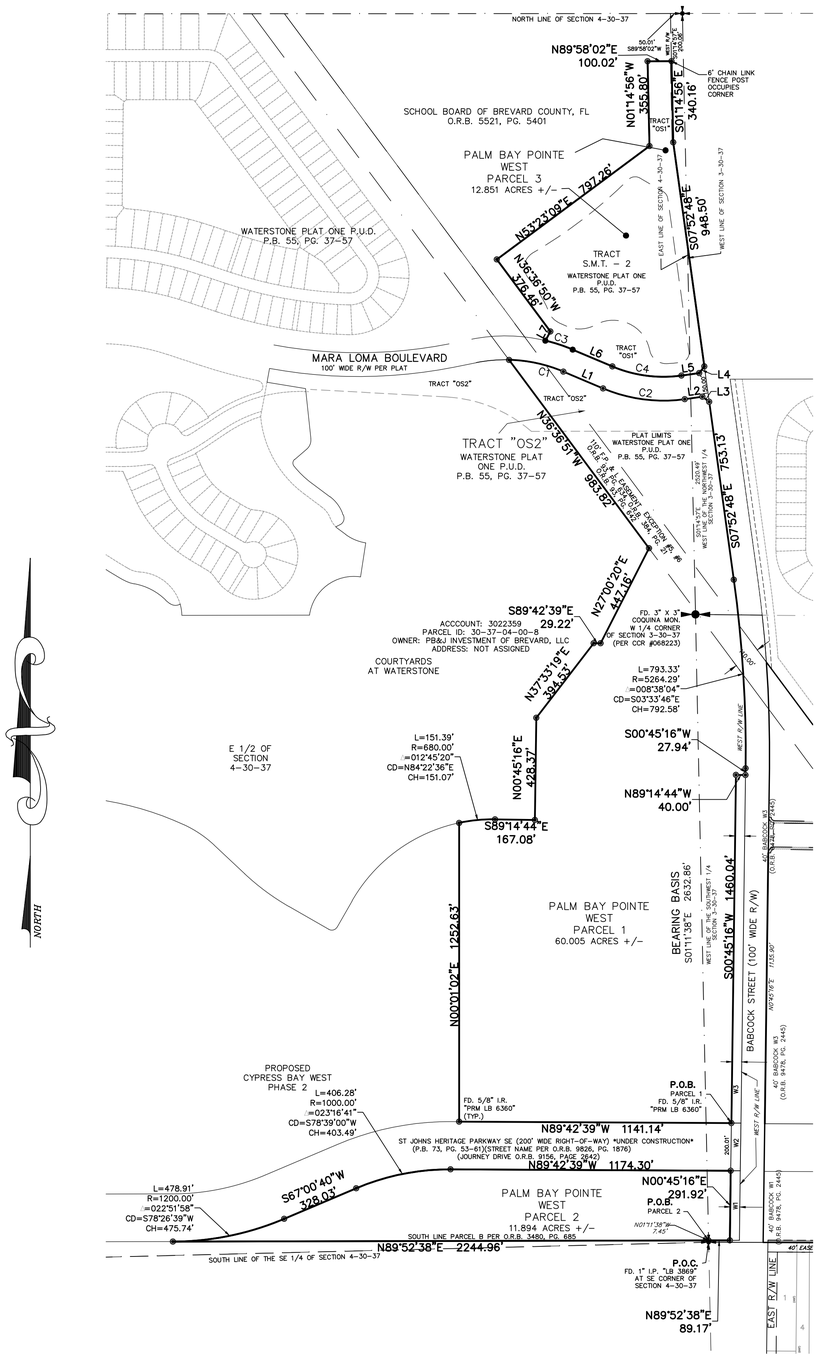
SKETCH OF DESCRIPTION

SECTIONS 3 & 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.



PARCEL 1 (WEST)

