CFN 2023150629, OR BK 9840 PAGE 1111,
Recorded 07/18/2023 at 02:21 PM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:30

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF BREVARD)

I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

1. That I am the Manager of Titusville Land LLC whose principal address is 9909 East County Road X, Clinton, Wisconsin 53525.

2. That Titusville Land LLC is the owner of the property described in Exhibit A.

3. That the property described in Exhibit A is within the subdivision regulation of the City of Titusville.

4. That I, as Manager of Titusville Land LLC, do hereby freely adopt the plan of division of the property described in Exhibit A to include Outparcels 1, 2, and 3 as shown and described on the attached Exhibit B.

5. All lots described within this Minor Division are subject to and governed by that Approved Site Plan # PSDP23-000055 on file with the City of Titusville, FL.

6. All lots described within this Minor Division are subject to Easements, including but limited to, Cross Access, Drainage, Maintenance, Stormwater Facilities, Utilities, and other restrictions as set forth in the Declaration of Covenants, Easements and Restrictions of Titusville Land, LLC as recorded in ORB #9835, pg #1196, Public Records of Brevard County.

7. This Minor Division is conditioned upon each lot described herein being granted a Cross Access, Drainage, Maintenance, Stormwater Facilities, Utilities Easement from the parent tract owner, currently Titusville Land, LLC as set forth in the attached Exhibit C to be conveyed to all future owners as the lots are sold.

8. This Affidavit is a re-recording of that certain Affidavit of mine recorded in ORB #9835, pg #1218, Public Records of Brevard County, which mistakenly omitted Exhibit C.

[Signature page follows.]

Julie Michels

Julie Michels, Manager of
Titusville Land LLC

Date: 5/19/23

State of WISCONSIN
County of ROCK

The foregoing instrument was acknowledged before me this 18th day of MAY, 2023, by Julie Michels, as Manager of Titusville Land LLC.

(signature of Notary) (seal of Notary)
Scott Zimmerman (name of Notary, printed, typed, or stamped)

Personally known X OR produced identification _____
Type of identification produced _____

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of BREVARD, State of Florida, and described as follows:

Lots 7 and 8 of TITUSVILLE FRUIT AND FARM LANDS COMPANY, in Section 29, Township 22 South, Range 35 East, according to the map or plat thereof as recorded in Plat Book 2, Page 29 of the Public Records of Brevard County, Florida,

LESS AND EXCEPT
That part of Lots 7 and 8 TITUSVILLE FRUIT AND FARM LANDS COMPANY, in Section 29, Township 22 South, Range 35 East, according to the map or plat thereof as recorded in Plat Book 2, Page 29 of the Public Records of Brevard County, Florida, lying within 57 feet South of the following described survey line of State Road 50, Section 70110:

Begin at the Southeast corner of Section 20, Township 22 South, Range 35 East, said point of beginning also being the Northeast corner of Section 29, said Township and Range; thence run North 89°39'38" West to the Southeast corner of the Southwest 1/4 of said Section 20, a distance of 2,618.18 feet; thence run North 89°39'08" West 151.61 feet to the beginning of a curve concave to the Southeasterly and having a radius of 2,864.79 feet; thence run Southwesterly along the arc of said curve through a central angle of 34°04'08" a distance of 1,703.44 feet to a point on said curve and the end of this survey line description.

ALSO LESS AND EXCEPT THE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8930, PAGE 1701, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

EXHIBIT B

SUBDIVISION SURVEY

(See attached.)

CHENEY HIGHWAY
Out Parcel 1
Titusville, Florida

GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (S 89° 37' 40" W) ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, FOR ANGLE MEASUREMENT ONLY.

2. LEGAL DESCRIPTION NEW PER AIA SURVEYING, INC..

3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER, ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USERS OWN RISK.

4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

5. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF TITUSVILLE, FLORIDA NUMBER 125152, PANEL NUMBER 12009 C 0253 G, DATED: MARCH 17, 2014. THE PROPERTY IS IN FLOOD ZONE("AE" AND "X".

6. DATA SOURCES:

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: U 412. ELEVATION = 18.78 FEET.

7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.

A.) TITUSVILLE FRUIT AND FARM LANDS Co., AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
B.) CATHEDRAL PINES, AS RECORDED IN PLAT BOOK 27, PAGE 66, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
C.) CATHEDRAL PINES II- SECTION ONE, AS RECORDED IN PLAT BOOK 34, PAGE 44, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
D.) OFFICIAL RECORDS BOOK 6930, PAGE 1201, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

8. THE BOUNDARY LINES SHOWN AND CONVEYED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP, THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO AIA SURVEYING AT THE TIME OF SURVEY. AIA SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.

9. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS, UNDERGROUND UTILITY LINES PLACED BY OTHERS.

10. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 5J-17.051(2)(f)(4) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAYS) & ETC.) THAT AFFECTS TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY(S) AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE THIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IT FORMULATED ON HIS / HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM FRIENDLY OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUES CHAPTER RULE 5J-17.051(3)(f)(6).

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREIN REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THIS FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THESE.

