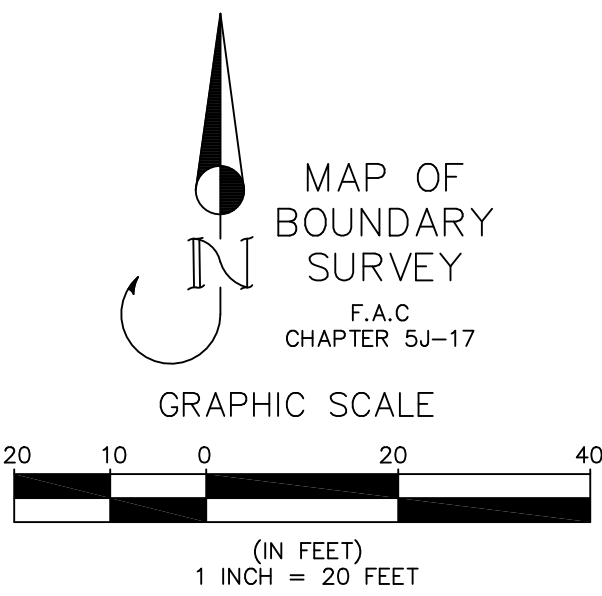
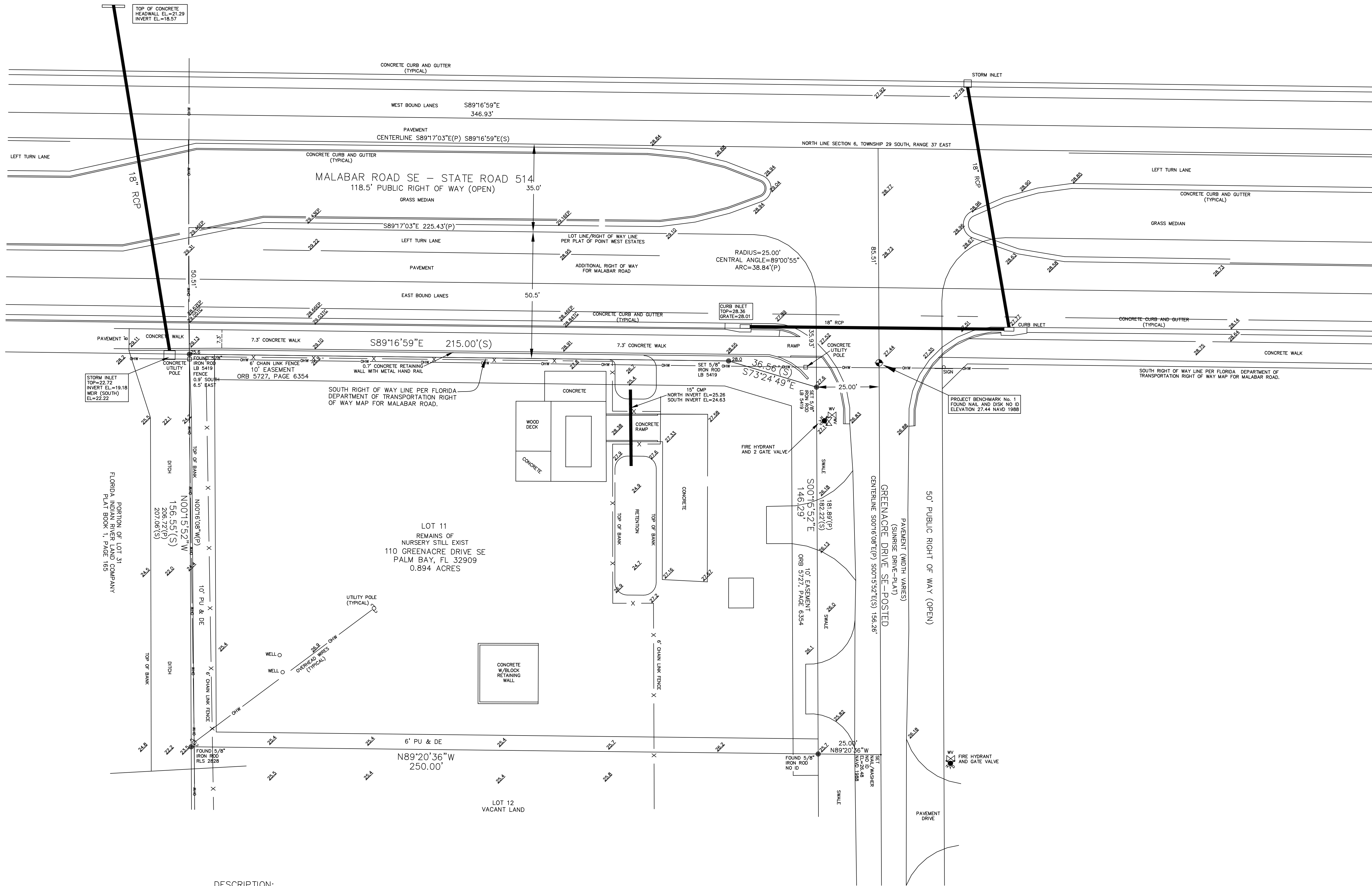