A PORTION OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "OS2", WATERSTONE PLAT ONE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 37-57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN N 01° 11' 38" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 7.45 FEET; THENCE RUN N 89° 52' 38" E FOR A DISTANCE OF 89.17 FEET TO A POINT 40.00 FEET WEST, AS MEASURED BY PERPENDICULAR, OF THE WEST RIGHT OF WAY LINE OF BABCOCK STREET (A 100' FOOT WIDE RIGHT OF WAY); THENCE RUN N 00° 45' 16" E PARALLEL WITH SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 491.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 1141.14 FEET; THENCE RUN N 00° 01' 02" E FOR A DISTANCE OF 1252.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 680.00 FEET, AND WHOSE CHORD BEARS N 84° 22' 36" E FOR A DISTANCE OF 151.07 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12° 45' 20", FOR A DISTANCE OF 151.39 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 14' 44" E FOR A DISTANCE OF 167.08 FEET; THENCE RUN N 00° 45' 16" E FOR A DISTANCE OF 428.37 FEET; THENCE RUN N 37° 33' 19" E FOR A DISTANCE OF 394.53 FEET; THENCE RUN S 89° 42' 39" E FOR A DISTANCE OF 29.22 FEET; THENCE RUN N 27° 00' 20" E FOR A DISTANCE OF 447.16 FEET; THENCE RUN N 36° 36' 51" W FOR A DISTANCE OF 983.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF MARA LOMA BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY PER PLAT OF SAID WATERSTONE PLAT ONE P.U.D) ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 625.00 FEET, AND WHOSE CHORD BEARS S 77° 49' 42" E FOR A DISTANCE OF 233.04 FEET; THENCE RUN THE FOLLOWING (5) COURSES, CURVES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE; (1) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 29' 21", FOR A DISTANCE OF 234.41 FEET TO A POINT OF TANGENCY; (2) RUN S 67° 05' 07" E A DISTANCE OF 180.56 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 650.00 FEET, AND WHOSE CHORD BEARS S 82° 28' 58" E FOR A DISTANCE OF 345.17 FEET; (3) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 47' 41", FOR A DISTANCE OF 349.36 FEET TO A POINT OF TANGENCY; (4) RUN N 82° 07' 12" E FOR A DISTANCE OF 75.01 FEET; (5) RUN S 52° 52' 48" E FOR A DISTANCE OF 35.36 FEET TO THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED BABCOCK STREET; THENCE RUN THE FOLLOWING (3) COURSES, CURVES AND DISTANCES ALONG SAID WEST RIGHT OF WAY LINE; (1) RUN S 07° 52' 48" E FOR A DISTANCE OF 753.13 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 5264.29 FEET, AND WHOSE CHORD BEARS S 03° 33' 46" E FOR A DISTANCE OF 792.58 FEET; (2) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08° 38' 04", FOR A DISTANCE OF 793.33 FEET TO A POINT OF TANGENCY; (3) RUN S 00° 45' 16" W A DISTANCE OF 27.94 FEET; THENCE RUN N 89° 14' 44" W FOR A DISTANCE OF 40.00 FEET TO A POINT BEING 40.00 FEET WEST, AS MEASURED BY PERPENDICULAR, OF THE WEST RIGHT OF WAY LINE OF SAID BABCOCK STREET; THENCE RUN S 00° 45' 16" W PARALLEL WITH SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1460.04 FEET TO THE POINT OF BEGINNING; CONTAINING 60.005 ACRES, MORE OR LESS.

AND:

PARCEL 2 (WEST)

A PORTION OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "OS2", WATERSTONE PLAT ONE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 37-57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN N 01° 11' 38" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 7.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N 89° 52' 38" E FOR A DISTANCE OF 89.17 FEET TO A POINT 40.00 FEET WEST, AS MEASURED BY PERPENDICULAR, OF THE WEST RIGHT OF WAY LINE OF BABCOCK STREET (A 100' FOOT WIDE RIGHT OF WAY); THENCE RUN N 00° 45' 16" E PARALLEL WITH SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 291.92 FEET; THENCE RUN N 89° 42' 39" W FOR A DISTANCE OF 1174.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1000.00 FEET AND WHOSE CHORD BEARS S 78° 39' 00" W FOR A DISTANCE OF 403.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23° 16' 41", FOR A DISTANCE OF 406.28 FEET TO A POINT OF TANGENCY; THENCE RUN S 67° 00' 40" W FOR A DISTANCE OF 328.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1200.00 FEET AND WHOSE CHORD BEARS S 78° 26' 39" W FOR A DISTANCE OF 475.74 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 51' 58", FOR A DISTANCE OF 478.91 FEET TO A POINT ON THE SOUTH LINE OF PARCEL B, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3480, PAGE 685 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN N 89° 52' 38" E ALONG THE SOUTH LINE OF SAID PARCEL B FOR A DISTANCE OF 2244.96 FEET TO THE POINT OF BEGINNING; CONTAINING 11.894 ACRES, MORE OR LESS.

AND

PARCEL 3 (WEST)

ALL OF TRACTS S.M.T. - 2 (STORMWATER MANAGEMENT TRACT) AND "OS1", WATERSTONE PLAT ONE P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 37 THROUGH 57 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; CONTAINING 12.851 ACRES MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°05'07"E	180.56'
L2	N82°07'12"E	75.01'
L3	S52°52'48"E	35.36'
L4	S37°07'12"W	35.36'
L5	S82°07'12"W	75.01'
L6	S67°05'07"E	180.56'
L7	N28°28'45"E	43.91'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	234.41'	625.00'	21°29'21"	S77°49'42"E	233.04'
C2	349.36'	650.00'	30°47'41"	S82°28'58"E	345.17'
C3	120.69'	725.00'	9°32'18"	N71°51'16"W	120.56'
C4	295.61'	550.00'	30°47'41"	S82°28'58"E	292.06'