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

F.) TREE INFORMATION:
TREES AS SHOWN ON THIS SURVEY IS FOR THEIR LOCATION AND DESIGNATED TAG(S) APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME, HOWEVER, THE ACCURACY OF THIS SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR ITS MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATES.

G.) TOPOGRAPHIC SURVEY:
CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.

11. THE SUBJECT PROPERTY HAS ACCESS TO CHENEY HIGHWAY.

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 8, TITUSVILLE FRUIT AND FARM LANDS COMPANY , PLAT BOOK 2, PAGE 29, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, CATHEDRAL PINES II - SECTION ONE, ACCORDING TO PLAT BOOK 34, PAGE 44, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF LOT 7, TITUSVILLE FRUIT AND FARM LANDS COMPANY , PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 09 MINUTES 11 SECONDS EAST ALONG THE SAID EAST LINE OF LOT 7, A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50, A 134 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70110-2504; THENCE ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, A DISTANCE OF 437.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 272.72 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 208.41 FEET TO A POINT ON THE WEST LINE OF LOT 8 ALSO BEING THE EAST LINE OF A 20 FOOT WIDE UN-NAMED RIGHT-OF-WAY AS SHOWN IN SAID TITUSVILLE FRUIT AND FARM LANDS COMPANY; THENCE ALONG SAID WEST LINE OF LOT 8 NORTH 00 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 272.72 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 209.41 FEET TO THE POINT OF BEGINNING.

LAND DESCRIBED CONTAINS 56,974 SQUARE FEET OR 1.3 ACRES MORE OF LESS.

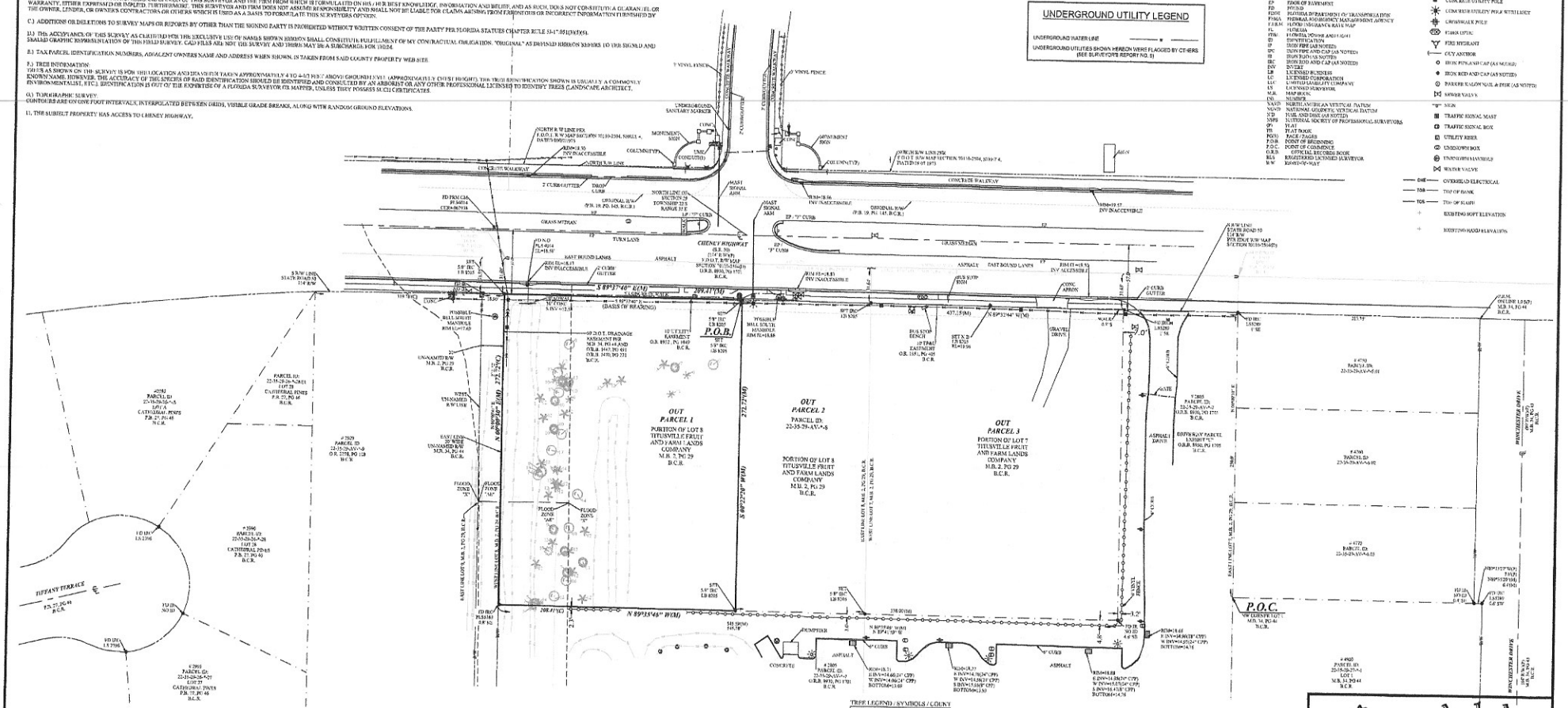
UNDERGROUND UTILITY LEGEND

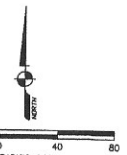
UNDERGROUND WATER LINE

UNDERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 8)

