

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

SECTIONS 3 AND 10, TOWNSHIP 30 SOUTH, RANGE 37 EAST

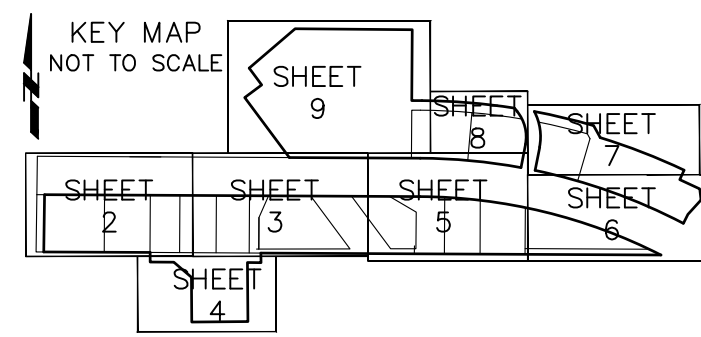
NOTES:

- 1. THE BEARING BASIS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, WHICH BEARS S0111°38'E AS SHOWN HEREON.

- 6. "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 DESCRIPTIONS OF RECORD."

CORNER NOTES:

- 1. DENOTES 5/8" IRON ROD WITH CAP STAMPED "PRM LB 6360"

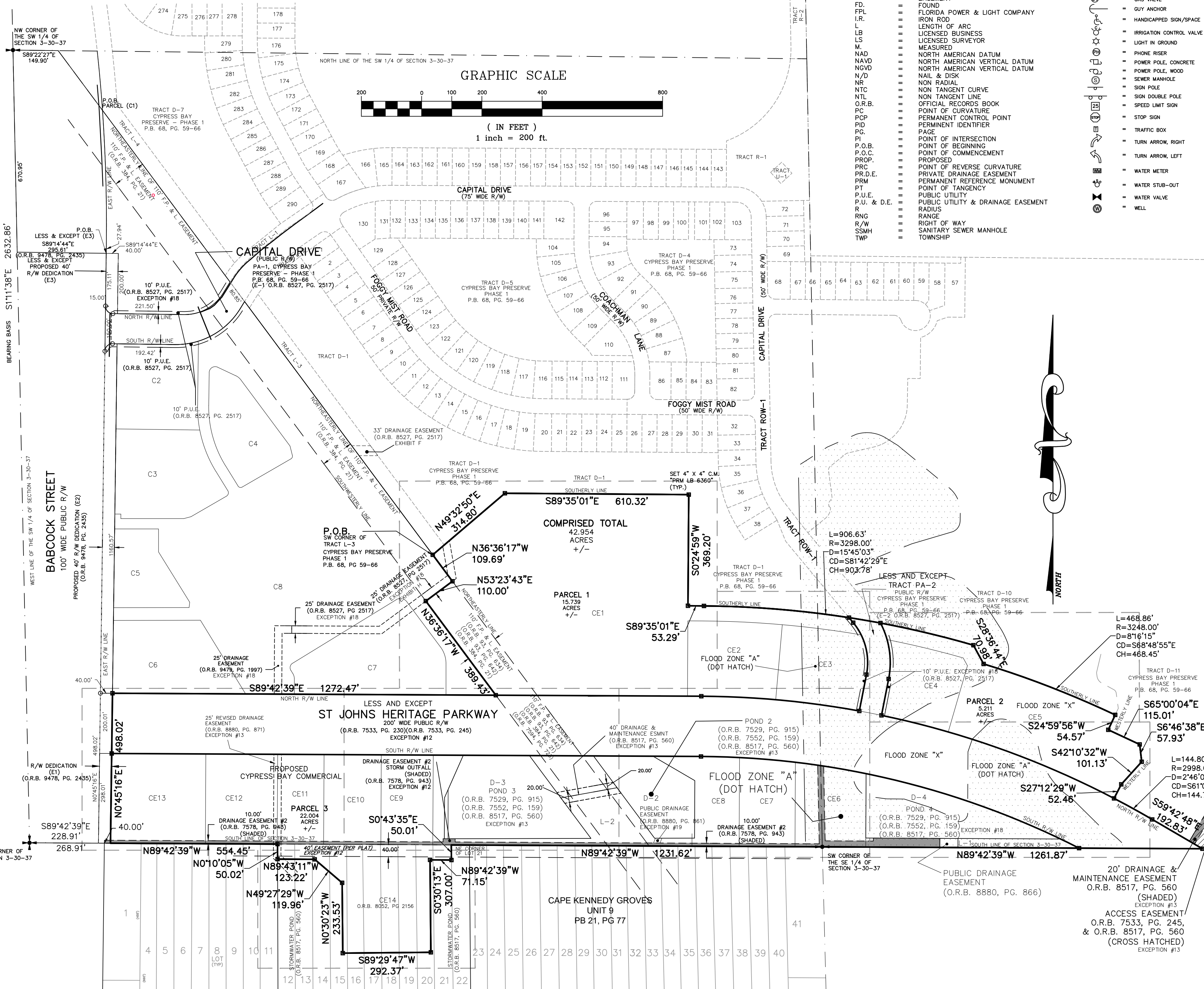
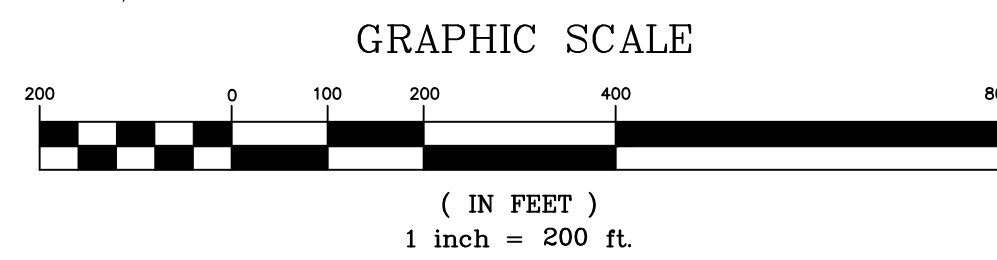


LEGEND OF ABBREVIATIONS

- BRG = BEARING
C = CURVE DESIGNATION
CBERG = CHORD BEARING

UTILITY LEGEND

- COMMUNICATIONS MANHOLE
CLEAN OUT RISER
DRAINAGE MANHOLE



DESCRIPTION:

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 GROVES 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.

LESS AND EXCEPT 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.

