## SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY "THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL 1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 30 SOUTH, **DESCRIPTION:** DESCRIPTIONS OF RECORD. RANGE 37 EAST, BREVARD COUNTY, FLORIDA, WHICH BEARS SO1"11'38"E AS SHOWN HEREON. "THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT 2. THE PARCEL DESCRIBED HEREIN IS IN ZONE "X" & "A" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MONTHS." MAP #12009C 0690 G DATED 3-17-2014, COMMUNITY #120404. "THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES" THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE "THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS" NO.: 2037-5979833, ISSUING OFFICE FILE NO. 0038106-194879, ATTN: JENNIFER ARANZA, REVISION NUMBER: ONE, COMMITMENT DATE: "THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY." DECEMBER 22, 2022 @ 8:00AM AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS OF WAY OR "ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT-OF-WAY VIA BABCOCK STREET AND ST JOHNS HERITAGE PARKWAY" "THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN 4. BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT/DEED AND MEASURED UNLESS OTHERWISE NOTED. THE TITLE COMMITMENT 5. ABOVE OR BELOW GROUND IMPROVEMENTS HAVE NOT BEEN DEPICTED ON THIS MAP OF SURVEY. 13. "THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER 2037-5979833, DATED APRIL 21, 2022 @ 8:00AM, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY." 14. "THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT." 15. "THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES STRUCTURAL SUPPORT, INGRESS OR EGRESS. 16. TOPOGRAPHY AND TREE LOCATIONS ARE NOT COMPLETE AT THIS TIME; THIS DRAFT COPY IS TO SHOW PROGRESS AS OF 10-12-23. PRIMARY BENCHMARK USED: "E 508 2001" (PID DE5448) NGS SURVEY MARKER ON THE EAST SIDE OF "I-95 NORTH OF THE SOTTILE CANAL. ELEVATION= 24.79 FEET, NAVD 1988; PROJECT BENCHMARKS ARE AS SHOWN ON THIS MAP OF SURVEY. CORNER NOTES. UTILITY LEGEND LEGEND OF ABBREVIATIONS 1. O DENOTES 5/8" IRON ROD WITH CAP STAMPED "PRM LB 6360" = COMMUNICATIONS MANHOLE = CABLE TV RISER CURVE DESIGNATION 2. O DENOTES THE POINTS OF CURVATURE, POINTS OF TANGENCY CHORD BEARING = CLEAN OUT CHORD AND OTHER PERTINENT POINTS REQUIRING CLARITY OR DRAINAGE MANHOL CONCRETE MONUMENT = ELECTRICAL BOX DEFINITION = FIRE HYDRANT DELTA (CENTRAL ANGLE) = FLOOD LIGHT **FASEMENT** = GAS VALVE = GUY ANCHOR FLORIDA POWER & LIGHT COMPANY 275 | 276 | 277 | 278 = HANDICAPPED SIGN/SPACE LENGTH OF ARC = IRRIGATION CONTROL VALVE LICENSED BUSINESS LICENSED SURVEYOR LIGHT IN GROUND SECTION 3-30-37 279 **MEASURED** = PHONE RISER NORTH AMERICAN DATUM NORTH LINE OF THE SW 1/4 OF SECTION 3-30-37 NORTH AMERICAN VERTICAL DATUM POWER POLE, CONCRETE 175 NORTH AMERICAN VERTICAL DATUM POWER POLE, WOOD NAIL & DISK = SEWER MANHOLE 174 NON RADIAL = SIGN POLE NON TANGENT CURVE 282 NON TANGENT LINE SIGN DOUBLE POL OFFICIAL RECORDS BOOK = SPEED LIMIT SIGN POINT OF CURVATURE CYPRESS BAY = STOP SIGN PERMANENT CONTROL POINT PERMINENT IDENTIFIER ( IN FEET P.B. 68, PG. 59-66 = TRAFFIC BOX 1 inch = 200 fPOINT OF INTERSECTION = TURN ARROW, RIGHT POINT OF BEGINNING POINT OF COMMENCEMENT = TURN ARROW, LEFT TRACT R-1 POINT OF REVERSE CURVATURE = WATER METER PR.D.E. PRIVATE DRAINAGE FASEMENT PERMANENT REFERENCE MONUMENT = WATER STUB-OUT LESS AND EXCEPT POINT OF TANGENCY PUBLIC UTILITY = WATER VALVE PUBLIC UTILITY & DRAINAGE EASEMENT RADIUS RANGE RIGHT OF WAY R/W P.O.B. -LESS & EXCEPT (E3) TOWNSHIP S89"14'44"E 104 295.61' (O.R.B. 9478, PG. 2435) LESS & EXCEPT CYPRESS BAY PRESERVE PA-1. CYPRESS BAY PROPOSED 40 R/W DEDICATION PRESERVE - PHASE 1 P.B. 68, PG, 59-66 10' P.U.E. ്(O.R.B. 8527. PG. 2517 EXCEPTION #18 221.50' 192.42 (O.R.B. 8527, PG. 25 (O.R.B. 8527, PG. 2517) 33' DRAINAGE EASEMENT (O.R.B. 8527, PG. 2517) and payable. NOT A SURVEY MATTER CYPRESS BAY PRESERVE PHASE 1 C3 TRACT D-1 "PRM LB 6360" P.B. 68. PG. 59-66 S89'35'01"E 610.32' COMPRISED TOTAL 42.954 L=906.63 ACRES R=3298.00' TRACT L-3 N36'36'17"W CYPRESS BAY PRESERVE -D=15'45'03" 109.69 CD=S81°42'29"E P.B. 68, PG 59-66 TRACT D-CH=903.78' C5 PRESS BAY PRESERVE LESS AND EXCEPT TRACT PA-2 P.B. 68, PG. 59-66 110.00' 'PUBLIC 'R'/W CYPRESS' BAY PRESERVE . CYPRESS BAY PRESERVE 25' DRAINAGE EASEMENT P.B. 68, PG 59-66 P.B. 68, PG 59-66 P.B. 68, PG 59-66 (O.R.B. 8527, PG 2517). L=468.86' Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS C20, PLOTTED EXCEPTION #18 R=3248.00' 53.29 −D=8**°**16'15" CD=S68'48'55"E CE2 CH=468.45' FLOOD ZONE "A" (DØT HATCH) — 9. INTENTIONALLY DELETED TRACT D-11 CYPRESS BAY PRESERVE (O.R.B. 8527,/ S89\*42<sup>1</sup>39"E 1272.47" . CE4 . P.B. 68, PG. 59-66 PARCEL 2 S65°00'04"E LESS AND EXCEPT FLOOD ZONE " ST JOHNS HERITAGE PARKWAY 115.01 25' REVISED DRAINAGE — POND 2 200' WIDE PUBLIC R/W √S24**°**59'56"∀ S6\*46'38"E (O.R.B. 7529, PG. 915) (O.R.B. 7533, PG. 230)(O.R.B. 7533, PG. 245) MAINTENANCE ESMN 54.57 (O.R.B. 7552, PG. 159) 57.93 EXCEPTION #12 (O.R.B. 8517, PG. EXCEPTION #13 (O.R.B. 8517, PG. 560) EXCEPTION #13 S4210'32"W FLOOD ZONE "X" L=144.80' DRAINAGE EASEMENT #2 R/W DEDICATION -PROPOSED FLOOD ZONE STORM OUTFALL R=2998.00' (DOT HATCH) FLOOD ZONE (O.R.B. 9478, PG. 2435) CYPRESSI BAY COMMERCIAL -D=2**°**46**'**02" (O.R.B. 7578, PG. 943) CD=S61\*05'49"F S27"12'29" (DOT HATCH) POND 3 CE11 CH=144.79' CE9 O.R.B. 7529, PG. 915) 52.46 CE8 CE7 PARCEL O.R.B. 7552, PG. 159) (O.R.B. 8517, PG. 560) 22.004 ACRES ·(O:R:B. ·7529, ·PG. ·915) S0 43'35"E DRAINAGE EASEMENT #2 NO.R.B. 8880, P EXCEPTION #13 (O.R.B. 7552, P.G. 159) S89°42'39"E DRAINAGE EASEMENT #2 (O.R.B. 7578, PG. 943) **– 4**0.00' (O.R.B. 7578, PG. 1948 (O.R.B. 8517 - PG - 56 228.91 40' EASEMENT (PER PLAT) 40.00 N89°42'39"W 1261.87' SW CORNER OF N0'10'05"W N89:43'11"V 20' DRAINAGE 8 50.021 123.22' MAINTENANCE EASEMENT EASEMENT O.R.B. 8517, PG. 560 (O.R.B. 8880, PG. 866) (SHADED) CAPE KENNEDY GROVĖS EXCEPTION #1 O.R.B. 8052, PG 2156 UNIT 9 ACCESS EASEMENT PB 21, PG 77 O.R.B. 7533, PG. 245 & O.R.B. 8517, PG. 560 (CROSS HATCHED) EXCEPTION #13 292.37 HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED 1" = 200'REVISION TABLE PREPARED FOR THE EXCLUSIVE USE OF: HORIZON SURVEYORS UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY DATE 10-31-23 DESCRIPTION I BY APVD IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS OF CENTRAL FLORIDA, INC. LB 6360 SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS 390 POINCIANA DR., MELBOURNE, FL 32935 FIELD BOOK 261 KIMAYA, LLC