LEGEND:

ALTA AMERICAN LAND TITLE ASSOCIATION	BENCHMARK
B.C.R. BREVARD COUNTY RECORDS	CENTERLINE
(C) CALCULATED	CONCRETE MONUMENT (AS NOTED)
CM CONCRETE MONUMENT (AS NOTED)	CURB INLET
CONC TYPE RITE	CONCRETE UTILITY POLE
(D) DEED OF DESCRIPTION	CONCRETE UTILITY POLE WITH LIGHT
EL. ELEVATION	CROSSWALK POLE
EP EDGE OF PAVEMENT	FIBER OPTIC
FD FOUND	FIRE HYDRANT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	GUY ANCHOR
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	IRON PIN AND CAP (AS NOTED)
F.I.R.M. FLOOD INSURANCE RATE MAP	IRON ROD AND CAP (AS NOTED)
FL FLORIDA	IRRIGATION BOX
(M) MEASURED	MAILBOX
ID IDENTIFICATION	PARKING METER
IP IRON PIPE (AS NOTED)	POST
IPC IRON PIPE AND CAP (AS NOTED)	SIGN
IR IRON ROD (AS NOTED)	TRAFFIC SIGNAL MAST
IRC IRON ROD AND CAP (AS NOTED)	TRAFFIC SIGNAL BOX
INV INVERT	UTILITY RISER
LB LICENSED BUSINESS	UNKNOWN BOX
LC LICENSED CORPORATION	UNKNOWN MANHOLE
LLC LIMITED LIABILITY COMPANY	WATER VALVE
LS LICENSED SURVEYOR	OHE OVERHEAD ELECTRICAL
M.B. MAP BOOK	TOB TOP OF BANK
NO. NUMBER	TOS TOP OF SLOPE
NAVD NORTH AMERICAN VERTICAL DATUM	EXISTING SOFT ELEVATION
NGVD NATIONAL GEODETIC VERTICAL DATUM	EXISTING HARD ELEVATION
N.T.S. NOT TO SCALE	
NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	
(P) PLAT	
PB PLAT BOOK	
PG(S) PAGE (PAGES)	
P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCE	
O.R.B. OFFICIAL RECORDS BOOK	
R.L.S. REGISTERED LICENSED SURVEYOR	
R/W RIGHT-OF-WAY	





CERTIFICATION:

TYPE OF SURVEY:
Boundary, Topographic and Tree

REVISIONS:

Field Work by: DE Date: 08/16/22 Office Work by: DE Date: 08/17/22
Field Book: 20 Page: Scale: 1" = 40'

SITE ADDRESS:
Cheney Highway
Titusville, Florida

PROJECT:
21-246

AIA SURVEYING, INC.
Professional Surveyor
Residential Commercial Construction
Phone: 386.238.9231
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

THE FOREGOING BOUNDARY, TREE AND TOPOGRAPHIC SURVEY IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS PER CHAPTER 5J-17 SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

08/19/2022
PSM #6378
David McMillen

CHENEY HIGHWAY
Out Parcel 2
Titusville, Florida

GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (S 89° 37' 40" W) ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY. FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC..
3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.
4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ) , WHEN DIFFERS FROM MEASURED.
5. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF TITUSVILLE, FLORIDA NUMBER 125152, PANEL NUMBER 12009 C 0215 G, DATED: MARCH 17, 2014. THE PROPERTY IS IN FLOOD ZONE "AE" AND "X".
6. DATA SOURCES:

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   D.) OFFICIAL RECORDS BOOK 8930, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