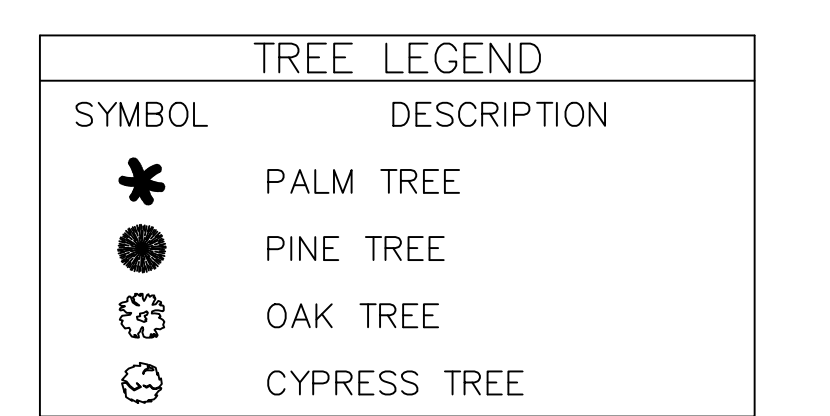
TOGETHER WITH Owner's real property right, title and interest in that certain Reciprocal Easement Agreement recorded August 30, 2019 in Official Records Book 8527, Page 2517, Public Records of Brevard County, Florida affected by Amendment and Partial Termination to Reciprocal Easement Agreement recorded 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 the record the estate or interest or mortgage thereon covered by this commitment. NOT A SURVEY MATTER

- 12. Terms and conditions for Resolution No. 2015-61 by the 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 Survey prepared by Horizon Surveyors of Central Florida, Inc. dated July 14, 2022, revised August 8, 2022) AFFECTS: BLANKET IN NATURE

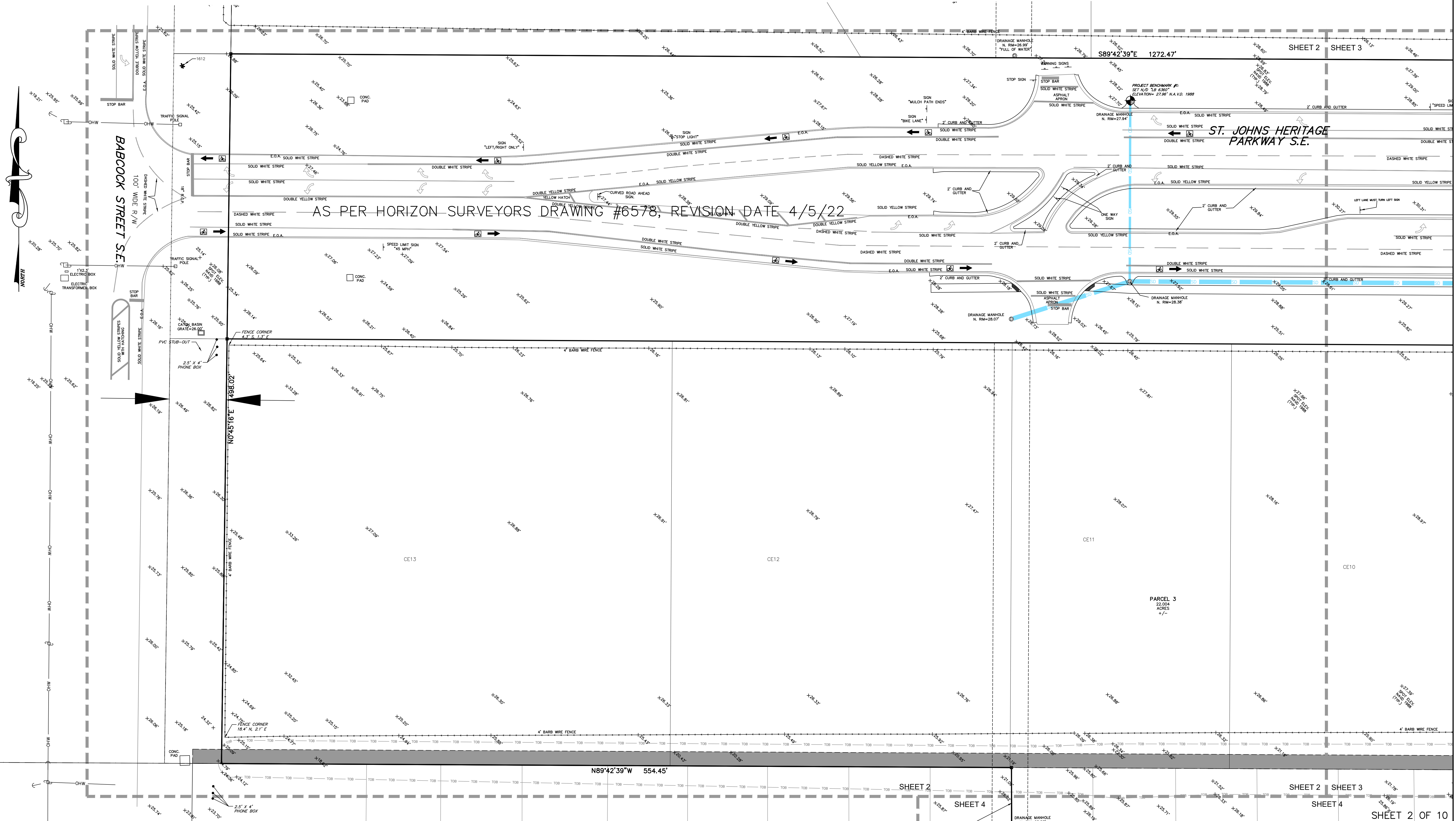
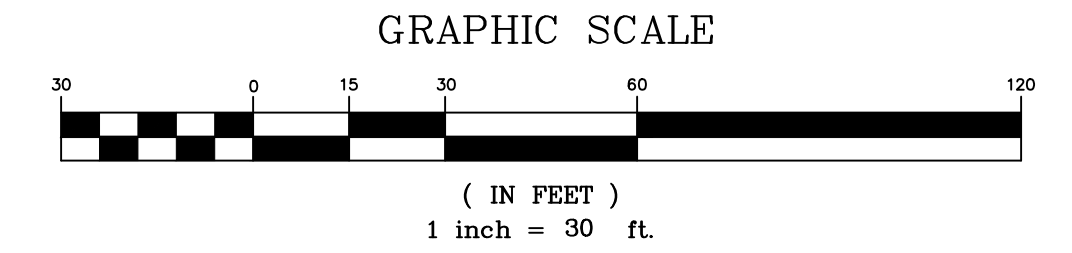
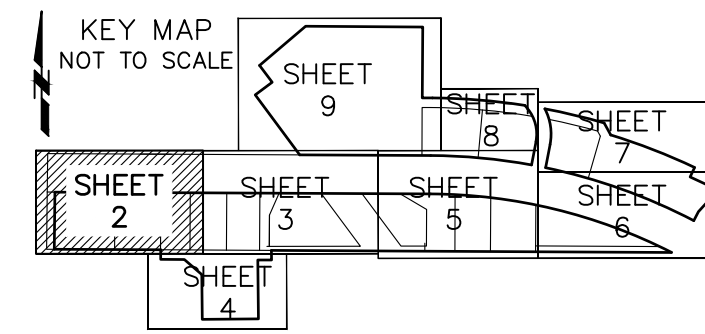


HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. LB 6360 390 POINCIANA DR., MELBOURNE, FL 32935 E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE : (321) 254-8133

Table with columns: SCALE (1" = 200'), REVISION TABLE (DATE, DESCRIPTION, BY, APV), FIELD BOOK (261), PAGE (20), FIELD DATE (10-23-23)

PREPARED FOR THE EXCLUSIVE USE OF: KIMAYA, LLC I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT R. DOERRER, JR. PROFESSIONAL LAND SURVEYOR #3982 SHEET 1 OF 10 PALM BAY POINTE EAST DRAWING NUMBER: 6617-23-1005



