

MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION: (OVERALL)

ORB 8502, Page 523: A parcel of land being parts of Lots 3, 4, 5, and 6, of Block 46 of Cocoa Ocean Beach plat as recorded in Plat Book 10, Page 16 of the Public Records of Brevard County, Florida, being more particularly described as follows: Commence at the Northwest corner of the State Road Department Wayside Park as shown on said Plat of Cocoa Ocean Beach; thence run N 86°24'26" W along the South right-of-way line of State Road 520, a distance of 130.00 feet to the Point of Beginning; thence for a first course run S 03°35'34" W, a distance of 150.00 feet; thence for a second course run S 86°24'26" E, a distance of 70.00 feet to a point on a curve on the West line of a street easement described in Official Records Book 781, Page 50 of the Public Records of Brevard County, Florida; thence for a third course run Southwesterly along said curve thru a central angle of 41°11'15" with a radius of 259.35 feet, and along said street easement West line an arc distance of 186.43 feet to the P.C. of said curve; thence for a fourth course run S 51°04'40" W along said street easement West line a distance of 143.29 feet to the P.C. of a curve having a central angle of 138°56'40" with a radius of 40.00 feet; thence for a fifth course run Southwesterly and Northerly along said curve and street easement line an arc distance of 97.00 feet to the PT of said curve; thence for a sixth course run N 10°01'20" E along the East line of said street easement a distance of 220.26 feet; thence for a seventh course run N 03°35'34" E along said street easement East line a distance of 156.76 feet to the South right-of-way line of State Road 520; thence for an eighth and final course run S 86°24'26" E along said South right-of-way line a distance of 160.00 feet to the Point of Beginning.

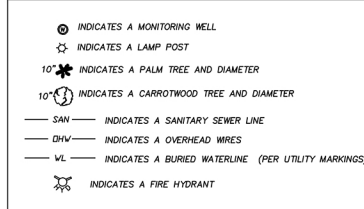
LEGAL DESCRIPTION: (PARCEL "A")

Description by Surveyor: A portion of those lands described in Official Records Book 8502, Page 523 of the Public Records of Brevard County, Florida and being more particularly described as follows: A parcel of land being parts of Lots 3, 4 and 5 of Block 46 of Cocoa Ocean Beach plat as recorded in Plat Book 10, Page 16 of the Public Records of Brevard County, Florida, being more particularly described as follows: Commence at the Northwest corner of the State Road Department Wayside Park as shown on said Plat of Cocoa Ocean Beach; thence run N 86°24'26" W along the South right-of-way line of State Road 520, a distance of 130.00 feet to the Northeast corner of said lands described in Official Records Book 8502, Page 523 and to the Point of Beginning of the herein described parcel; thence S 03°26'18" W along the East line of said lands described in Official Records Book 8502, Page 523, a distance of 149.74 feet to the intersection with the North line of said lands described in Official Records Book 8502, Page 523; thence S 86°32'12" E along said North line, a distance of 70.06 feet to the intersection with the Westerly right-of-way line of Belt Road, a 60 foot wide Public right-of-way as presently occupied, said Westerly right-of-way line being a circular curve concave to the Northwest, having a radius of 295.35 feet, a radial line bears S 80°10'56" E to said intersection; thence run Southwesterly along said Westerly right-of-way line and along the arc of said curve through a central angle of 16°23'31", an arc distance of 74.20 feet to a non-tangent intersection; thence departing said Westerly right-of-way line run N 86°36'16" W 219.07 to the intersection with the Easterly right-of-way line of South Banana River Drive, a 60 foot wide Public right-of-way, as presently occupied; thence N 10°00'53" E along said Easterly right-of-way line 65.76 feet; thence continue along said Easterly right-of-way line N 03°28'19" E 156.60 feet to the intersection with the South right-of-way line of State Road No. 520 (aka West Cocoa Beach Causeway), a 150 foot wide Public right-of-way as presently occupied; thence S 86°24'26" E along said South right-of-way line 160.00 feet to the Point of Beginning. Containing 0.92 acres more or less.

LEGEND

- A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
CLF = CHAIN LINK FENCE
CMP = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
CUP = CONC UTILITY POLE
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
ENP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FDM = FOUND DRILL HOLE
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FPAL = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
INW = INVERT
IRP = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LS = LICENSED BUSINESS NUMBER
LS = (PLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NO = NUMBER
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
RCP = REINFORCED CONCRETE PIPE
REF = REFERENCE
RING = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFMA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
WCF = CROSS CUT FOUND

