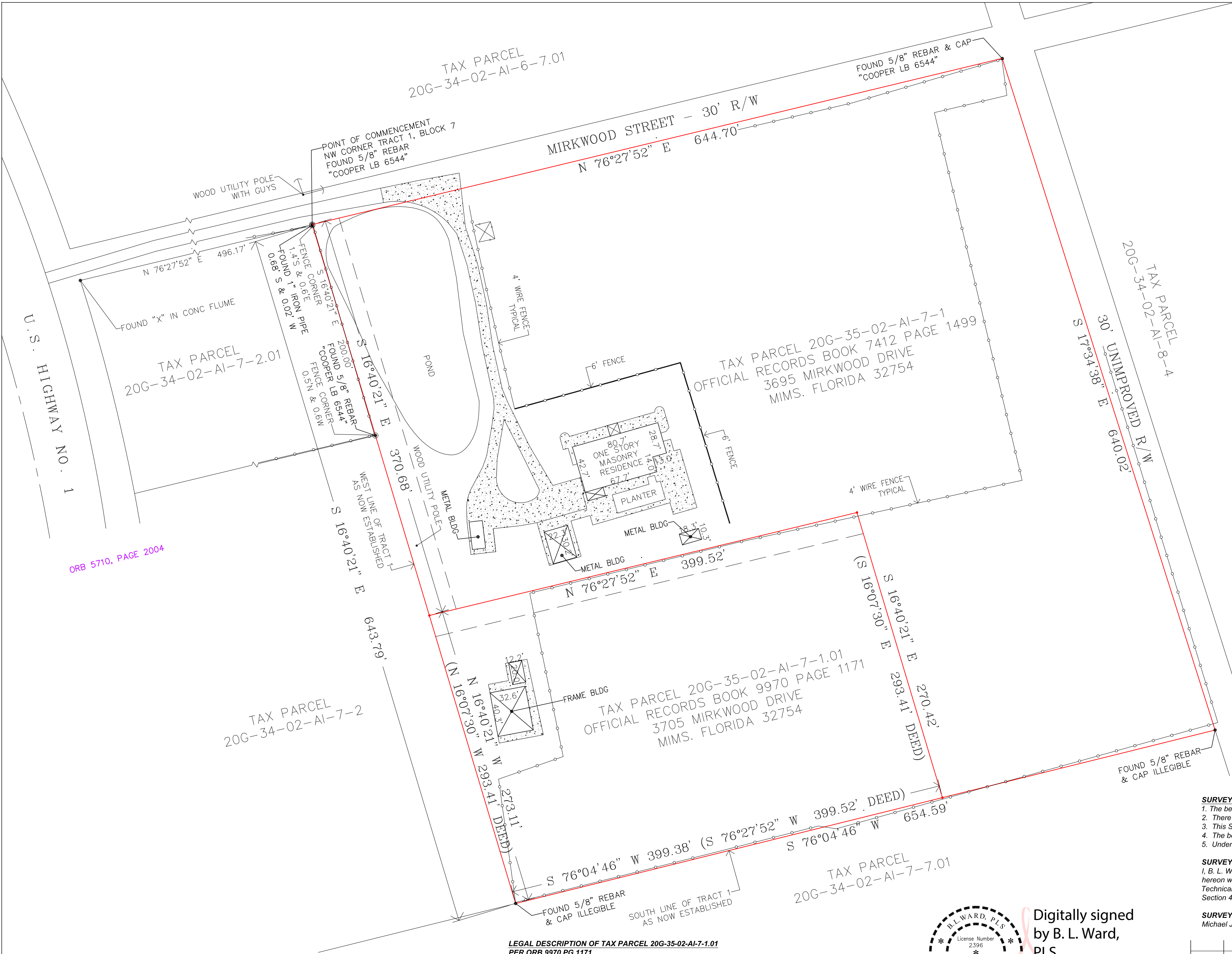


LEGAL DESCRIPTION OF TAX PARCEL 20G-35-02-AI-7-1
PER ORB 7412 PG 1499

TRACT 1, BLOCK 7, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN TRACT 1, BLOCK 7, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, HEREIN LANDS LYING IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 34 & 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1, BLOCK 7, THENCE RUN SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 7, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 76 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 293.41 FEET TO THE SOUTH LINE OF SAID TRACT 1, BLOCK 7; THENCE RUN SOUTH 76 DEGREES 27 MINUTES 52 SECONDS WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 399.52 FEET TO THE WEST LINE OF SAID TRACT 1, BLOCK 7; THENCE RUN NORTH 16 DEGREES 07 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 293.41 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT RIGHT OF WAY EASEMENT UPON THE NORTHERLY 20.00 FEET OF THE DESCRIBED PROPERTY, AND

SUBJECT TO A IRREVOCABLE AND PERPTUAL 25 FOOT INGRESS/EGRESS EASEMENT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 1, BLOCK 7, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PROPERTY LYING AND BEING IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

THENCE RUN NORTH 76 DEGREES 27 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 1, BLOCK 7, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 370.68 FEET; THENCE RUN SOUTH 76 DEGREES 27 MINUTES 52 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE WESTERLY LINE OF SAID TRACT 1, BLOCK 7; THENCE RUN NORTH 16 DEGREES 07 MINUTES 30 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID TRACT 1, BLOCK 7 A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.