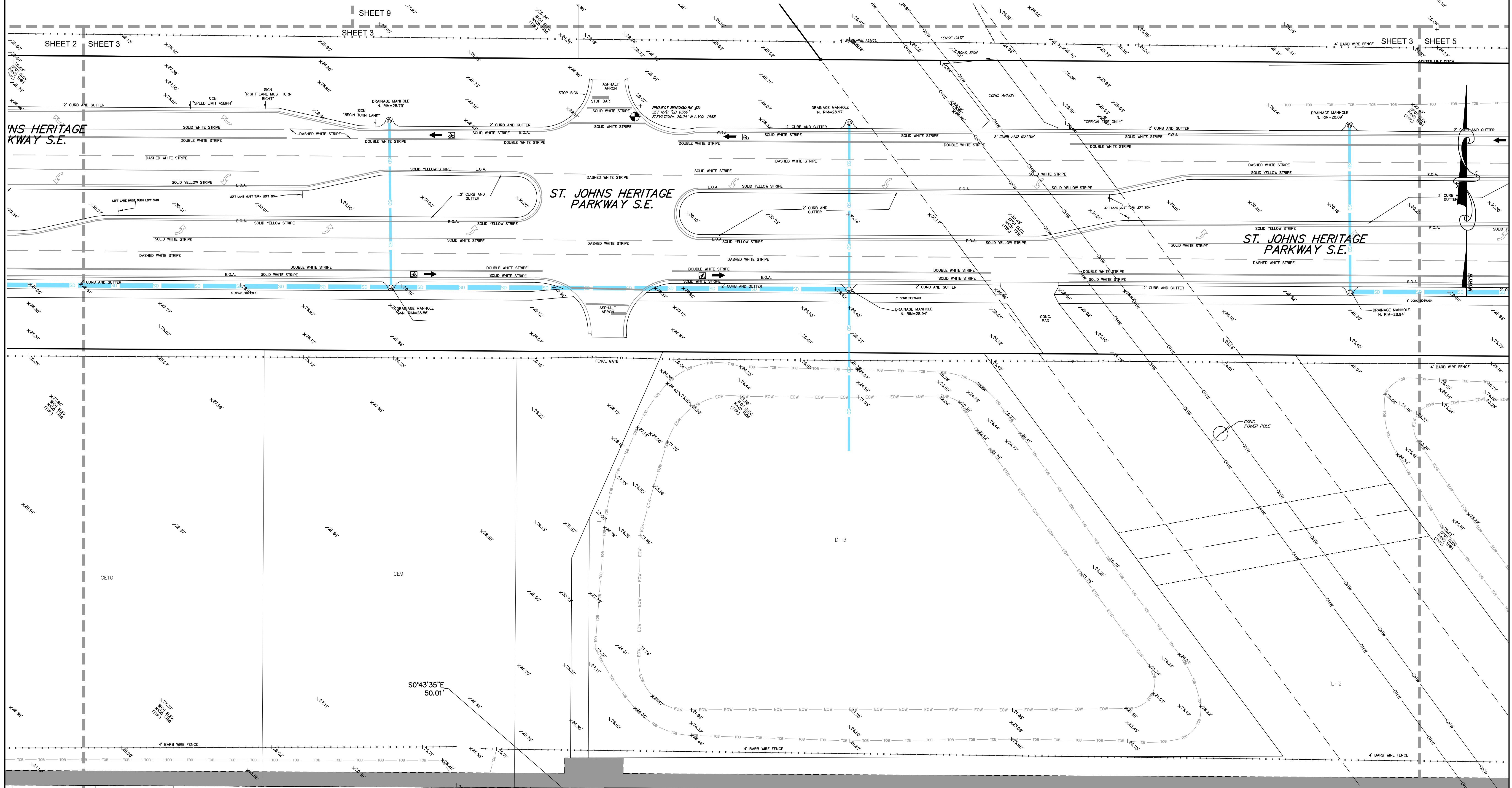
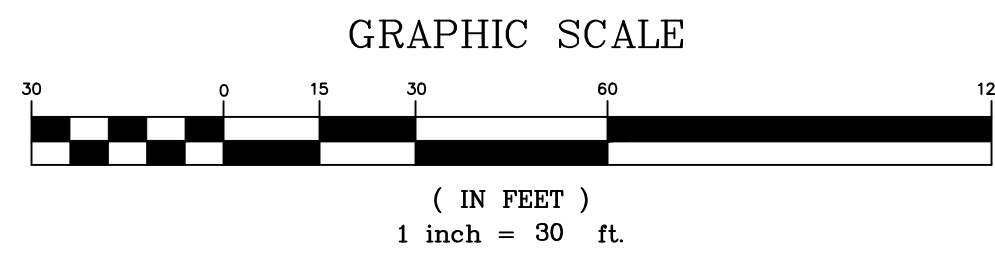
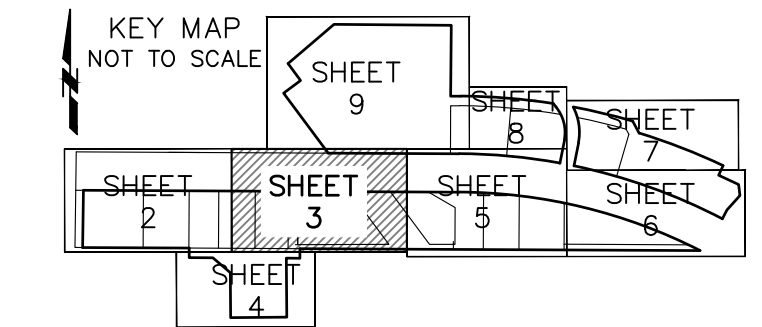
AS PER HORIZON SURVEYORS DRAWING #6578, REVISION DATE 4/5/22

**HORIZON SURVEYORS**  
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 390 POINCIANA DR., MELBOURNE, FL 32935  
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 PHONE : (321) 254-8133

SCALE 1" = 30'		REVISION TABLE				REVISION TABLE			
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	& PAGE 20								
	FIELD DATE 10-23-23								