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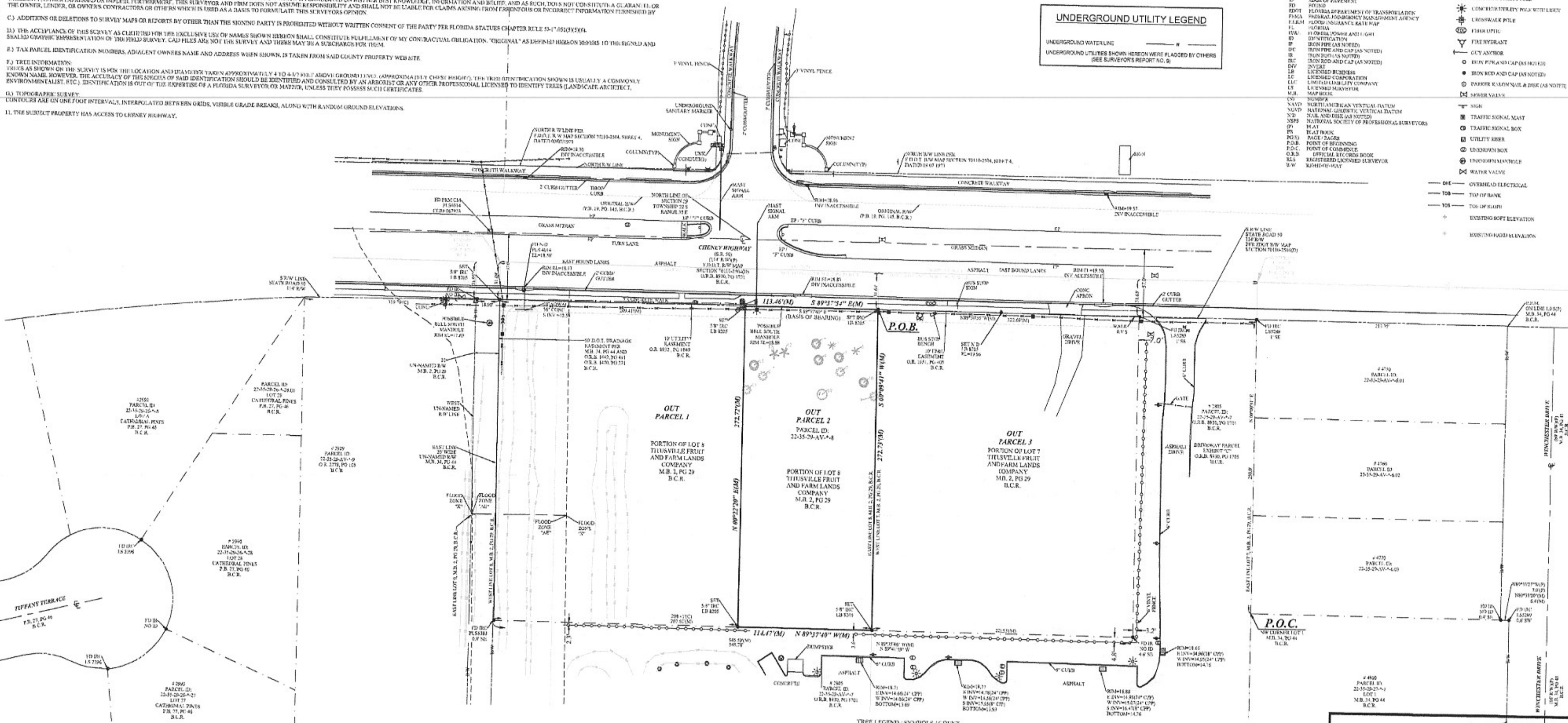
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LAND DESCRIBED CONTAINS 31,080 SQUARE FEET OR 0.714 ACRES MORE OF LESS.



TREE LEGEND / SYMBOLS / COUNT

	Count
ASH	5
CEDAR	4
HACKBERRY	2
OAK	1
PALM	2
TOTAL TREE COUNT	14

12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

CERTIFICATION:

Field Work by: TE Date: 08/16/22 Office Work by: BR Date: 08/17/22
Field Book: 20 Page: ____ Scale: 1" = 40'

TYPE OF SURVEY:
Boundary, Topographic and Tree

REVISIONS:

SITE ADDRESS:
Cheney Highway
Titusville, Florida

PROJECT:
21-246

A1A SURVEYING, INC.
Professional Surveyor
Residential Commercial Construction
Phone: 386.238.9231
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

08/19/2022
PSM #6378
David McMillen

CHENEY HIGHWAY
Out Parcel 3
Titusville, Florida

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   - C.) CATHEDRAL PINES II- SECTION ONE, AS RECORDED IN PLAT BOOK 34, PAGE 44, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   - D.) OFFICIAL RECORDS BOOK 8930, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
8. THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO A1A SURVEYING AT THE TIME OF SURVEY. A1A SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.
9. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS, UNDERGROUND UTILITY LINES PLACED BY OTHERS.
10. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 5J-17.052(2)(D)(4) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAY(S) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY(S) AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS / HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUES CHAPTER RULE 5J-17.051(3)(5)(6).

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DEFINED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THIS FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

F.) TREE INFORMATION:
TREES AS SHOWN ON THE SURVEY IS FOR THE LOCATION AND DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME. HOWEVER, THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR OR MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATES.

G.) TOPOGRAPHIC SURVEY:
CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.