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF LOTS 12 THROUGH 21, CAPE KENNEDY GROVES, UNIT 9, AS RECORDED IN PLAT BOOK 21, PAGE 77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT L-3, CYPRESS BAY PRESERVE PHASE 1, AS RECORDED IN PLAT BOOK 68, PAGES 59 THROUGH 66 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 49° 32' 50" E ALONG THE SOUTHERLY LINE OF TRACT L-3 AND TRACT D-1 OF SAID CYPRESS BAY PRESERVE PHASE 1 FOR A DISTANCE OF 314.80 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1; THENCE RUN THE FOLLOWING 6 COURSES, CURVES AND DISTANCES ALONG THE SOUTHERLY LINES OF TRACTS D-1, ROW-1 AND TRACT D-10 OF SAID CYPRESS BAY PRESERVE PHASE 1; (1) THENCE RUN S 89° 35' 01" E FOR A DISTANCE OF 610.32 FEET; (2) THENCE RUN S 00° 24' 59" W FOR A DISTANCE OF 369.20 FEET; (3) THENCE RUN S 89° 35' 01" E FOR A DISTANCE OF 53.29 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3298.00 FEET, AND WHOSE CHORD BEARS S 81° 42' 29" E FOR A DISTANCE OF 903.78 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 45' 03", FOR A DISTANCE OF 906.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; (5) THENCE RUN S 28° 36' 44" E FOR A DISTANCE OF 70.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3248.00 FEET, AND WHOSE CHORD BEARS S 68° 48' 55" E FOR A DISTANCE OF 468.45 FEET; (6) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 16' 15", FOR A DISTANCE OF 468.86 TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, ALSO BEING A POINT ON THE WESTERLY LINE OF TRACT D-11 OF SAID CYPRESS BAY PRESERVE PHASE 1; THENCE RUN THE FOLLOWING (5) COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID TRACT D-11; (1) THENCE RUN S 24° 59' 56" W FOR A DISTANCE OF 54.57 FEET; (2) THENCE RUN S 65° 00' 04" E FOR A DISTANCE OF 115.01 FEET; (3) THENCE RUN S 06° 46' 38" E FOR A DISTANCE OF 57.93 FEET; (4) THENCE RUN S 42° 10' 32" W FOR A DISTANCE OF 101.13 FEET; (5) THENCE RUN S 27° 12' 29" W FOR A DISTANCE OF 52.46 FEET TO THE NORTH RIGHT OF WAY LINE OF ST JOHNS HERITAGE PARKWAY (A 200 FOOT WIDE RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 7533, PAGE 245 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 2998.00 FEET. AND WHOSE CHORD BEARS S 61° 05' 49" E FOR A DISTANCE OF 144.79 FEET: THENCE RUN SOUTHEASTERLY ALONG THE SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02° 46' 02", FOR A DISTANCE OF 144.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S 59° 42' 48" E ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 192.83 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3: THENCE RUN N 89° 42' 39" W ALONG THE SOUTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 1261.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3: THENCE RUN N 89° 42' 39" W ALONG THE SOUTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 1231.62 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CAPE KENNEDY GROVE UNIT 9; THENCE RUN S 00° 43' 35" E FOR A DISTANCE OF 50.01 FEET; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 71.15 FEET; THENCE RUN S 00° 30' 13" E FOR A DISTANCE OF 307.00 FEET; THENCE RUN S 89° 29' 47" W FOR A DISTANCE OF 292.37 FEET: THENCE RUN N 00° 30' 23" W FOR A DISTANCE OF 233.53 FEET: THENCE RUN N 49° 27' 29" W FOR A DISTANCE OF 119.96 FEET: THENCE RUN N 89° 43' 11" W FOR A DISTANCE OF 123.22 FEET: THENCE RUN N 00° 10' 05" W FOR A DISTANCE OF 50.02 FEET TO THE SOUTH LINE OF SAID SECTION 3: THENCE RUN N 89° 42' 39" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 554.45 FEET TO A POINT LYING 40.00 FEET EAST, AS MEASURED BY PERPENDICULAR, OF THE EAST RIGHT OF WAY LINE OF BABCOCK STREET (A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN N 00° 45' 16" E PARALLEL WITH SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 498.02 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ST JOHNS HERITAGE PARKWAY: THENCE RUN S 89° 42' 39" E ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1272.47 FEET TO THE SOUTHWESTERLY LINE OF A 110 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 384 PAGE 21 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 36° 36' 17" W ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 389.43 FEET; THENCE RUN N 53° 23' 43" E FOR A DISTANCE OF 110.00 FEET TO THE NORTHEASTERLY LINE OF SAID 110 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE N 36° 36' 17" W ALONG SAID NORTHEASTERLY LINE FOR A DISTANCE OF 109.69 FEET TO THE POINT OF BEGINNING.

TRACT PA-2, CYPRESS BAY PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 59 THROUGH 66, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RIGHT OF WAY FOR ST JOHNS HERITAGE PARKWAY (A 200 FOOT WIDE RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 7533, PAGE 245 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH Owner's real property right, title and interest in that certain Reciprocal Easement Agreement recorded August 30, 2019 in Official Records Book 8527, Page 2517, Public Records of Brevard County, Florida affected by Amendment and Partial Termination to Reciprocal Easement Agreement recorded April 19, 2022 in Official Records Book 9479, Page 1997, Public Records of Brevard County, Florida.