SHEET 2 OF 10

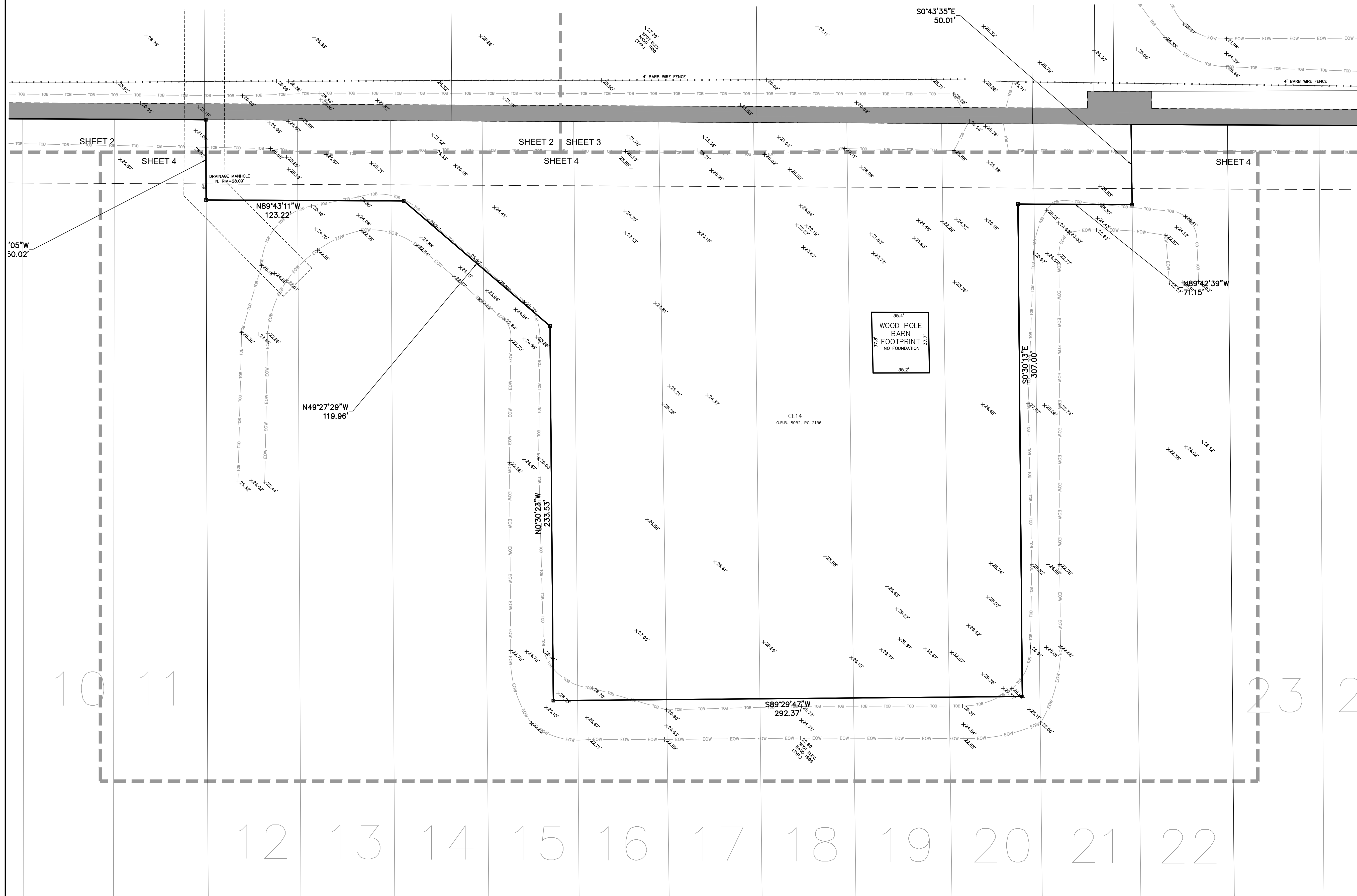
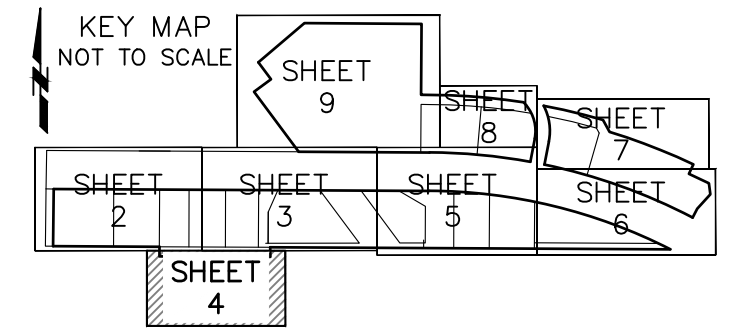
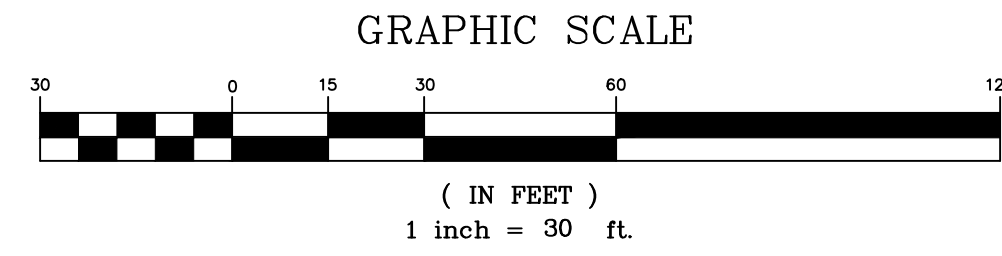
SURVEY FOR:  
 PALM BAY POINTE  
 EAST  
 DRAWING NUMBER:  
 6617-23-1005



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FIELD BOOK & PAGE	261 / 20								
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PALM BAY POINTE  
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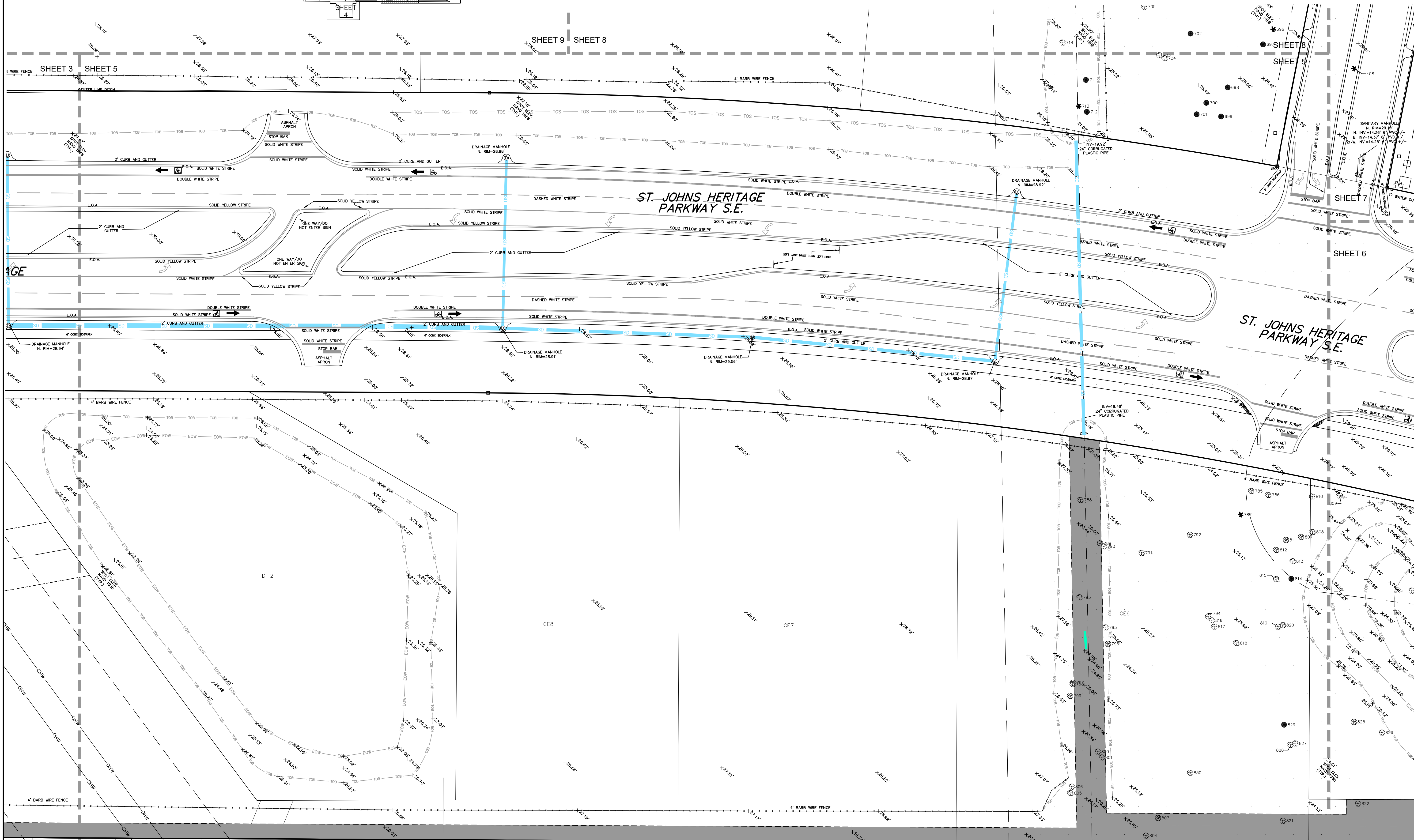
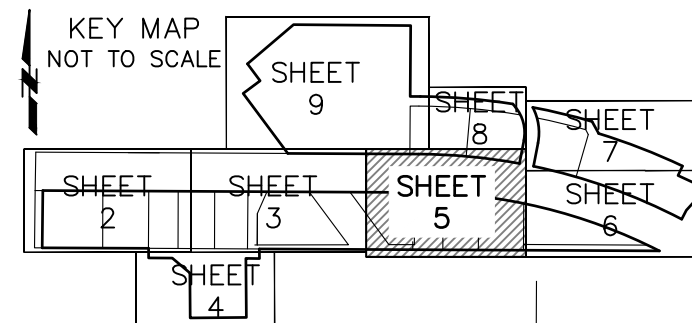