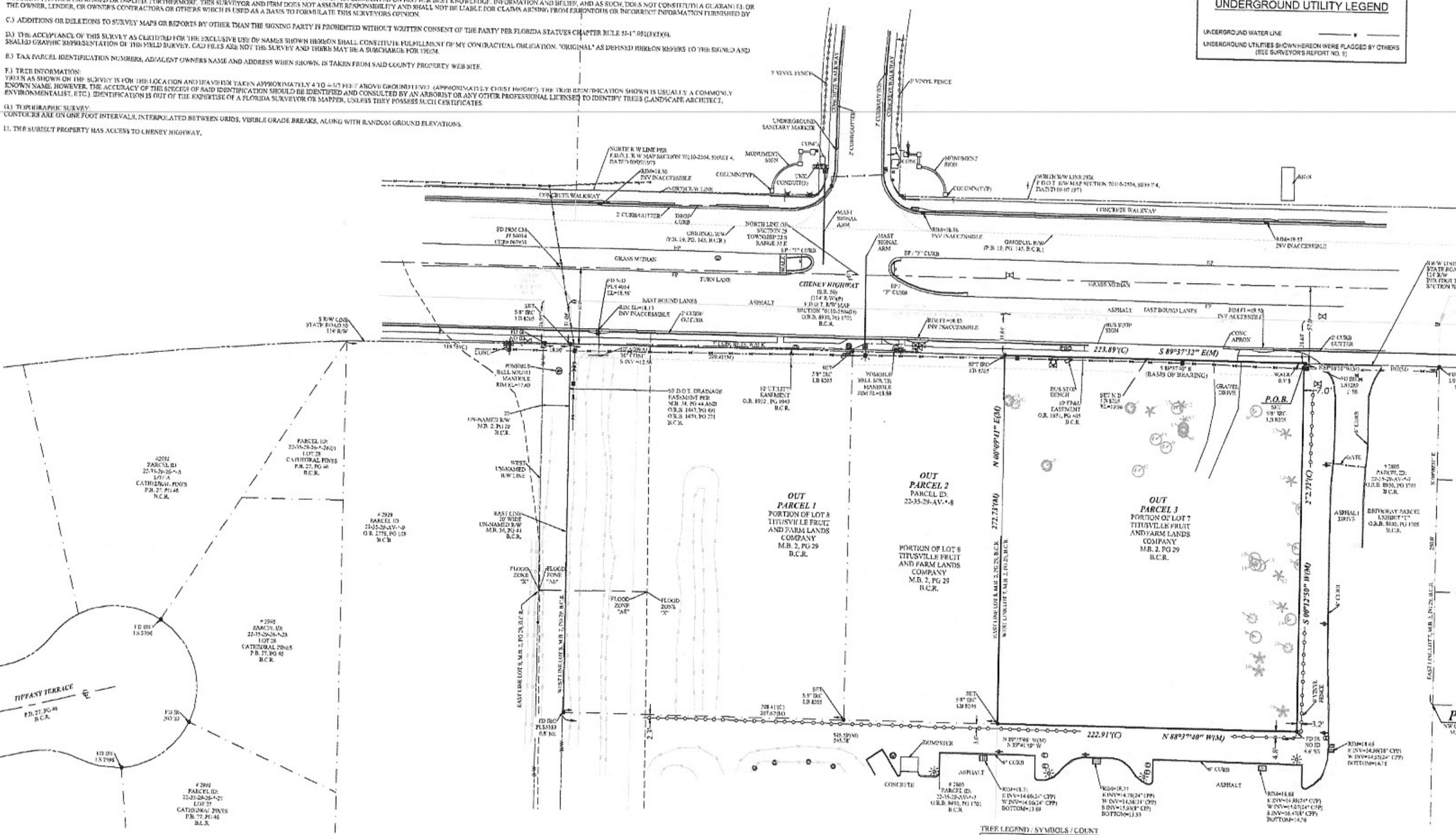
11. THE SUBJECT PROPERTY HAS ACCESS TO CHENEY HIGHWAY.

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 7, TITUSVILLE FRUIT AND FARM LANDS COMPANY , PLAT BOOK 2, PAGE 29, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, CATHEDRAL PINES II - SECTION ONE, ACCORDING TO PLAT BOOK 34, PAGE 44, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA ALSO BEING A POINT ON THE EAST LINE OF LOT 7, TITUSVILLE FRUIT AND FARM LANDS COMPANY , PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 09 MINUTES 31 SECONDS EAST ALONG THE SAID EAST LINE OF LOT 7, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50, A 114 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70110-2504; THENCE ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00 DEGREES 12 MINUTES 50 SECONDS WEST, A DISTANCE OF 272.72 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, A DISTANCE OF 222.91 FEET TO A POINT ON THE WEST LINE OF LOT 7, AS SHOWN IN SAID TITUSVILLE FRUIT AND FARM LANDS COMPANY;THENCE ALONG SAID WEST LINE OF LOT 7, NORTH 00 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF 272.73 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50; THENCE SOUTH 89 DEGREES 37 MINUTES 32 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 223.89 FEET TO THE POINT OF BEGINNING.

LAND DESCRIBED CONTAINS 60,789 SQUARE FEET OR 1.40 ACRES MORE OF LESS.



LEGEND:

ALTA	AMERICAN LAND TITLE ASSOCIATION
B.C.R.	BREVARD COUNTY RECORDS
(C)	CALCULATED
CM	CONCRETE MONUMENT (AS NOTED)
CONC	CONCRETE
(D)	DEED OF DESCRIPTION
EL	ELEVATION
EP	EDGE OF PAVEMENT
FD	FOUND
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M	FLOOD INSURANCE RATE MAP
FL	FLORIDA
FP&L	FLORIDA POWER AND LIGHT
ID	IDENTIFICATION
IP	IRON PIPE (AS NOTED)
IPC	IRON PIPE AND CAP (AS NOTED)
IR	IRON ROD (AS NOTED)
IRC	IRON ROD AND CAP (AS NOTED)
INV	INVERT
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
M.B.	MAP BOOK
(N)	NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N/D	NAIL AND DISK (AS NOTED)
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(P)	PLAT
PB	PLAT BOOK
PG(S)	PAGE / PAGES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
O.R.B.	OFFICIAL RECORDS BOOK
RLS	REGISTERED LICENSED SURVEYOR
R/W	RIGHT-OF-WAY