CONTAINING 42.954 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS AS PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2037-5979833, ISSUING OFFICE FILE NO. 0038106-194879, ATTN: JENNIFER ARANZA, REVISION NUMBER: ONE, COMMITMENT DATE: DECEMBER 22, 2022 @ 8:00AM:

1. 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 the estate or interest or mortgage thereon covered by this Commitment. NOT A

- 2. 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. NONE KNOWN TO SURVEYOR
- 3. Ad valorem and non—ad valorem taxes for the year 2022 and subsequent years, which are not yet due
- 4. Reservation shall run with the land as contained in Warranty Deed from Florida Indian River Land Company recorded July 18, 1913 in Deed Book 58, Page 519. (as to C1, Parcels 1 and 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) BLANKET IN NATURE AS TO C1. PARCEL 1 AND PARCEL 3
- 5. Right—Of—Way Agreement for easement granted to Florida Power & Light Company recorded April 8, 1958 in Book 93, Page 634 as affected by Supplement to Right—Of—Way Agreement recorded May 18t 1961 in Book 384, Page 21 and Subordination of Utility Interests and Agreement for Reimbursement for Additional Facility Relocation by and between the City of Palm Bay and Florida Power & Light Company recorded Apr 18, 2016 in Book 7594, Page 723. (as to Cl, Parcels 1 and 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFÉCTS C1, C9, PARCEL 1 AND PARCEL 3, PLOTTED
- 6. Right-Of-Way Agreement for easement granted to Florida Power & Light Company recorded April 8, 1958 in Book 93, Page 642. (as to C9, and portions of parcel 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS C1
- 7. Agricultural Plat restricted to agriculture use only, including 40 foot easement over the North property lines shown on the plot of CAPE KENNEDY GROVES UNIT 9, as recorded November 15, 1967 in Plat Book 21, Page(s) 77. (as to Parcel C20 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central
- 8. Terms and conditions for Resolution for Cape Kennedy Groves recorded January 24, 1977 in Book 1704 Page 222. (as to Parcel C20 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS AND BLANKET IN NATURE AS TO C20 AFFECTS, BLANKET IN NATURE

10. Terms and conditions for Resolution by Board of Supervisors of San Sebastian Drainage District recorded March 14, 2006 in Book 5616, Page 7231 and New Boundary for San Sebastian Drainage District recorded March 14, 2006 in Book 5616, Page 7224. (as to all parcels) AFFECTS ALL PARCELS, BLANKET IN NATURE 11. Plan of Reclamation of San Sebastian Drainage District recorded March 14, 2006 in Book 5616, Page 7319 (as to all parcels) AFFECTS ALL PARCELS, BLANKET IN NATURE

ROBERT R. DOERRER, JR.

PROFESSIONAL LAND SURVEYOR #3982

- 12. Terms and conditions for Resolution No. 2015-61 by City of Palm Bay recorded January 12, 2016 in Book 7529, Page 915. (as to D-2, D-3; and D-4 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS, BLANKET IN NATURE
- 13. Terms and conditions for Drainage Easement by and between Cypress Bay Farms, LLC, a Florida limited liability company and the City of Palm Bay recorded January 20, 2016 in Book 7533, Page 233 as affected b First Amendment to Drainage Easement recorded March 28, 2016 in Book 7578, Page 943 and Second Amendment and Restatement of Drainage Easement recorded August 19, 2019 in Book 8517, Page 560 and Revised Stormwater Facility and Drainage Easement No. 4 recorded October 8, 2020 in Book 8880, Page 871 (as to portions of Parcel 3; C17; C18; D-2; D-3; D-4 pursuant to Preliminary Suvey prepared by Horizon AS TO PORTIONS OF PARCEL 3, C17, C18, D-2, D-3 & D-4
- 14. Right-Of-Way Contribution Agreement by and between Cypress Bay Farms, a Florida limited partnership and the City of Palm Bay recorded February 18, 2016 in Book 7552, Page 159. (as to all parcels) AFFECTS, BLANKET IN NATURE AS TO ALL PARCELS
- 15. Transportation Impact Fee Application—For—Credit Agreement by and between the City of Palm Bay, Florida and Cypress Bay Farms, LLC, a Florida limited liability company, its successors and assigns recorded February 18, 2016 in Book 7552, Page 193. (as to all parcels) AFFECTS, BLANKET IN NATURE AS TO ALL PARCELS
- 16. Terms and conditions for Resolution No. 2017-36 by the City of Palm Bay granting Cypress Bay Farms, LLC conditional use approval for mining/excavation recorded December 20, 2017 in Book 8052, Page 2156. (as to Parcel C20 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14 2022, revised August 8, 2022) AFFECTS, BLANKET TO "C20" IN NATURE
- . Terms and conditions for City of Palm Bay—Brevard County Joint Planning Interlocal Agreement recorded August 15, 2019 in Book 8514, Page 1709 as affected by Interlocal Agreement for St. Johns Heritage Parkwa Intersection and Babcock Street recorded April 30, 2020 in Book 8730, Page 998 and second amendment to Interlocal Agreement Regarding St Johns Heritage Parkway Intersection and Babcock Street recorded July 26, 2022 in Book 9568, Page 2659.(as to all parcels) AFFECTS, BLANKET IN NATURE AS TO ALL PARCELS
- 18. Reciprocal Easement Agreement by and between Cypress Bay Farms, LLC, a Florida limited liability company and Forestar (USA) Real Estate Group Inc., a Delaware corporation recorded August 30, 2019 in Book 8527 Page 2517 as affected by Amendment and Partial Termination to Reciprocal Easement Agreement by and between Cypress Bay Farms, LLC, a Florida limited liability company, its successors and assigns and Forestar (USA) Real Estate Group Inc., a Delaware corporation, its successors and assigns and Cypress Bay Preserve Homeowners Association, Inc., a Florida not for profit corporation recorded April 19, 2022 in Book 9479, Page 1997. (as to C1; C9; and C12 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS, PLOTTED, BLANKET IN NATURE AS TO C1, C9, AND
- 19. Stormwater Facility and Access Easement South of Pond 2 by and between Cypress Bay Farms LLC, a Florida limited liability company and the City of Palm Bay recorded October 8, 2020 in Book 8880, Page 861. (as to portions of Parcel 3 pursuant to Preliminary Suvey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS PARCEL 3, PLOTTED
- 0. Terms and conditions for Ordinance 2022—34 of the City of Palm Bay approving Final Development Plan knowr as "Cypress Bay Commercial Center" recorded April 1, 2022 in Book 9463, Page 2455. (as to Cl) AFFECTS BLANKET IN NATURE AS TO PARCEL 1 AND C1
- 21. Declaration of Restrictive Covenants between from Cypress Bay Farms, LLC, a Florida limited liavility company,
- and Kimya, LLC, a Delaware limited liability company recorded in Book\_\_\_\_\_\_.Page\_\_\_\_\_.

