official Records Book 1027 at Page 383, Public Records for Brevard County, Florida; THENCE East along said South right-of-way line, a distance of 1219.30 feet; THENCE South departing said right-of-way line, a distance of 211.00 feet; THENCE East a distance of 224.62 feet to a point on the West right-of-way line of U.S. Highway No. 1 as now established; THENCE South 13 degrees 14 minutes 00 seconds East, along said West right-of-way line a distance of 334.48 feet; THENCE West departing said right-of-way line, a distance of 255.80 feet; THENCE South along the Northerly extension of the West line of Lot 13, Block 2, DELESPIN COURTS as recorded in Plat Book 4 at Page 93 of the aforesaid Public Records, a distance of 154.50 feet to a point on the North right-of-way line of NARVAEZ DRIVE (a 60-foot right-of-way); THENCE West along said North right-of-way line, a distance of 600.00 feet to the East right-of-way line of AGUINALDO AVENUE (a 60-foot right-of-way); THENCE along the boundary of said right-of-way, the following three courses and distances: North, a distance of 120.00 feet; West, a distance of 60.00 feet; South, a distance of 120.00 feet to the North right-of-way line of the aforesaid Narvaez Street; THENCE West along said North right-of-way line a distance of 525.00 feet to a point 25 feet West of the Southeast corner of the aforesaid Lot 3, Block 1, DELESPIN COURTS as recorded in Plat Book 4, at Page 93; THENCE North departing said right-of-way line, a distance of 120.00 feet to a point on the North line of said Block 1, Delespin Courts; THENCE West along said North line, a distance of 135.00 feet to a point on the East line of Hopkins Avenue (a 60-foot right-of-way); THENCE North 09 degrees 24 minutes 50 seconds West along said East right-of-way line, a distance of 428.89 feet to the Southwest corner of lands described in Official Records Book 1027 at Page 383 of the aforesaid Public Records; THENCE East along the South line of said lands, a distance of 150.00 feet; THENCE North 09 degrees 24 minutes 50 seconds West along the Easterly line of said lands, a distance of 150.00 feet to the POINT OF BEGINNING.

Formerly known as Condominium Units A, B, C, D, E, F, G, H and I, Searstown Mall, a condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 3960, Page 2911, of the Public Records of Brevard County, Florida; together with an undivided interest in the common elements appurtenant thereto as set forth in said Declaration of Condominium.

TOGETHER WITH:

A part of the Southeast one-quarter (1/4) of Section 15, Township 22 South, Range 35 East, Brevard County, Florida, being more particularly described as follows: Commence at the intersection of the South right-of-way line of the former TAYLOR STREET (a 40' right-of-way per Plat Book 11, Page 82) and the Easterly line of the lands described in Official Records Book 1027 at Page 383; THENCE South 09 degrees 24 minutes 50 seconds East along the Easterly line of the lands described in Official Records Book 1027 at Page 383, a distance of 10.14 feet to a point on the South right-of-way line of Country Club Drive - a 50 foot right-of-way (per Official Records Book 2547, Page 2630); THENCE East along said South right-of-way line, a distance of 1217.64 feet; THENCE South departing from said right-of-way line, a distance of 201 feet; THENCE East, a distance of 201.68 feet to the Point of Beginning of the lands herein described; THENCE North, a distance of 12.49 feet; THENCE North 60 degrees 52 minutes 44 seconds East, a distance of 20.24 to a point on the west right-of-way line of U.S. HIGHWAY No. One as now established; THENCE South 13 degrees 14 minutes 00 seconds East, along said West right-of-way line, a distance of 22.95 feet; THENCE West, a distance of 22.94 feet to the POINT OF BEGINNING.

LESS the additional Right of Way per Official Records Book 2547, Page 2630.

ALSO LESS the following property as described in Official Records Book 3960, Page 2998, and corrected in Official Records Book 5311, Page 3214, Public Record of Brevard County, Florida:

A part of the Southeast 1/2 of Section 15, Township 22 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the intersection of the South right-of-way line of Taylor Street, a 40 foot right-of-way, per Plat Book 11, Page 82 (now known as Country Club Drive) and the Easterly line of the lands described in Official Records Book 1027 at Page 383 of the Public Records of Brevard County, Florida; run thence East along said South right-of-way line, a distance of 1219.30; thence South, a distance of 10.00 feet to a point on the South right-of-way line of Country Club Drive (formerly known as Taylor Street) per Official Records Book 2547, Page 2630 of the aforesaid Public Records and the Point of Beginning of the lands herein described; thence East along said South right-of-way line, a distance of 177.35 feet to the point of intersection with the West right-of-way line of U. S. Highway No. One (aka Washington Avenue) as now established; thence South 13°14'00" East along said West right-of-way line, a distance of 183.53 feet; thence South 60°52'44" West departing said right-of-way line, a distance of 20.24 feet; thence South, a distance of 18.90 feet; thence West, a distance of 201.68 feet; thence North, a distance of 207.40 feet to the Point of Beginning.