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	& PAGE 20								
	FIELD DATE 10-23-23								



( IN FEET )  
1 inch = 30 ft.



**TREE LEGEND**

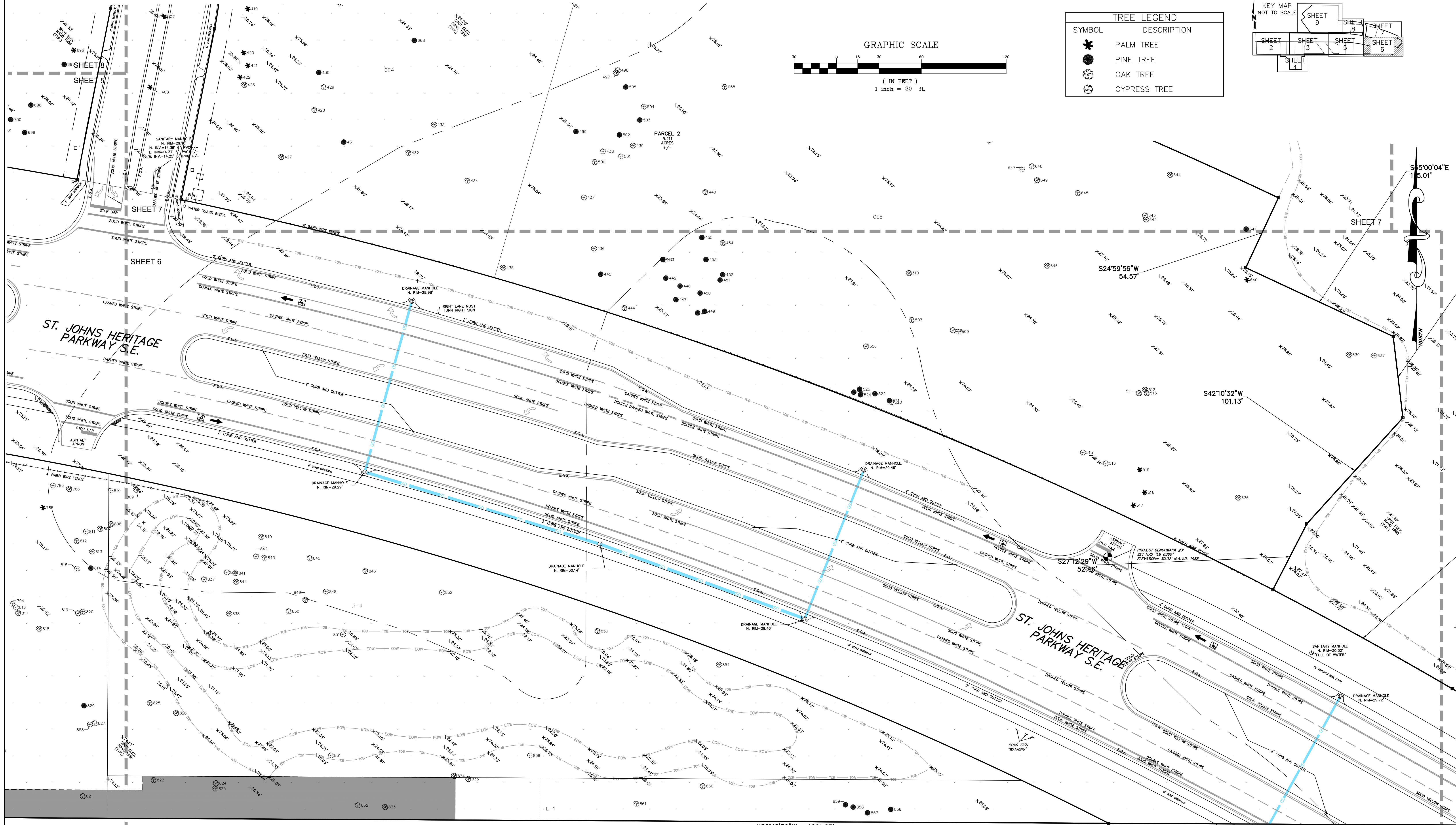
SYMBOL	DESCRIPTION
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	PINE TREE
	OAK TREE
	CYPRESS TREE