CERTIFIED TO:
BABA HOLDINGS, LLC
PRESTIGE TITLE OF BREVARD, LLC
STEWART TITLE GUARANTY COMPANY

SURVEY DATE: DECEMBER 18, 2023 JOB NO: 06-261

SCALE: 1" = 20' FIELD BOOK: R21 PAGE: 31

WJS WILLIAM J. SUITER
LAND SURVEYING, INC.

1849 CANOVA STREET SE.
PALM BAY, FLORIDA 32909

BILL@WJSUITER.COM
WJSUITER.COM

(321) 728-0553

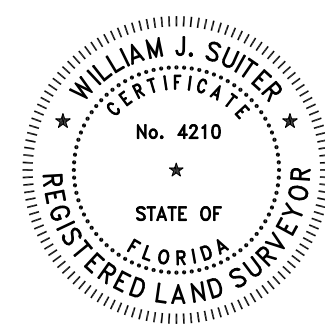
WHEN PRINTED THIS DOCUMENT IS NOT CONSIDERED SIGNED AND SEALED. THIS SURVEY IS ONLY VALID WHEN THE SIGNATURE CAN BE VERIFIED ON THE ELECTRONIC DOCUMENTS ONLY. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED.

William J
Suiter

Digitally signed by
William J Suiter
Date: 2024.01.03
15:34:10 -05'00'

PROFESSIONAL SURVEYOR AND MAPPER IN
RESPONSIBLE CHARGE
WILLIAM J. SUITER
FLORIDA CERTIFICATE NO. 4210
CERTIFICATE OF AUTHORIZATION #LB 5419

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SURVEYORS NOTES:

- 1.) BEARINGS BASED ON THE ASSUMPTION THAT THE CENTERLINE OF GREENACRE DRIVE (SUNRISE DRIVE-PLAT) BEARS S00°16'08"E(P) S00°15'52"E(S) PER PLAT OF POINT WEST ESTATES.
- 2.) ELEVATIONS (22.44) BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- 3.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.
- 4.) PROPERTY LIES WITHIN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12009C0660G.
- 5.) LOT DIMENSIONS ARE AS PLATTED(P) OR SURVEYED(S) UNLESS OTHERWISE NOTED.
- 6.) NO ID DENOTES NO IDENTIFICATION.
- 7.) ORB DENOTES OFFICIAL RECORDS BOOK.
- 8.) PU & DE DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT.

DESCRIPTION:

Lot 11 of POINT WEST ESTATES, according to the Plat thereof as recorded in Plat Book 24, Page 16, of the Public Records of Brevard County, Florida.

LESS AND EXCEPT

A parcel of land lying in Section 6, Township 29 South, Range 37 East, and being a portion of Lot 11, POINT WEST ESTATES, according to the plat thereof, as recorded in Plat Book 24, Page 16, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 11, for a Point of Beginning, said corner lying on the South right of way line of Malabar Road according to the said plat of POINT WEST ESTATES, thence run South 88°50'45" East, 225.46 feet along said South right of way to the point of curvature of a curve concave Southwesterly, said point lying on the West right of way line of Greenacre Drive (Sunrise Drive, according to the said plat of POINT WEST ESTATES); thence run Southeasterly along said curve having a radius length of 25.00 feet, a central angle of 89°00'54", an arc length of 38.84 feet, a chord length of 35.05 feet, and a chord bearing of South 44°20'18" East to the point of tangency; thence run South 00°10'09" West 35.92 feet along said West right of way line, thence departing said West right of way line, run North 72°58'32" West, 36.51 feet; thence run North 88°50'45" West, 215.09 feet to a point lying on the West line of said Lot 11; thence run North 00°10'09" East, 50.51 feet along said West lot line to the Point of Beginning.