22. Utilities and Drainage Easement Agreement between from Cypress Bay Farms, LLC, a Florida limited liability company, and Kimaya, LLC, a Delaware limited liability company recorded \_\_\_\_\_in Book\_\_\_\_\_Page

> TREE LEGEND SYMBOL DESCRIPTION PALM TREE PINE TREE OAK TREE CYPRESS TREE

> > SHEET 1 OF 10

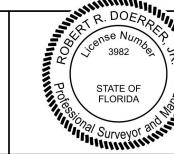
E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE: (321) 254-8133

∖COMBINED PROJECTS\PALM BAY POINTE EAST\_6617\DWG\PBPE - BOUNDARY-TOPO-10-6-23.dwg, 24X36 (1), 10/31/2023 1:29:46 PM, \_AutoCAD PDF (General Documentation).pc

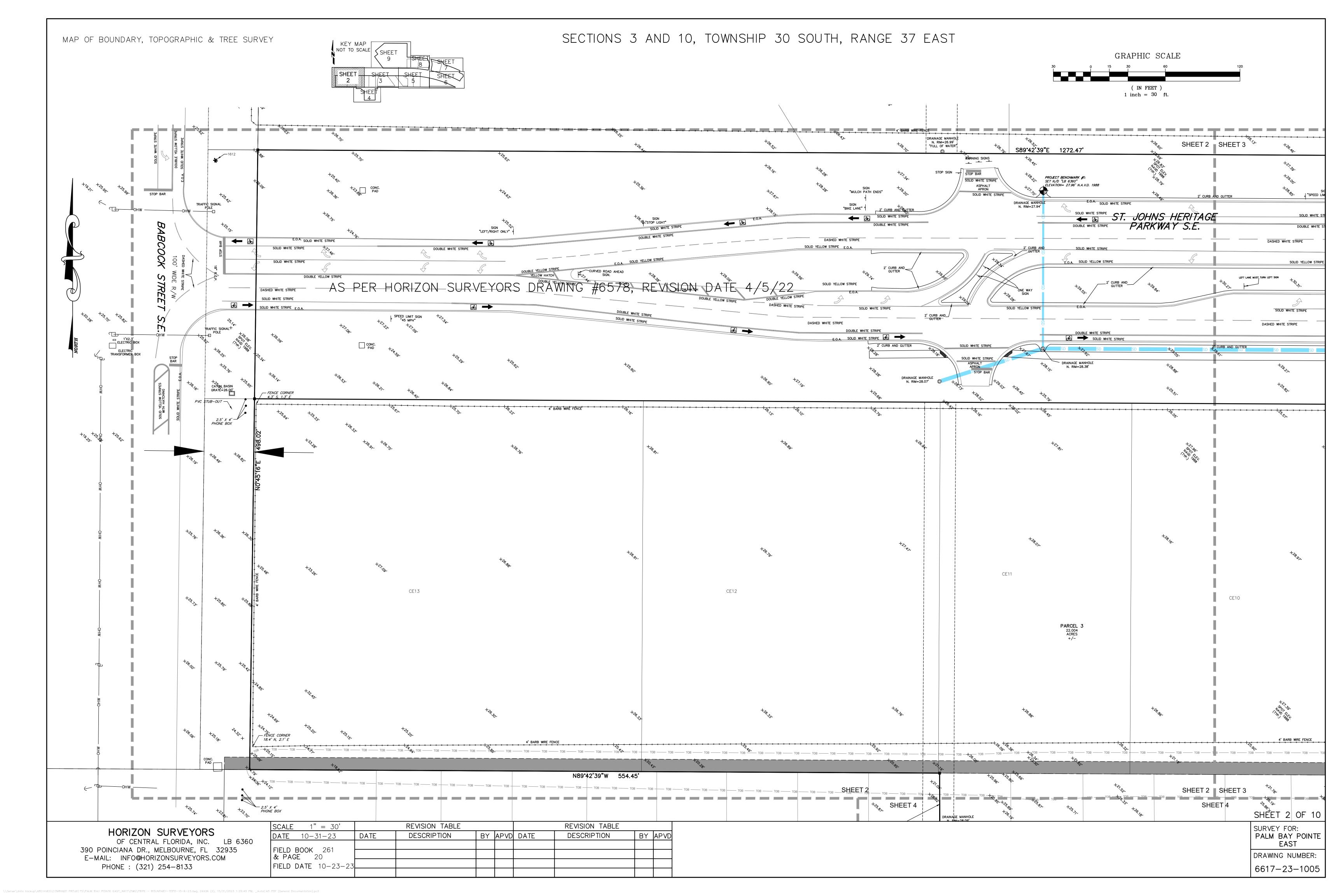
**& PAGE** 20 FIELD DATE 10-23-23

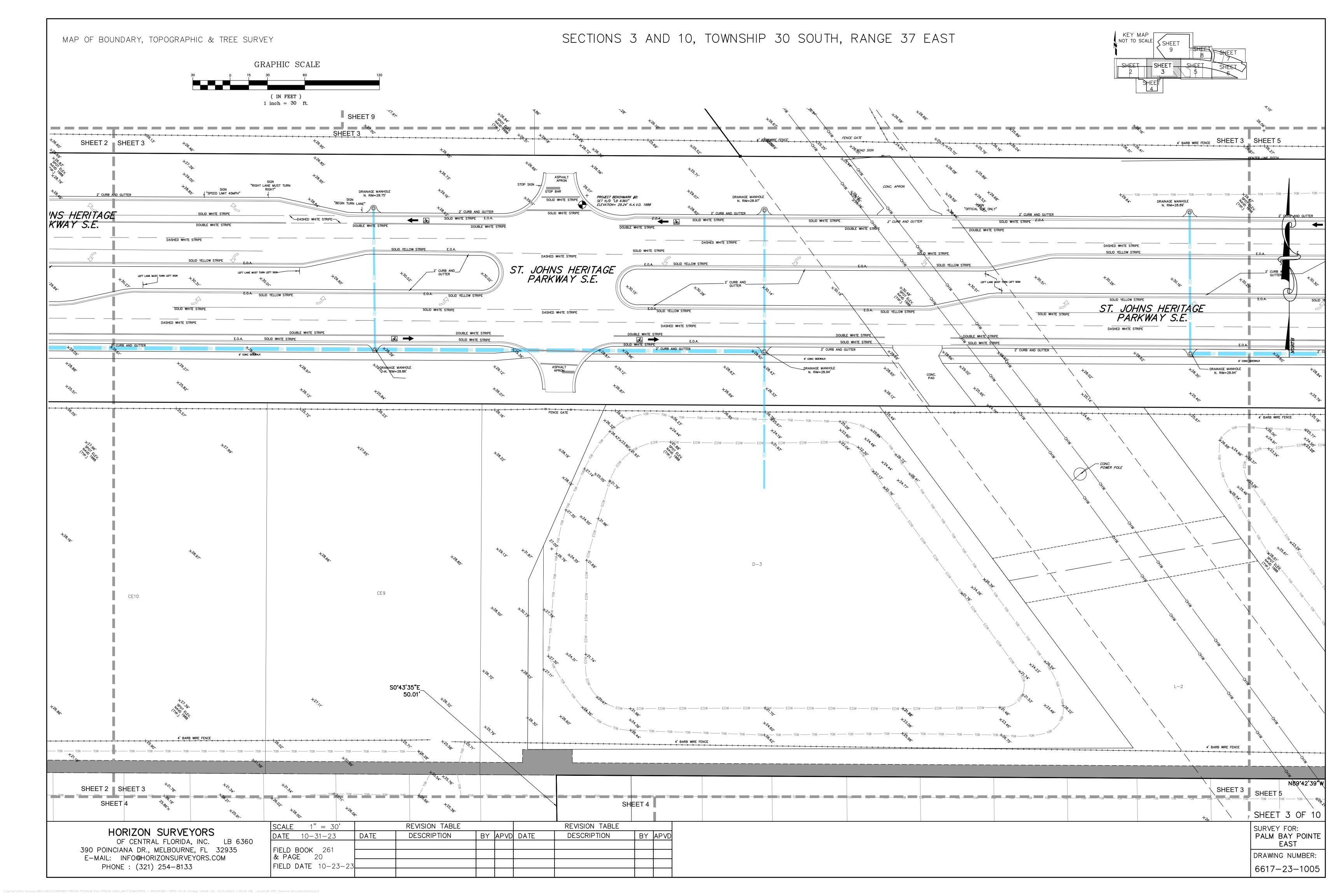
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