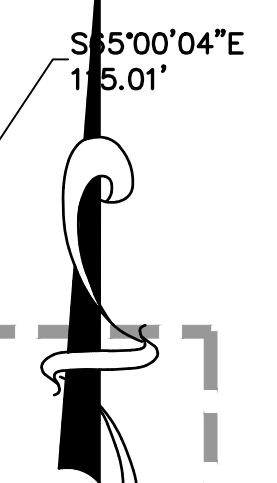
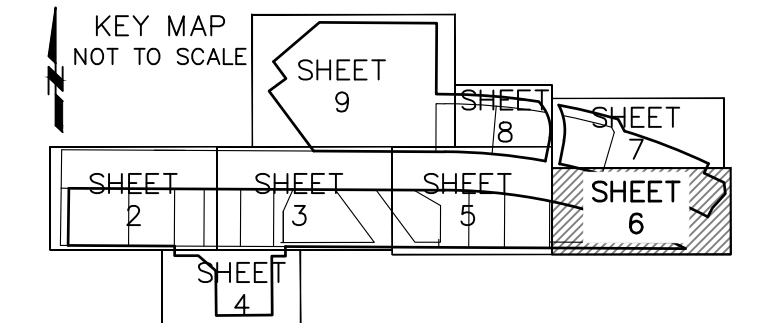
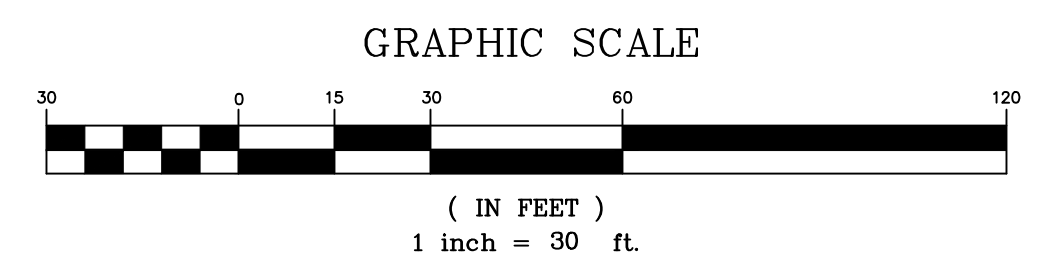
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SCALE	1" = 30'	REVISION TABLE			REVISION TABLE				
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FIELD BOOK & PAGE	261 & PAGE 20								
FIELD DATE	10-23-23								

SHEET 5 OF 10  
SURVEY FOR:  
PALM BAY POINTE  
EAST  
DRAWING NUMBER:  
6617-23-1005



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



N89°42'39\"/>

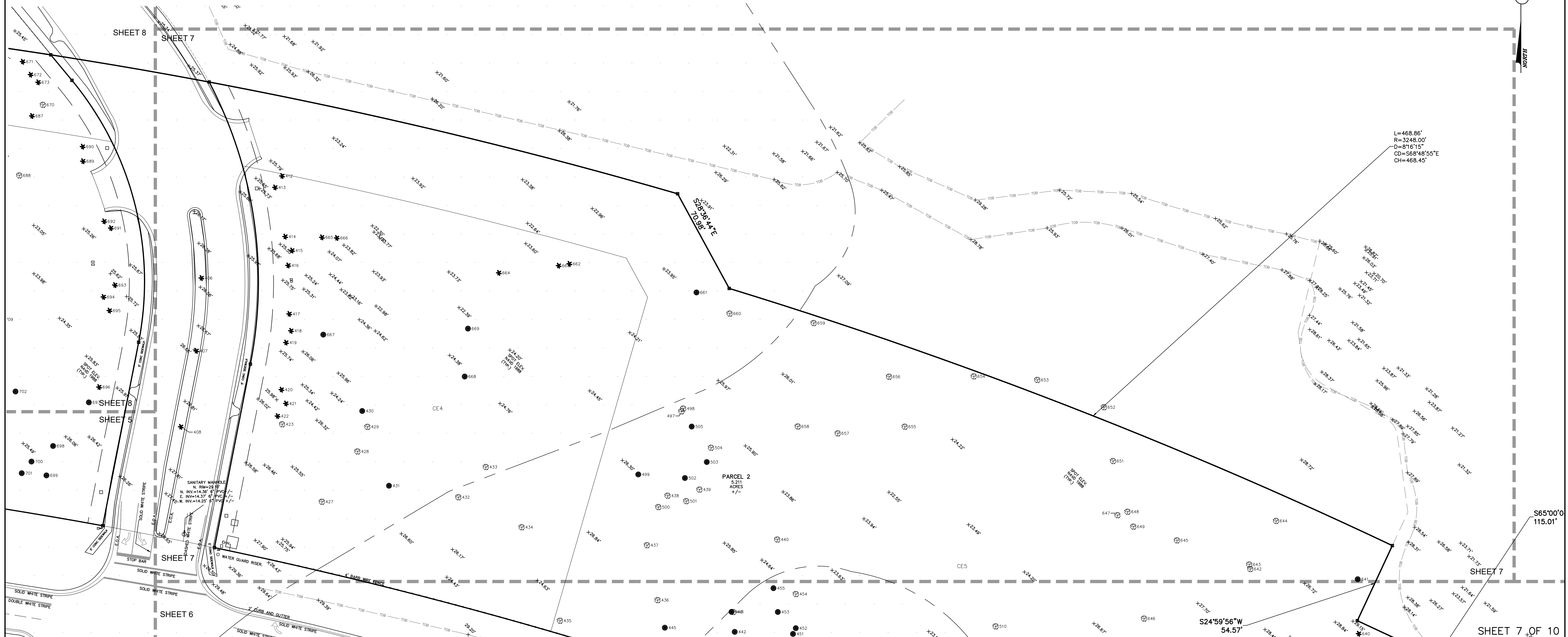
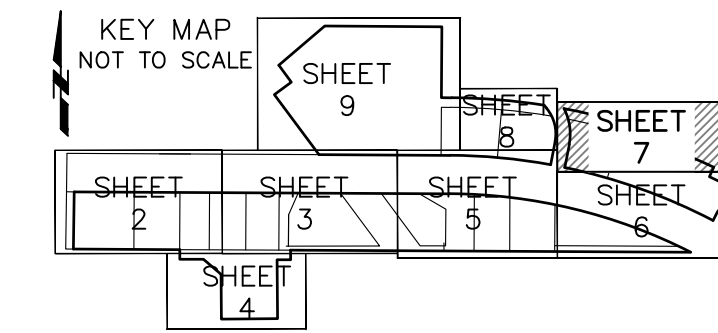
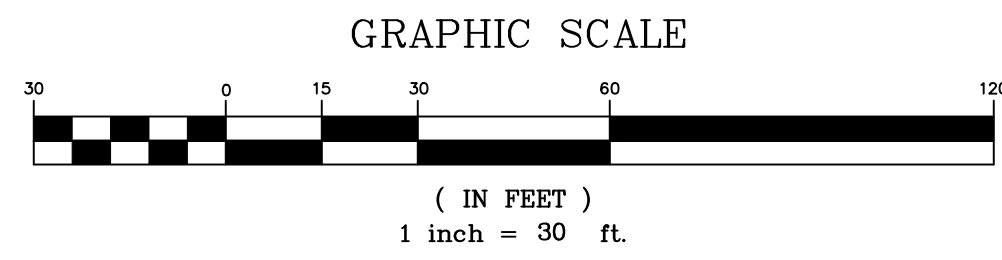
SHEET 6 OF 10

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SCALE 1" = 30'		REVISION TABLE				REVISION TABLE			
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SURVEY FOR:  
 PALM BAY POINTE  
 EAST  
 DRAWING NUMBER:  
 6617-23-1005