TOGETHER WITH:

A parcel of land being that portion of the right of way of Aguinaldo Avenue that lies between Lot 13 Block 1 and Lot 1, Block 2, DELESPIN COURTS, Plat Book 4, Page 93, Public Records of Brevard County, Florida. Said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1, Block 2, thence on a bearing of South, along the West line of said Lot 1, Block 2, the following two courses and distances: South, 105.00 feet the point of curvature of a circular curve, concave Northeasterly and having a radius of 15.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 90°00'00", 23.56 feet to a point lying on the North right of way line of Narvaez Drive as shown on said plat of DELESPIN COURTS; thence on a bearing of West, along said right of way line, 90.00 feet to a point lying on the East line of said Lot 13, Block 1 and said point lying on the arc of a circular curve, concave Northwesterly, having a radius of 15 feet and to which point a radial line bears South; thence along the Easterly boundary of said Lot 13, Block 1, the following two courses and distances; thence Northeasterly, along the arc of said curve, through a central angle of 90°00'00", 23.58 feet to the point of tangency; thence on a bearing of East, along the North right of way line of said Aguinaldo Avenue, 60.00 feet to the Point of Beginning.

CONTAINING: 21.786 acres more or less.

NOTES

- This Plat represents a Boundary Survey of the description provided to On-Point Surveying Inc. by client and does not indicate ownership.
- Bearings shown hereon are based on the South right of way line of Country Club Drive as bearing N89°46'14"E, per Florida State Plane coordinates Zone East.
- A Commitment for Title Insurance was prepared by Fidelity National Title Insurance Company, Order Number 16-23-0177 with a commitment date of October 1, 2023 at 8:00 A.M. and was provided to On-Point Surveying, Inc. for use in preparing this survey. Research of the public records was not a part of the Scope of Surveying Services contract. Items listed in Schedule B Section II of the title commitment, to the extent they affect and can be shown graphically on the survey, relative to the subject property, are listed below:
Terms and conditions as set forth in Grant of Easement by and between SEARSTOWN MALL ASSOCIATION, INC., and SOUTHTOWN PROPERTIES OF INDIANA, INC., dated June 19, 2000 and recorded August 1, 2000, in Official Records Book 4198, Page 2273. NOTE: Notwithstanding the reference to parking areas as set forth in Declaration of Condominium recorded in Official Records Book 3960, Page 2911, said Declaration was terminated by Plan of Termination recorded April 29, 2021, in Official Records Book 9103, Page 2828 and Certificate of Termination recorded April 29, 2021, in Official Records Book 9104, Page 2940. Blanket and can not be shown.
- Ingress/egress and utility maintenance easement granted to Angelo T. Whichard by Searstown Mall Association, Inc., a Florida not-for-profit corporation, dated June 19, 2000 and recorded August 1, 2000, in Official Records Book 4198, Page 2278, as amended by Amended and Restated Easement recorded in Official Records Book 5321, Page 1704. Parking areas as shown on Orb 3960, Page 2911.
- Utility Easement by and between Titusville Mall, LLC, a Florida limited liability company, Grantor, and PIVOTAL UTILITY HOLDINGS, INC. (1/4/a NUI Utilities, Inc.) D/B/A FLORIDA CITY GAS, a public utility corporation of the State of New Jersey, Grantee, recorded June 21, 2022, in Official Records Book 9538, Page 1869. As shown hereon.
- Utility Easement by and between Titusville Mall, LLC, a Florida limited liability company, Grantor, and PIVOTAL UTILITY HOLDINGS, INC. (1/4/a NUI Utilities, Inc.) D/B/A FLORIDA CITY GAS, a public utility corporation of the State of New Jersey, BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/o A T & T Florida, and Charter Communications, LLC d/b/o Spectrum Sunshine State, LLC, a Delaware limited liability company, Grantee(s), recorded July 20, 2022, in Official Records Book 9564, Page 1075. As shown hereon.
- Terms and conditions as set forth in Resolution No. 11-2022 recorded July 20, 2022, in Official Records Book 9564, Page 1080 and Official Records Book 9564, Page 1083. Blanket and can not be shown.
- Recorded Notice of Environmental Resource Permit recorded February 9, 2023, in Official Records Book 9714, Page 2085. Blanket and can not be shown.

BOUNDARY &
TOPOGRAPHIC SURVEY

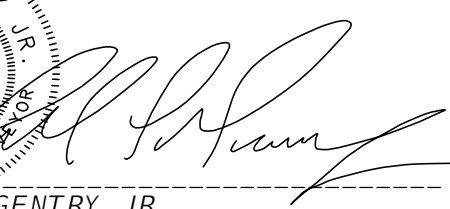
PREPARED FOR AND CERTIFIED TO:
TITUSVILLE MALL, LLC

ON-POINT SURVEYING, INC.
2827 MIDDLTON CIRCLE
KISSIMEE, FLORIDA 34743
407-898-4102
WWW.ON-POINTSURVEYING.COM
LICENSE BUSINESS NUMBER 8319



REVISION									
REV. BY	REV. NO.								
DATE									

I HEREBY CERTIFY: THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

BY: 
DAVETTE GENTRY, JR.
Florida Registration No. 5047
Survey Date: 11-14-23

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ORIGINAL ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS NOTICE IS REQUIRED PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