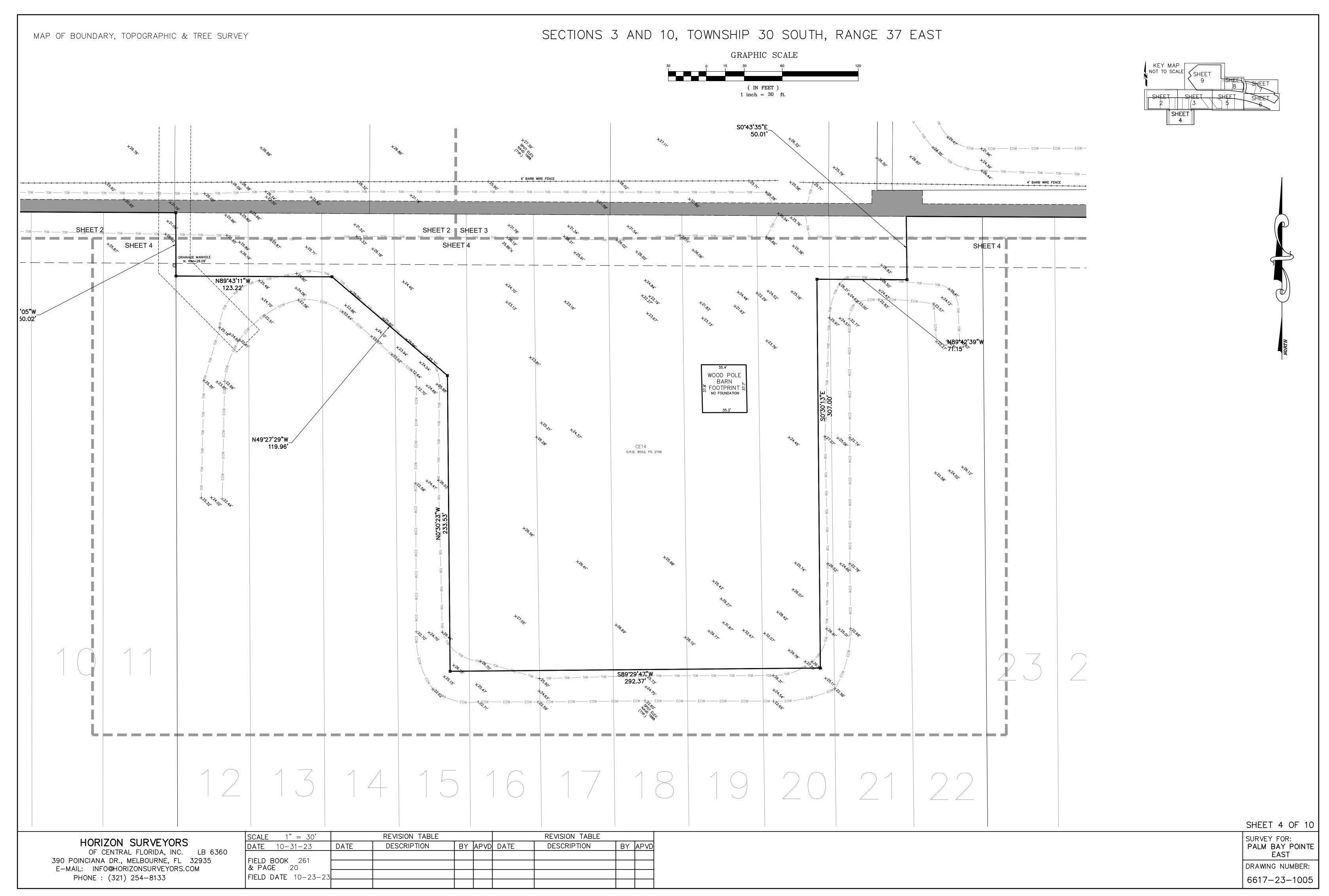
NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL



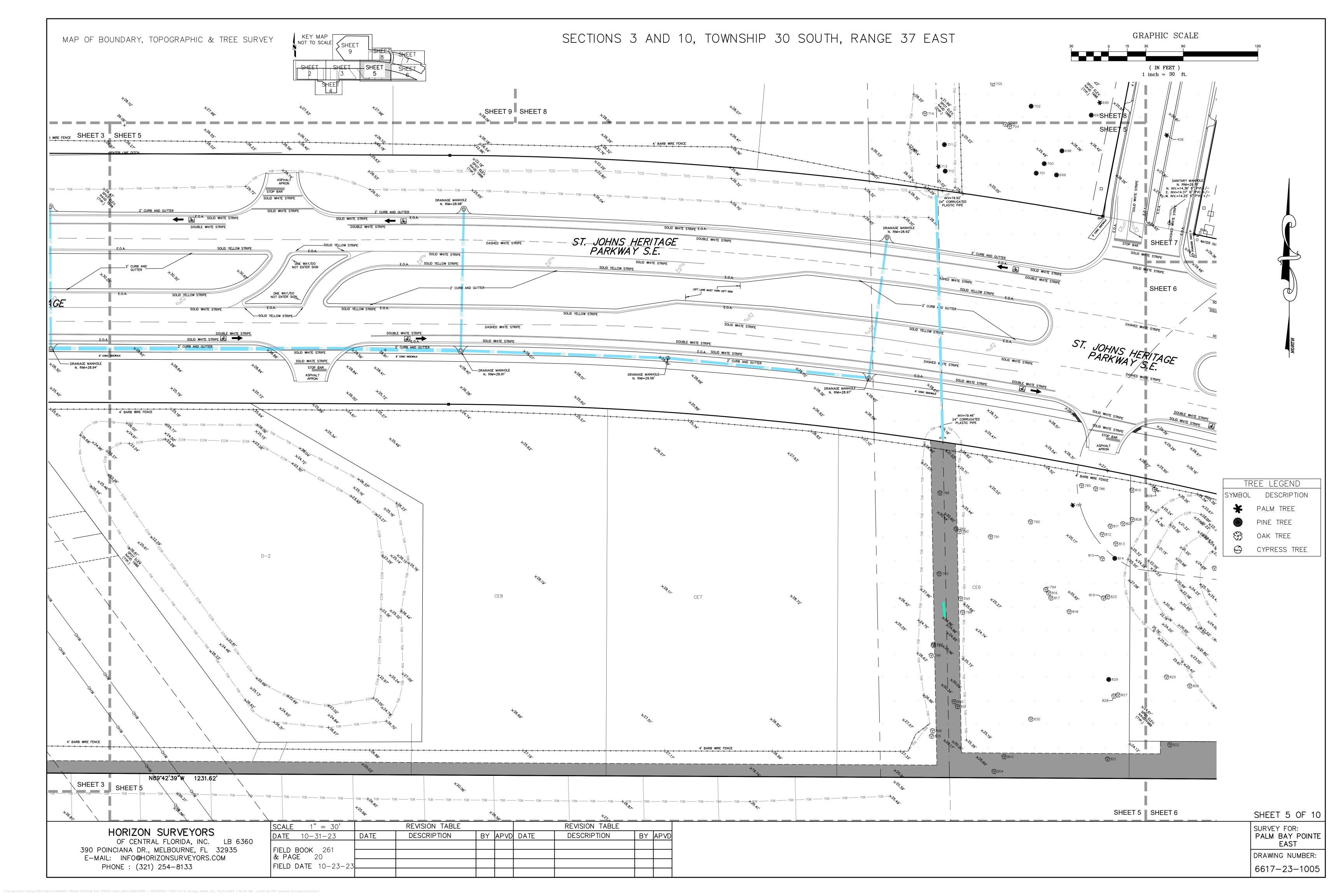
SURVEY FOR: PALM BAY POINTE EAST DRAWING NUMBER:

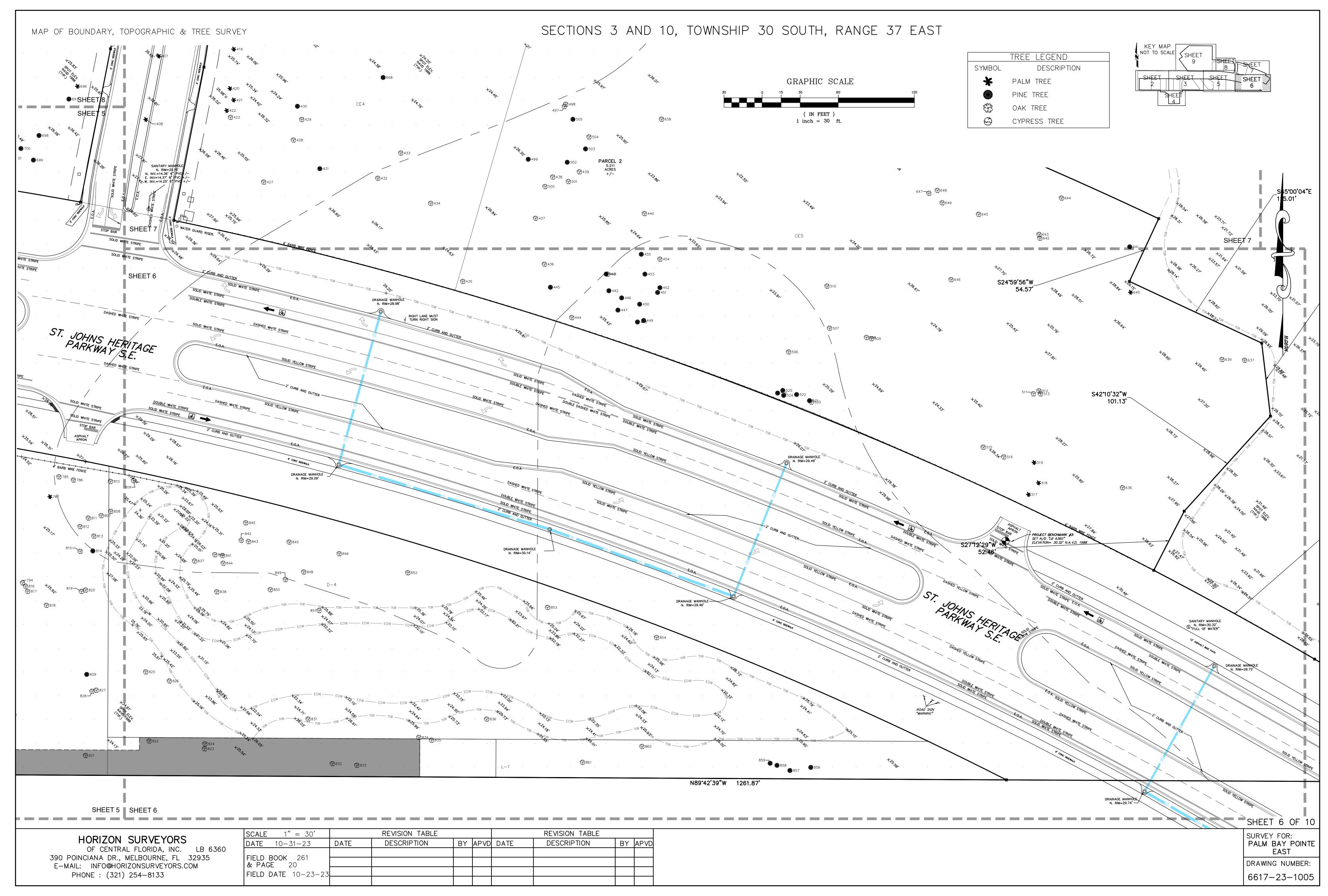


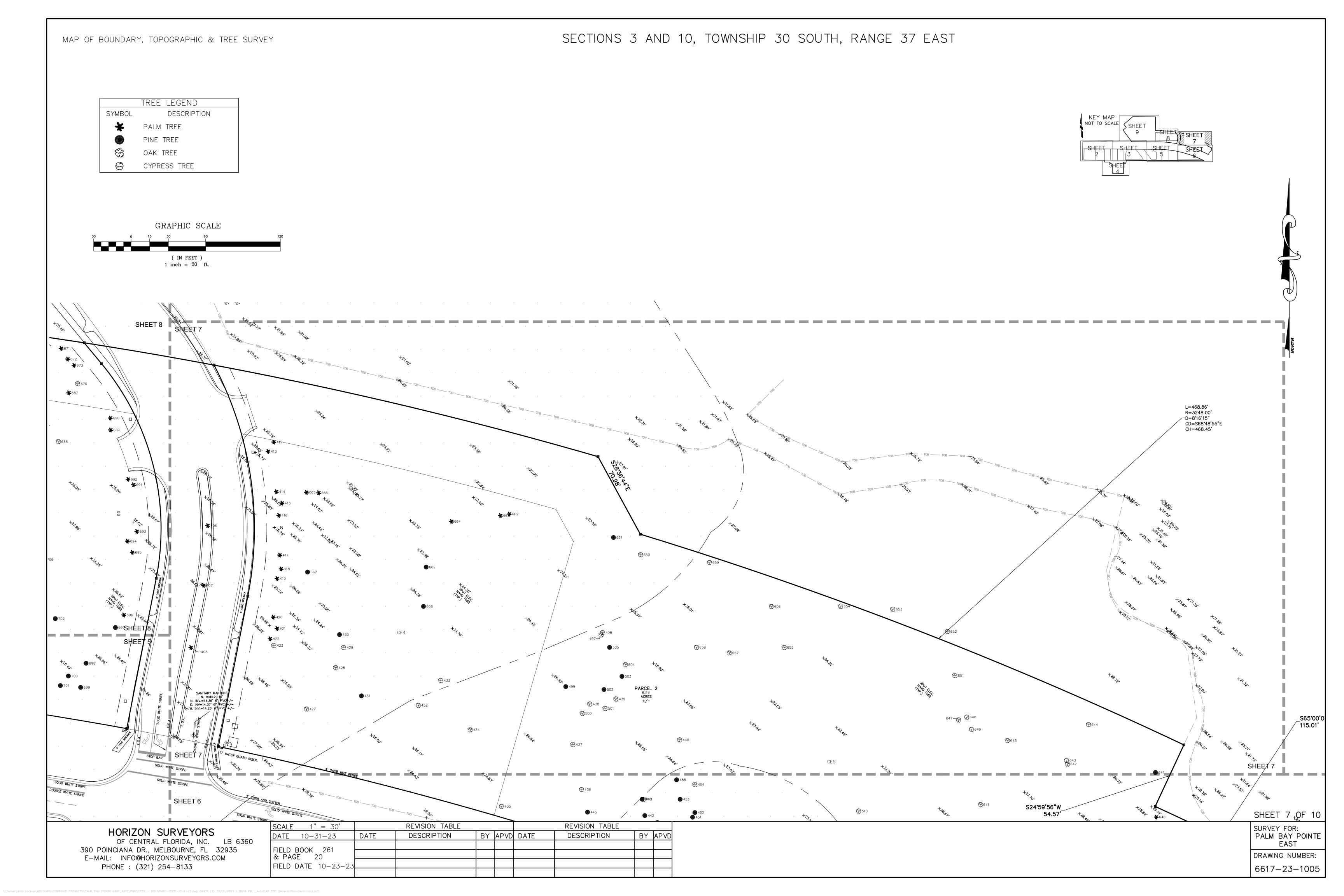


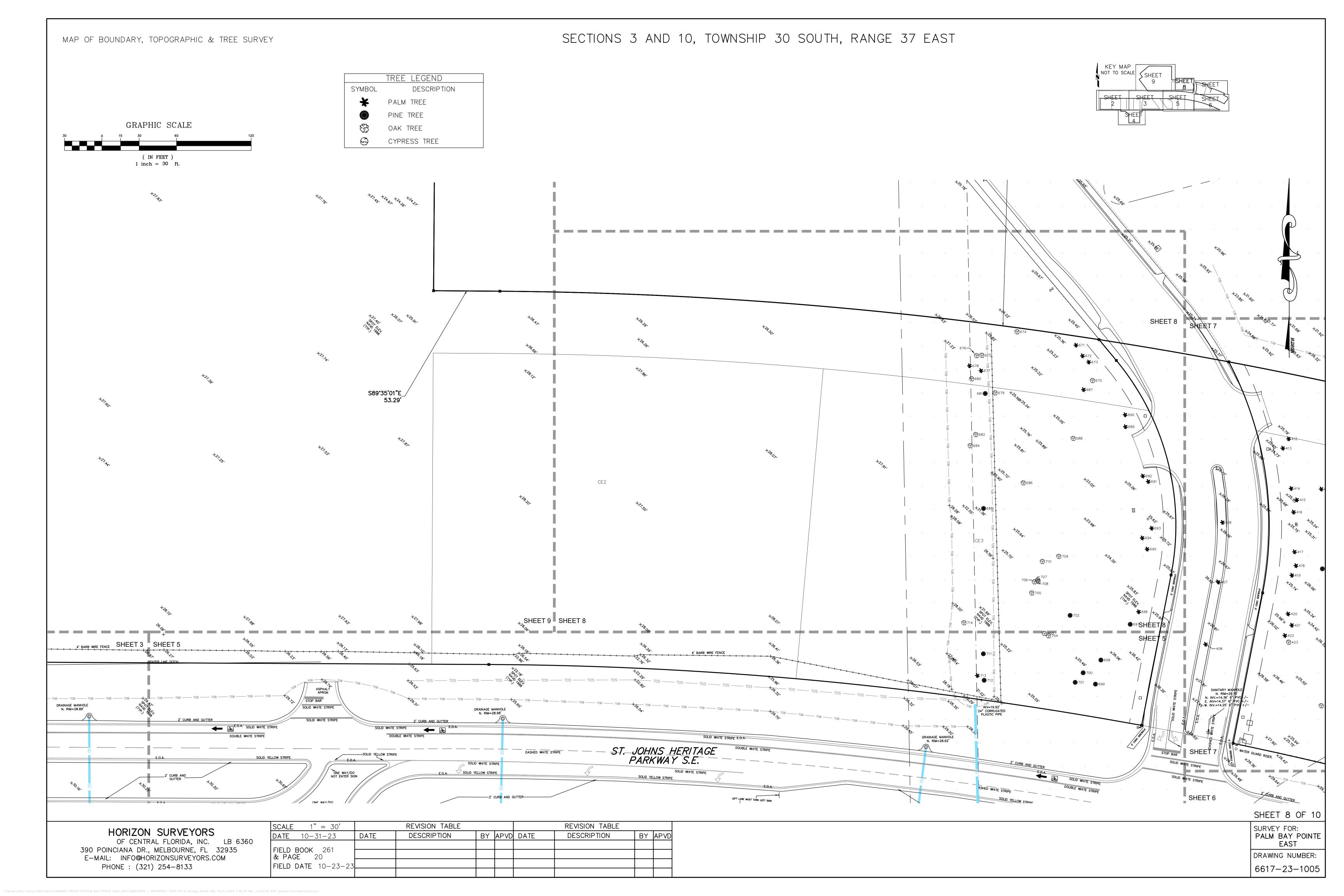


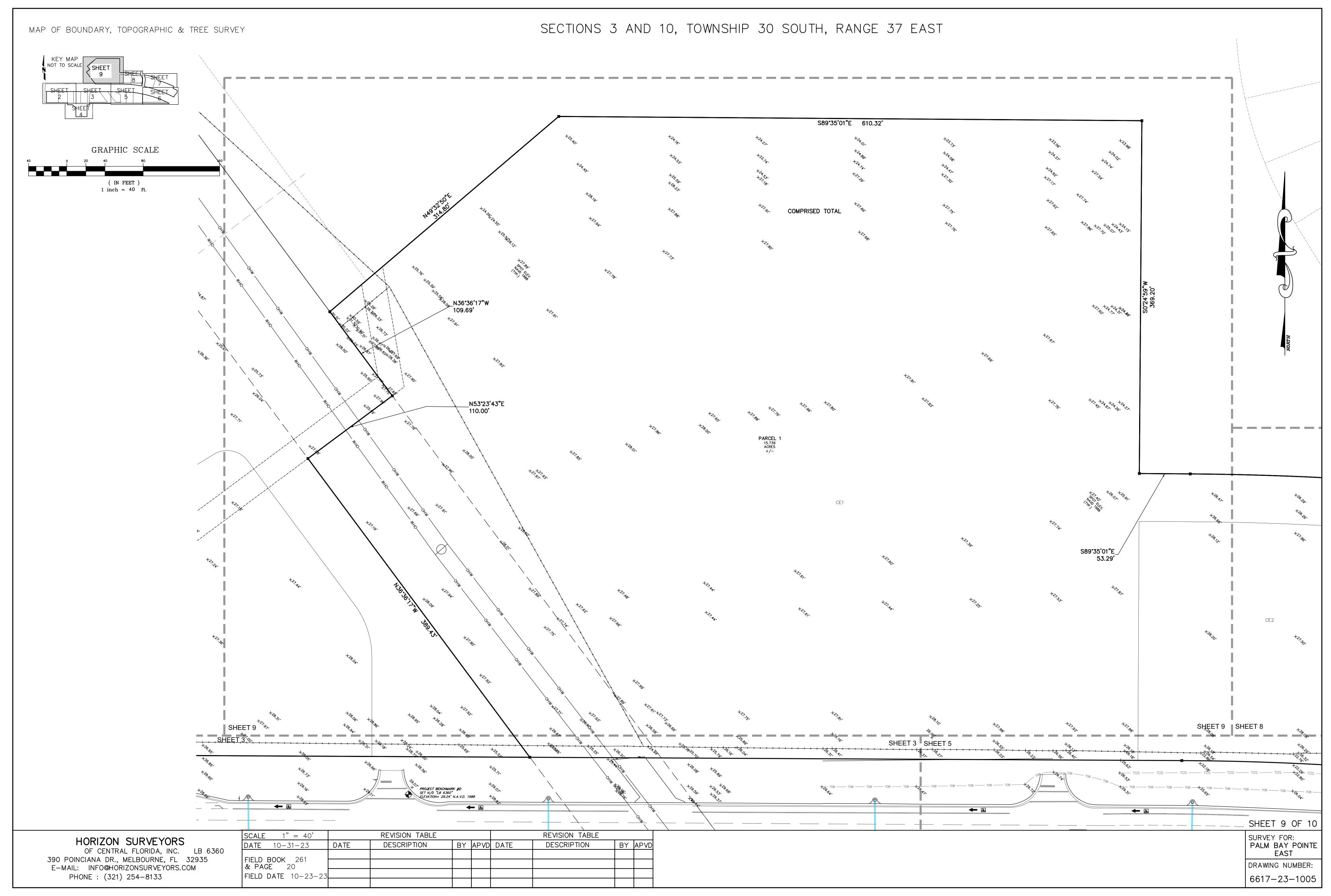
\Server\data backup\ARCHIVES\COMBINED PROJECTS\PALM BAY POINTE EAST\_6617\DWG\PBPE - BOUNDARY-TOPO-10-6-23.dwg, 24X36 (4), 10/31/2023 1:29:59 PM, \_AutoCAD PDF (General Documentation).pc3