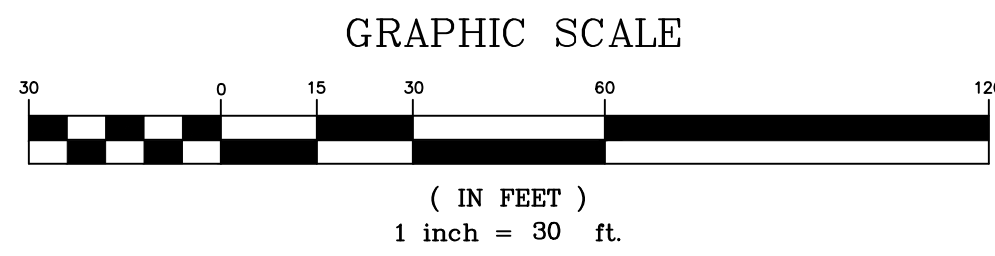
TREE LEGEND	
SYMBOL	DESCRIPTION
	PALM TREE
	PINE TREE
	OAK TREE
	CYPRESS TREE



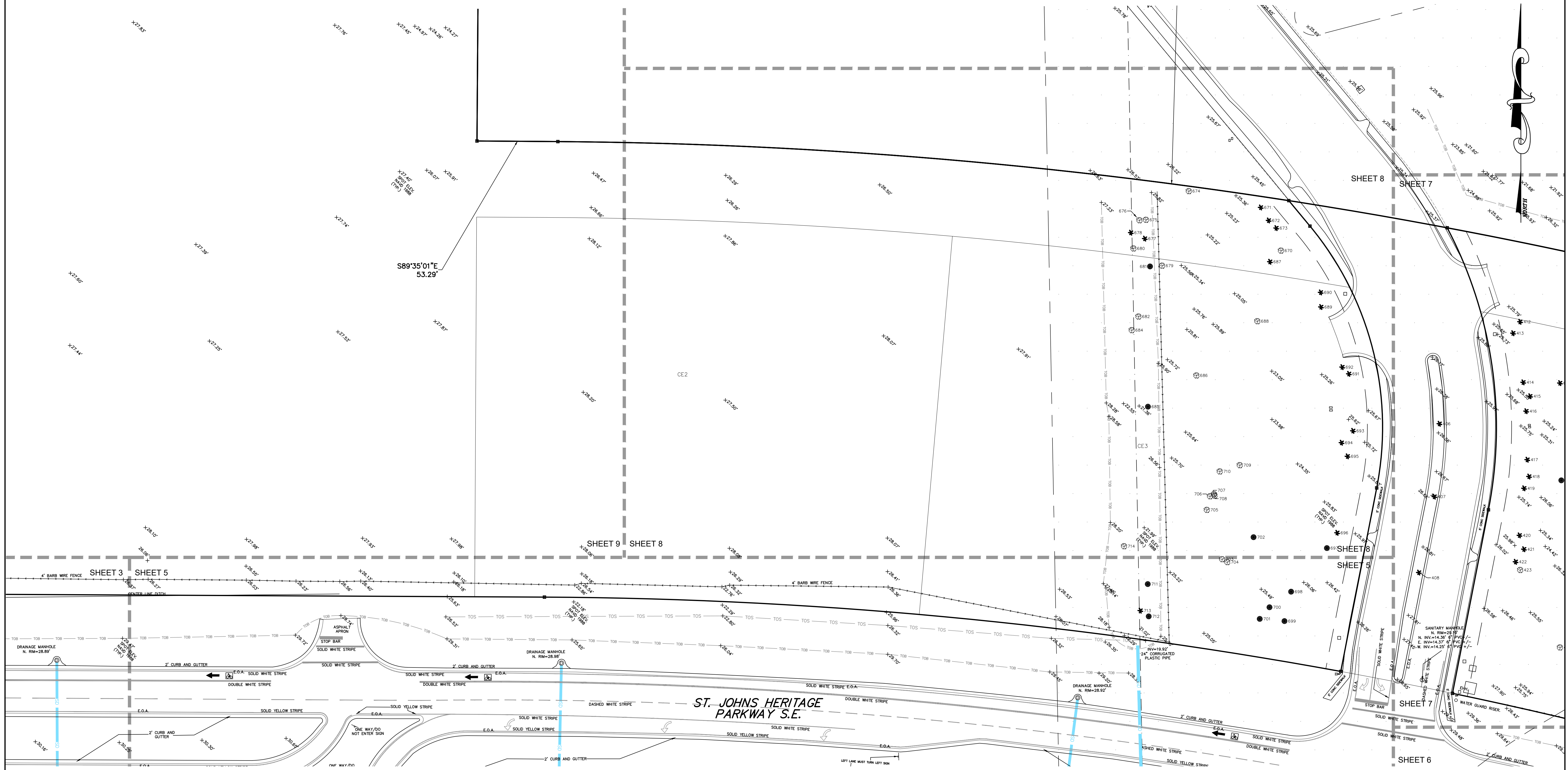
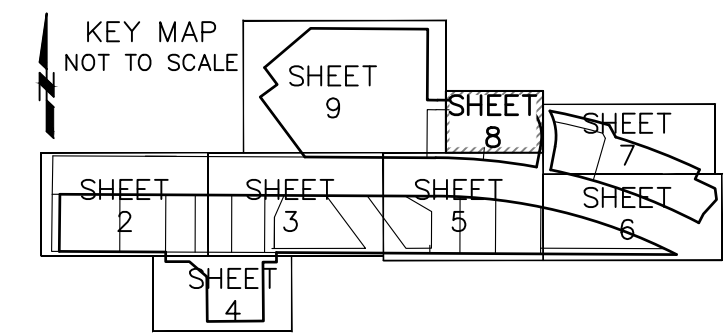
SHEET 7 OF 10

<b>HORIZON SURVEYORS</b> OF CENTRAL FLORIDA, INC. LB 6360 390 POINCIANA DR., MELBOURNE, FL 32935 E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE : (321) 254-8133	SCALE 1" = 30' DATE 10-31-23	REVISION TABLE DATE DESCRIPTION BY APVD			REVISION TABLE DATE DESCRIPTION BY APVD		
	FIELD BOOK 261 & PAGE 20 FIELD DATE 10-23-23						