WEST ACREAGE TABLE

PARCEL	(-) ACRES +/-	(+) ACRES +/-
PARCEL 1		60.005
PARCEL 2		11.894
PARCEL 3		12.851
SUB-TOTALS		84.750
TOTAL		84.750

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 S01°11'38"E AS SHOWN HEREON.
2. THE PARCEL DESCRIBED HEREIN IS IN ZONE "X" & "A" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #12009C 0670 G & #12009C 0690G DATED 3-17-2014, COMMUNITY #120404. ZONE A BASE FLOOD ELEVATION = 26.1 FEET NGVD 1929 (24.73 FEET NAVD 1988), COMMUNITY DETERMINED, RECORD ON FILE; ELEVATION CONVERSION PER VERTCON AND ON FILE.
3. THE LEGAL DESCRIPTION SHOWN HEREON IS AS AS PER TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2037-5981662, ISSUING OFFICE FILE NO. 0038106-194879, COMMITMENT DATE: JUNE 21, 2023 @ 8:00AM AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS OF WAY OR RESERVATIONS OF RECORD.
4. BOUNDARY DIMENSIONS SHOWN HEREON ARE PER PLAT/DEED AND MEASURED UNLESS OTHERWISE NOTED.
5. ABOVE OR BELOW GROUND IMPROVEMENTS HAVE NOT BEEN DEPICTED ON THIS MAP OF SURVEY.

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)

1 inch = 300 ft.

LEGEND OF ABBREVIATIONS

BRG	=	BEARING
C	=	CURVE DESIGNATION
CCR	=	CERTIFIED CORNER RECORD
CD	=	CHORD DIRECTION
CH	=	CHORD
C.M.	=	CONCRETE MONUMENT
CMP	=	CORRUGATED METAL PIPE
CONC.	=	CONCRETE
Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
DBH	=	DIAMETER AT BREAST HEIGHT
DMH	=	DRAINAGE MANHOLE
E.O.A.	=	EDGE OF ASPHALT
ESMT	=	EASEMENT
FD.	=	FOUND
F.P. & L.	=	FLORIDA POWER & LIGHT COMPANY
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
INV.	=	INVERT
L	=	LENGTH OF ARC
L.A.E.	=	LIMITED ACCESS EASEMENT
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
LB	=	LICENSED BUSINESS
MEAS.	=	MEASURED
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NGVD	=	NORTH AMERICAN VERTICAL DATUM
N/D	=	NAIL & DISK
NR	=	NON RADIAL
NTC	=	NON TANGENT CURVE
NTL	=	NON TANGENT LINE
OHW	=	OVER HEAD WIRES
O.R.B.	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PC	=	POINT OF CURVATURE
PCP	=	PERMANENT CONTROL POINT
PID	=	PERMINENT IDENTIFIER
PG.	=	PAGE
PI	=	POINT OF INTERSECTION
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PROP.	=	PROPOSED
PRC	=	POINT OF REVERSE CURVATURE
PR.D.E.	=	PRIVATE DRAINAGE EASEMENT
PRM	=	PERMANENT REFERENCE MONUMENT
PT	=	POINT OF TANGENCY
PUD	=	PLANNED UNIT DEVELOPMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
P.U. & D.E.	=	PUBLIC UTILITY & DRAINAGE EASEMENT
R	=	RADIUS
RCP	=	REINFORCED CONCRETE PIPE
RNG	=	RANGE
R/W	=	RIGHT OF WAY
SSMH	=	SANITARY SEWER MANHOLE
TWP	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
WM	=	WATER METER

UTILITY LEGEND

	=	BELL SOUTH MANHOLE/RISER
CATV	=	CABLE TV RISER
CO	=	CLEAN OUT
D.C.I.	=	DRAINAGE CURB INLET
D	=	DRAINAGE MANHOLE
E	=	ELECTRICAL BOX
	=	FIRE HYDRANT
	=	FLOOD LIGHT
G	=	GAS VALVE
G.T.I.	=	GRATE TOP INLET
	=	GUY ANCHOR
	=	HANDICAPPED SIGN/SPACE
	=	IRRIGATION CONTROL VALVE
	=	LIGHT IN GROUND
P	=	PHONE RISER
	=	POWER POLE, CONCRETE
	=	POWER POLE, WOOD
S	=	SEWER MANHOLE
	=	SIGN POLE
	=	SIGN DOUBLE POLE
25	=	SPEED LIMIT SIGN
STOP	=	STOP SIGN
	=	TRAFFIC BOX
	=	TURN ARROW, RIGHT
	=	TURN ARROW, LEFT
W.M.	=	WATER METER
	=	WATER STUB-OUT
	=	WATER VALVE
W	=	WELL
●	=	SET N/D "PRM LB 6360"

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
5445 MURRELL RD. UNIT 101, ROCKLEDGE, FL 32955
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 806-4171

SCALE 1" = 300'
DATE 8-15-23

REVISION TABLE

DATE	DESCRIPTION	BY	APVD

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

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

SURVEY FOR:
WATERSTONE FARMS, LLC

DRAWING NUMBER:
5868-22-0412

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