BENCHMARK; CENTERLINE; CURB INLET; CONCRETE UTILITY POLE; CONCRETE UTILITY POLE WITH LIGHT; CROSSWALK POLE; FIBER OPTIC; FIRE HYDRANT; GUY ANCHOR; IRON PIPE AND CAP (AS NOTED); IRON ROD AND CAP (AS NOTED); PARKER KALON NAIL & DISK (AS NOTED); SEWER VALVE; SIGN; TRAFFIC SIGNAL MAST; TRAFFIC SIGNAL BOX; UTILITY RISER; UNKNOWN BOX; UNKNOWN MANHOLE; WATER VALVE; OHE OVERHEAD ELECTRICAL; TOB TOP OF BANK; TOS TOE OF SLOPE; EXISTING SOFT ELEVATION; EXISTING HARD ELEVATION

TREE LEGEND / SYMBOLS / COUNT

Tree	Count
ASH	5
CEDAR	3
HACKBERRY	1
OAK	13
PALM	6
PINE	3
TOTAL TREE COUNT	31

12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

CERTIFICATION:

Field Work by: TB Date: 08/16/22 Office Work by: BB Date: 08/17/22
Field Book: 20 Page: ____ Scale: 1" = 40'

TYPE OF SURVEY: Boundary, Topographic and Tree

REVISIONS:

SITE ADDRESS: Cheney Highway Titusville, Florida

PROJECT: 21-246

Professional Surveyor
A1A SURVEYING, INC.
Residential Commercial Construction
Phone: 386.238.9231
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

THE FOREGOING BOUNDARY, TREE AND TOPOGRAPHIC SURVEY IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS, PER CHAPTER 5J-17, SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

08/19/2022
PSM #6378
David McMillen

EXHIBIT C

DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS

(See attached.)

Prepared By and After
Recording Return to:

Adam A. Bardosy
Mallery s.c.
731 North Jackson Street
Suite 900
Milwaukee, Wisconsin 53202

DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS

THIS DECLARATION is made as of 18, 2023 by TITUSVILLE LAND LLC, a Wisconsin limited liability company ("Titusville Land").

RECITALS

A. Pursuant to Article III, Division 3, of Chapter 34 of the Code of Ordinances, City of Titusville, Florida (Volume II), Titusville Land subdivided the real estate described on the attached Exhibit A (the "Parent Parcel") into "Outparcel 1," "Outparcel 2," and "Outparcel 3" (collectively, the "Outparcels," each an "Outparcel"), as depicted on the attached Exhibit B. Each then owner of an Outparcel, including Titusville Land during its period of ownership, is referred to below as an "Owner," all of them being the "Owners."

C. Titusville Land desires to provide for certain easements and restrictions affecting the Outparcels, all as more particularly described below.

DECLARATION

In consideration of the foregoing recitals and for other value received, TITUSVILLE LAND DECLARES AS FOLLOWS:

I. EASEMENTS

1.1 Cross Access. Titusville Land establishes permanent, non-exclusive reciprocal easements for the benefit of the Outparcels for vehicular and pedestrian access among and between the Outparcels and to and from Cheney Highway over and upon the entire easement area depicted and legally described on the attached Exhibit C (the "Access and Drainage Easement Area"), including all existing and future driveways and walkways located within the Access and Drainage Easement Area.

1.2 Storm Water. Titusville Land establishes permanent, non-exclusive reciprocal easements for the benefit of the Outparcels for surface and subsurface drainage and detention of storm water over, through and upon those portions of, and improvements to, the Access and Drainage Easement Area that, as shown on the drainage plan attached to this Declaration as Exhibit D (the "Drainage Plan"), are to be utilized for such purposes (the "Stormwater System Improvements"), and for the installation, maintenance, repair, removal, and replacement from time to time of the Stormwater System Improvements.

1.3 Sanitary Sewer. Titusville Land establishes permanent, non-exclusive reciprocal easements for the benefit of the Outparcels for drainage of sanitary sewage through those portions of, and improvements to, the Access and Drainage Easement Area that, as shown on the Drainage Plan, are to be utilized for such purposes (the "Sanitary System Improvements"), and for the installation, maintenance, repair, removal, and replacement from time to time of the Sanitary System Improvements.

1.4 Signage. Titusville Land establishes permanent, non-exclusive easements for the benefit of the Outparcels for use of a pylon sign and related improvements (the "Signage Improvements") to be constructed in the 12' X 28.6' area depicted as the "Pylon Sign Area" (the "Signage Easement Area") in the Site Plan attached to this Declaration as Exhibit E (the "Site Plan"), and for the installation, maintenance, repair, removal, and replacement from time to time of the Signage Improvements.