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



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



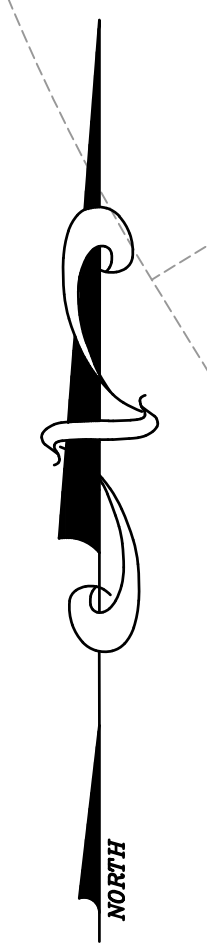
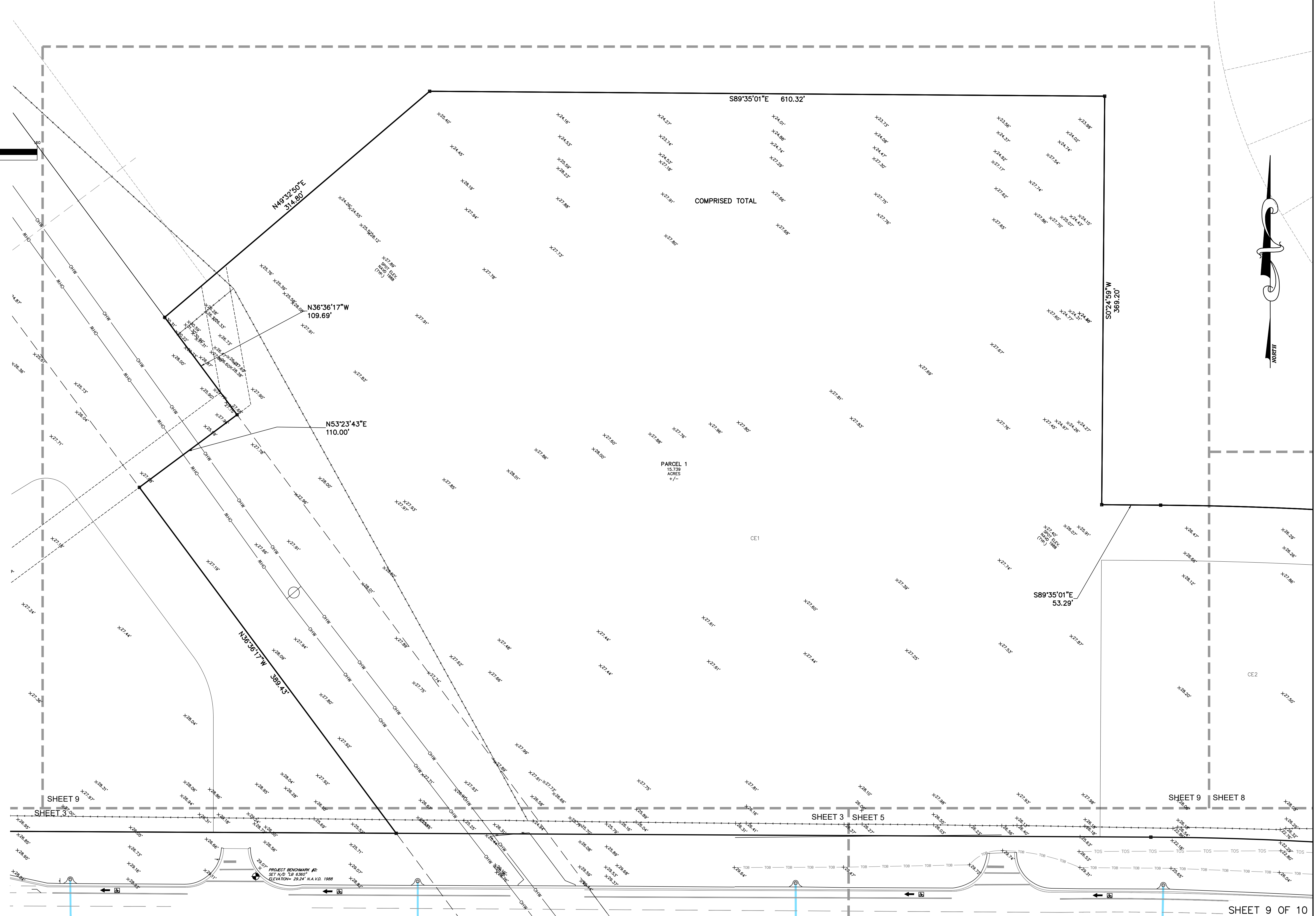
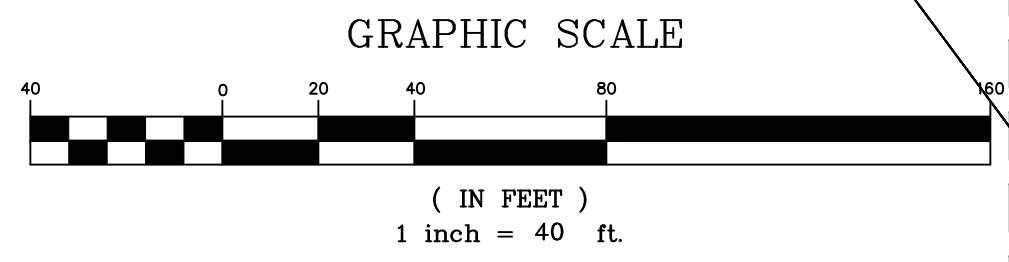
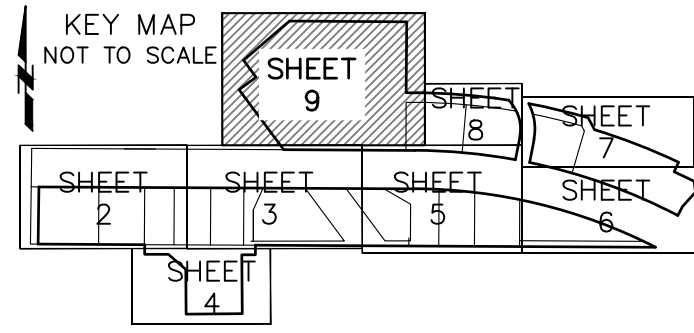
SHEET 8 OF 10

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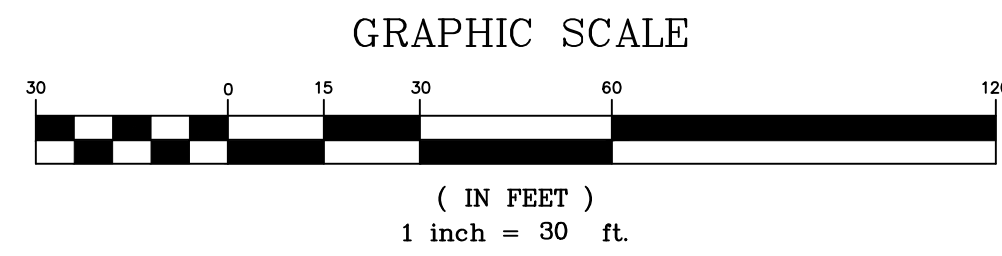
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SURVEY FOR:  
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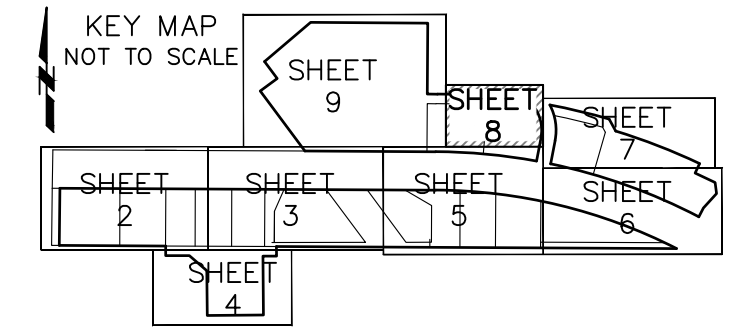




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	DATE 10-31-23	DATE	DESCRIPTION	BY	APVD	DATE	DESCRIPTION	BY	APVD
	FIELD BOOK 261 & PAGE 20								
	FIELD DATE 10-23-23								
					SURVEY FOR: PALM BAY POINTE EAST DRAWING NUMBER: 6617-23-1005				



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 #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description	Point #	Description				
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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		
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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	794	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		

<b>HORIZON SURVEYORS</b> 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
	FIELD BOOK 261 & PAGE 20 FIELD DATE 10-23-23								