SYMBOLS

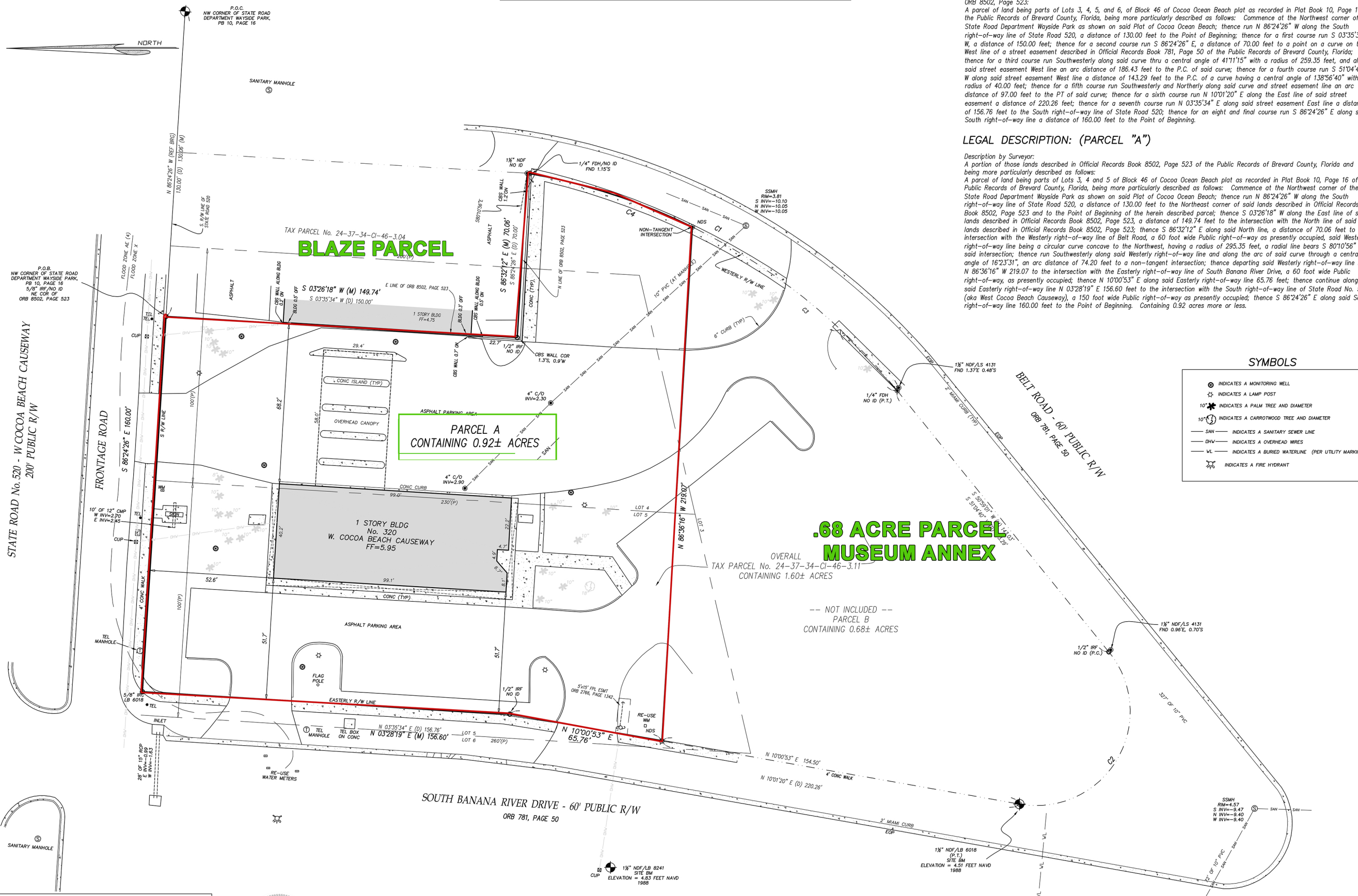


- NOTES:
1. BEARINGS BASED ON THE SOUTH R/W LINE OF STATE ROAD 520 BEING N89°24'26" W AS PER ORB 8502, PAGE 523 (SEE SKETCH)
2. ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "BREVARD GPS 1017" BEING AT AN ELEVATION OF 3.18 FEET NAVD 1988.
3. FLOOD ZONE "X" & "AE", MAP No. 12009C0451H COMMUNITY No. 12507, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE SJ-17-6.003
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

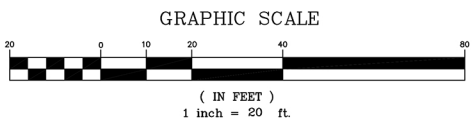
CERTIFIED TO: SCARAB ENTERPRISES, LLC

Table with columns: BOUNDARY SURVEY, REVISED BOUNDARY LINE, DATE, JOB No.

Kane Surveying, Inc. FLORIDA LICENSED BUSINESS No. LB 7838 505 DISTRIBUTION DRIVE MELBOURNE, FLORIDA 32904 (321) 676-0427 FAX (321) 984-1448



CERTIFICATION: I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. Joel Seymour DATE: 11/17/22



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD BRG.