1.5 Insurance. Each Owner shall at all times maintain public liability insurance covering claims for bodily injury or death or property damage occurring in, on, or about its Outparcel, the Access and Drainage Easement Area, and/or the Signage Easement Area in coverage amounts not less than $1,000,000.00 combined single limit, and $2,000,000.00 general aggregate, and shall name as additional insureds under such insurance policy the other Owner(s). In addition, each Owner, at all times during any construction prosecuted pursuant to this Declaration, shall maintain, or cause its contractors performing the work to maintain, workers' compensation coverage in the minimum statutory amounts. Each Owner, upon the other Owner's written request, and not less than twenty (20) days prior to commencing any construction under this Declaration, shall provide certificates of each insurance policy such Owner is required to maintain under this Declaration. Each insurance policy an Owner is required to maintain under this Declaration shall be written by companies having a policyholder rating of at least "B+" and be assigned a financial size category of at least "Class VII," as rated in the most recent addition of "Best's Key Rating Guide," and be authorized to transact business in the State of Florida. An Owner's insurance policies maintained under this paragraph shall also insure such Owner's indemnification obligations set for in Section 1.7, below.

1.6 Releases. Each Owner releases the other Owner(s) from any and all claims for damage to the releasing Owner's personal property or improvements located within the Access and Drainage Easement Area or the Signage Easement Area, and waives any and all rights of subrogation its insurers may have against the other Owner(s) for such damage. Any property insurance any Owner maintains for such improvements or personal property shall permit the foregoing waiver of subrogation. The foregoing releases shall not apply to the extent inconsistent with any explicit repair or indemnification obligation under this Declaration.

1.7 Indemnification. Subject to Section 1.6 above, each Owner shall indemnify, hold harmless, and defend the other Owner(s) for, from, and against any and all third-party claims and related expenses, damages, and liabilities (including, without limitation, reasonable attorneys' fees) incurred as a result of the indemnifying Owner's actual or alleged negligence, intentional misconduct, or default in connection with this Declaration, except to the extent such claims are caused by the negligence, intentional misconduct, or default in connection with this Declaration by such other Owner(s). The obligations set forth in this paragraph shall survive termination of this Declaration.

II. WORK REQUIREMENTS

All work performed pursuant to this Declaration shall be performed in a good and workmanlike manner and in accordance with all applicable laws. If any Owner performs any such work on any other Owner's Outparcel, such Owner shall (1) provide the other Owner with at least fifteen (15) days' prior written notice before commencing the work, except in emergencies; (2) provide the other Owner with written evidence of commercially reasonably insurance coverage (including coverage of contractors) before commencing the work; (3) promptly repair all damage to such Outparcel caused by the work; and (4) indemnify, hold harmless, and defend the other Owner for, from, and against all claims, costs, damages, and liabilities arising out of the work, including causing all related construction-lien claims against such Outparcel to be discharged of record within thirty (30) days after filing.

III. USE RESTRICTIONS

The Outparcels may not be used in any manner that materially interferes with the use of the easements created under this Declaration, provided that any Owner may temporarily close the Access and Drainage Easement Area on its Outparcel from time to time for maintenance, repair, and replacement purposes, without liability to any other Owner; provided, however, no such temporary closure shall at any time obstruct or prevent any Owner from utilizing the Access and Drainage Easement Area for reasonable vehicular and pedestrian access to and from the other Outparcels and Cheney Highway. Except in emergencies, an Owner performing any such work shall provide fifteen (15) days' prior written notice to each other Owner of any such temporary closure.

IV. OPERATIONAL COVENANTS

4.1 Driveway Improvements. Titusville Land, at its sole cost, shall install the original driveways to be located within the Access and Drainage Easement Area, in accordance with the Site Plan. If the Owner of Outparcel 1 desires to extend the original driveway Titusville Land installs on Outparcel 1 westwardly from its western stub, the Owner of Outparcel 1 shall be solely responsible for all original installation costs for such extension, and all such work shall be performed in a good and workmanlike manner and in accordance with applicable laws. The Owner of Outparcel 3 (whether Titusville Land or any subsequent Owner) shall: (a) maintain the original driveways located, and all other driveways installed from time to time (including any original driveway installed by the Owner of Outparcel 1 as described above), within the Access

and Drainage Easement Area (together, "Driveway Improvements") in good condition, normal wear and tear excepted, and promptly remove all debris from them and repair all damage to them; and (b) promptly replace the Driveway Improvements with improvements of equal or better quality at the ends of their useful lives.

4.2 Stormwater System Improvements. Titusville Land, at its sole cost, shall install the Stormwater System Improvements, in accordance with the plans and specifications set forth on the Drainage Plan. The Owner of Outparcel 3 (whether Titusville Land or any subsequent Owner) shall: (a) maintain the Stormwater System Improvements in good condition, normal wear and tear excepted, and promptly repair all damage to them; and (b) promptly replace the Stormwater System Improvements with improvements of equal or better quality at the ends of their useful lives.

4.3 Sanitary System Improvements. Titusville Land, at its sole cost, shall install the Sanitary System Improvements, in accordance with the plans and specifications set forth on the Drainage Plan. The Owner of Outparcel 3 (whether Titusville Land or any subsequent Owner) shall: (a) maintain the Sanitary System Improvements in good condition, normal wear and tear excepted, and promptly repair all damage to them; and (b) promptly replace the Sanitary System Improvements with improvements of equal or better quality at the ends of their useful lives.