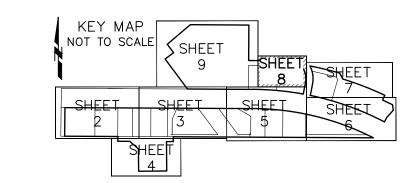


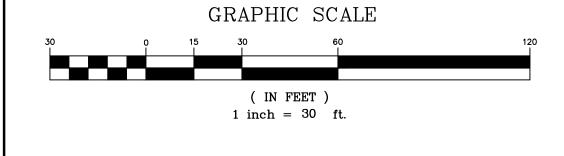


MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

TREE LEGEND SYMBOL DESCRIPTION PALM TREE PINE TREE OAK TREE

CYPRESS TREE





Point Table		Point Table		Point Table		Point Table		Point Table		Point Table		Point Table		Point Table		Point Table		Point Table		Point Table		Point Table	
Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description
406	PAL 10	432	OAK 17	452	PINE 8	513	OAK 12	645	OAK 24	666	PAL 11	687	PAL 10	707	OAK 15	797	OAK 7 9 DBL	818	OAK 10	838	OAK DBL 28	860	OAK 17
407	PAL 10	433	OAK 20	453	PINE 7	515	OAK 16	646	OAK 18	667	PINE 13	688	OAK 17	708	OAK 29	798	OAK 8	819	OAK TRIPLE 62	839	OAK 14	861	OAK 12
408	PAL 10	434	OAK 24	454	OAK 14	516	OAK 25	647	OAK 13	668	PINE 13	689	PAL 7	709	OAK 12	799	OAK 12	820	OAK 22	840	OAK 30	1612	PALM BAY ND
412	PAL 11	435	OAK 19	455	PINE 10	517	PAL 12	648	OAK 16	669	PINE CLUSTER X4 7	690	PAL 11	710	OAK 13	800	OAK DBL 15 8	821	OAK 6	841	OAK 22		
413	PAL 8	436	OAK DBL 65	497	OAK 17	518	PAL 12	649	OAK 7	670	OAK TRIPLE 70	691	PAL 10	711	PINE 12	801	OAK 8	822	OAK 22	842	OAK 7		
414	PAL 11	437	OAK 15	498	OAK 15	519	PAL 12	651	OAK 19	671	PAL 10	692	PAL 9	712	PINE 12	803	OAK 8	823	OAK 16	843	OAK 19		
415	PAL 11	438	OAK 18	499	PINE 14	520	OAK 10	652	OAK 23	672	PAL 10	693	PAL 12	713	PAL 10	804	OAK 8	824	OAK 10	844	OAK 18		
416	PAL 12	439	OAK 24	500	OAK 20	521	PINE 10	653	OAK 15	673	PAL 11	694	PAL 10	714	OAK 10	805	OAK 19	825	OAK 12	845	OAK DBL 72		
417	PAL 13	440	OAK 11	501	OAK 16	522	PINE 12	654	OAK 18	674	OAK 24	695	PAL 11	785	OAK DBL 31	806	OAK 13	826	OAK 13	846	OAK DBL 35		
418	PAL 12	441	OAK 10	502	PINE 16	524	PINE 11	655	OAK 17	675	OAK TRIPLE 6	696	PAL 12	786	OAK 12	807	OAK 11	827	OAK 8	848	OAK 9		
419	PAL 12	442	PINE 10	503	PINE 10	525	PINE 11	656	OAK 15	676	OAK 8	697	PINE 22	787	PAL 11	808	OAK 11	828	OAK 7	849	OAK 8		
420	PAL 10	443	PINE 11	504	OAK 19	526	PINE 8	657	OAK 56	677	PAL 11	698	PINE 10	788	OAK 7 X3	809	OAK DBL 10 16	829	PINE 8	850	OAK 16		
421	PAL 10	444	OAK 12	505	PINE 13	636	OAK DBL 32	658	OAK 16	678	PAL 11	699	PINE CLUSTER X8 7	789	OAK 9	810	OAK 17	830	OAK 24	851	OAK 17		
422	PAL 10	445	PINE 7	506	OAK 17	637	OAK 8	659	OAK 17	679	OAK 6	700	PINE 8	790	OAK 19	811	OAK 8	831	OAK DBL 32	852	OAK 18		
423	OAK 13	446	PINE 7	507	OAK 22	639	OAK 20	660	OAK 17	680	OAK 10	701	PINE 10	791	OAK 24	812	OAK 10	832	OAK 23	853	OAK DBL 24		
427	OAK CLUSTER 68	447	PINE 7	508	OAK 13	640	PAL 10	661	PINE 11	681	PINE 6	702	PINE 12	792	OAK 8	813	OAK 9	833	OAK TRIPLE 22	854	OAK 14		
428	OAK 16	448	PINE 12	509	OAK 24	641	PINE 8	662	PAL 12	682	OAK 18	703	OAK 7	793	OAK 10 8 DBL	814	PINE 7	834	OAK 11	856	PINE 6		
429	OAK 21	449	PINE 6	510	OAK 18	642	OAK 15	663	PAL 12	684	OAK 18	704	OAK 21		OAK 57 CLUSTER X5	815	OAK 9	835	OAK 19	857	PINE 6		
430	PINE 6	450	PINE 9	511	OAK 14	643	OAK 13	664	PAL 10	685	PINE 10	705	OAK TRIPLE 25	795	OAK 7	816	OAK 10	836	OAK DBL 26	858	PINE 6		
431	PINE 8	451	PINE 12	512	OAK 36	644	OAK 13	665	PAL 12	686	OAK 50	706	OAK 13	796	OAK 6	817	OAK 10	837	OAK DBL 27	859	PINE 6		

SHEET 10 OF 10

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360 390 POINCIANA DR., MELBOURNE, FL 32935 E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE : (321) 254-8133

SCALE	1" = 30'		REVISION TABLE		REVISION TABLE					
DATE 10-	-31-23	DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD	
	201									
FIELD BOOK 261										
	10-23-23									

SURVEY FOR:
PALM BAY POINTE |
EAST DRAWING NUMBER: 6617-23-1005