CORRECTIVE LEGAL DESCRIPTION OF TAX PARCEL 20G-35-02-AI-7-1
PER B. L. WARD, PLS

TRACT 1, BLOCK 7, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN TRACT 1, BLOCK 7, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, HEREIN LANDS LYING IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 34 & 35 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1, BLOCK 7, THENCE RUN SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 7, A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 76 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 399.52 FEET;

THENCE RUN SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 293.41 FEET TO THE SOUTH LINE OF SAID TRACT 1, BLOCK 7;

THENCE RUN SOUTH 76 DEGREES 27 MINUTES 52 SECONDS WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 399.52 FEET TO THE WEST LINE OF SAID TRACT 1, BLOCK 7; THENCE RUN NORTH 16 DEGREES 07 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 293.41 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT RIGHT OF WAY EASEMENT UPON THE NORTHERLY 20.00 FEET OF THE DESCRIBED PROPERTY, AND

SUBJECT TO A IRREVOCABLE AND PERPTUAL 25 FOOT INGRESS/EGRESS EASEMENT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 1, BLOCK 7, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PROPERTY LYING AND BEING IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

THENCE RUN NORTH 76 DEGREES 27 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 1, BLOCK 7, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 16 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 370.68 FEET; THENCE RUN SOUTH 76 DEGREES 27 MINUTES 52 SECONDS WEST A DISTANCE OF 25.00 FEET TO THE WESTERLY LINE OF SAID TRACT 1, BLOCK 7; THENCE RUN NORTH 16 DEGREES 07 MINUTES 30 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID TRACT 1, BLOCK 7 A DISTANCE OF 370.68 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

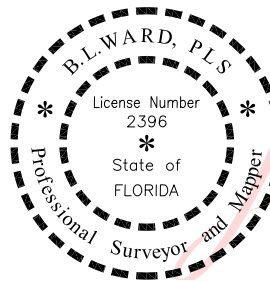
1. The bearing and line used for the basis of bearings is indicated by the ** symbol.
2. There may be additional matters of record affecting these lands not shown hereon.
3. This SURVEY is NOT VALID without the undersigned surveyor's seal.
4. The bearings and distances shown hereon are field measured unless otherwise noted.
5. Underground utilities or foundations if any, were not located as part of this survey.

SURVEYOR'S CERTIFICATION

I, B. L. Ward, PLS, hereby certify that this MAP OF LAND SURVEY of the lands described hereon was prepared under my responsible charge and meets or exceeds the Minimum Technical Standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes.

SURVEYOR'S CERTIFICATION IS LIMITED TO:

Michael John Kinney



Digitally signed
by B. L. Ward,
PLS
Date: 2024.05.03
10:09:37 -04'00'

LEGAL DESCRIPTION OF PROPERTY SURVEYED

(COMBINED TAX PARCELS 20G-35-02-AI-7-1 & 20G-35-02-AI-7-1.01)

TRACT 1, BLOCK 7, INDIAN RIVER PARK, according to the plat thereof, as recorded in Plat Book 2, Page 33 of the Public Records of Brevard County, Florida, said lands lying in Section 2, Township 20 South, Ranges 34 & 35 East.

SUBJECT TO: Easements of Record

ABBREVIATIONS:
PC Point of Curvature
PT Point of Tangency
FCM Found 4" x 4" Concrete Monument
SRBC Set ReBar w/Cap "CEG LB6845"
SPKD Set PK Nail & Disc "CEG LB6845"
R/W Right-of-Way
FRBC Found ReBar w/Cap
PUDE Public Utility & Drainage Easement
PB Plat Book
PG Page
A/C Air conditioner & Concrete Pad
OHE OverHead Utility Lines
WUP Wood Utility Pole
1x23 Existing spot elevation
FFE Finished Floor Elevation
TBM Temporary Benchmark



Date	Revision		
		prepared by: B. L. WARD, PLS SURVEYING, MAPPING, LAND PLANNING & SITE DESIGN 2520 Frontier Drive, Titusville, Florida 32796 Phone 321-271-0717 email: loysward@gmail.com	Certified By: B. L. Ward, PLS Fla Reg #2396 Date Certified:
		MAP OF LAND SURVEY prepared for: MICHAEL JOHN KINNEY Situate in Section 2, T20S, R34 & 35E, Brevard County, Florida	Date of Survey: April 30, 2024 Drawn By: BLW FN: 20-34-02-AI-7-1 Sheet 1 of 1