4.4 Signage Improvements. Titusville Land, at its sole cost, shall install the Signage Improvements, in accordance with the plans and specifications set forth on the signage plan attached to this Declaration as Exhibit G (the "Signage Plan"). The Owner of Outparcel 3 shall have the exclusive right to utilize the top two (2) panel spaces shown on the Signage Plan, the Owner of Outparcel 2 shall have the exclusive right to utilize the bottom panel space shown on the Signage Plan, and the Owner of Outparcel 1 shall have the exclusive right to utilize the remaining panel space shown on the Signage Plan. Each Outparcel Owner shall use its sign panel solely for the purpose of identifying the business operating on its Outparcel (plus, in the case of the owner of Outparcel 3, related products). Each Outparcel Owner shall be solely responsible for, and shall pay the cost of, the manufacture, installation, repair, and replacement of its sign panel(s), and shall maintain its sign panel(s) in first-class working condition and appearance, including, when necessary, the replacement of the sign panel(s), and shall pay all electricity costs for illuminating its panels, either via separate metering or as a Reimbursable Cost under Section 4.5, below. All Signage Improvements and panels shall comply at all times with all applicable local ordinances and related rules. Except as otherwise specified in this Section 4.4, the Owner of Outparcel 3 (whether Titusville Land or any subsequent Owner) shall: (a) maintain the Signage Improvements in good condition, normal wear and tear excepted, and promptly repair all damage to them; and (b) promptly replace the Signage Improvements with improvements of equal or better quality at the ends of their useful lives.

4.5 Reimbursable Costs. As set forth above, Titusville Land alone shall bear all costs of the original installation of the Driveway Improvements, the Stormwater System Improvements, the Sanitary System Improvements, and the Signage Improvements. Thereafter, each other Owner shall reimburse the Owner of Outparcel 3 (whether Titusville Land or any subsequent Owner) for their "Allocated Shares," as defined in Exhibit F, of the costs of subsequent maintenance, repair, removal, and replacement of the Driveway Improvements, the Stormwater System Improvements,

the Sanitary System Improvements, and/or the Signage Improvements incurred by the Owner of Outparcel 3 under Sections 4.1(a)-(b), 4.2(a)-(b), 4.3(a)-(b), and/or 4.4(a)-(b) of this Declaration (collectively, "Reimbursable Costs"). Whenever the Owner of Outparcel 3 incurs Reimbursable Costs, each other Owner shall reimburse the Owner of Outparcel 3 for its Allocated Share of the Reimbursable Costs within fifteen (15) days after receipt of written request for reimbursement from the Owner of Outparcel 3, which shall include copies of all invoices for which reimbursement is sought and a description of the method of calculating each Owner's Allocated Share.

4.6 Administrative Fee. Whenever the Owner of Outparcel 3 is owed Reimbursable Costs by any other Owner under this Declaration (excluding interest and collection costs as provided below), the Owner of Outparcel 3 shall also be entitled to, and each Owner obligated for such reimbursement shall pay its Allocated Share of, an administrative fee equal to the sum of the lesser of fifteen percent (15%) of the aggregate project costs or $15,000.00. For purposes of this Section, "aggregate project costs" means the aggregate costs of any one construction, maintenance, repair, replacement, or demolition project.

4.7 System Laterals and Hook-ups. The Stormwater System Improvements and the Sanitary System Improvements include only improvements for the shared provision of stormwater and sanitary-sewer services to the Outparcels. All improvements providing stormwater and/or sanitary-sewer services only to an individual Outparcel shall be installed, repaired, maintained, and replaced solely by the Owner of such Outparcel. Provided it does not materially interfere with the structure or operation of the Stormwater System Improvements or the Sanitary System Improvements, each Owner shall have the right to install, repair, maintain, and replace, at its sole expense, on its Outparcel additional improvements for stormwater and/or sanitary-sewer services, including hook-ups and laterals to and from the Stormwater System Improvements and/or the Sanitary System Improvements, and all such work shall be performed in a good and workmanlike manner and in accordance with applicable laws.

V. ENFORCEMENT

5.1 Right to Enforce. This Declaration may be enforced by any Owner (each an "Enforcing Owner"). No Owner shall have any liability at law or in equity to any person or entity for failing to enforce this Declaration.

5.2 Self-Help. In addition to all other rights and remedies at law and in equity, if any Owner (the "Non-Performing Owner") fails to perform any of its obligations under this Declaration (other than an obligation for payment of money), the Enforcing Owner may give the Non-Performing Owner written notice of default. If the Non-Performing Owner fails to cure the default within fifteen (15) days after receipt (or refusal to accept delivery) of the notice of default (24 hours in cases of emergency), the Enforcing Owner may cure the default for the Non-Performing Owner's account. The Non-Performing Owner shall reimburse the Enforcing Owner for its reasonable costs of doing so within fifteen (15) days after receipt of reasonable evidence of the costs.

5.3 Interest. All costs and fees owed by one Owner to another Owner under this Declaration and not paid when due shall bear interest from the date due at a rate equal to ten percent (10%) per year.

5.4 Collection Costs. In any legal action to enforce performance of the obligations of any Owner under this Declaration, the prevailing party or parties shall be entitled to reimbursement by the losing party or parties of all reasonable attorneys' fees together with all necessary costs and disbursements incurred in connection with the action.

5.5 Lien. All costs and fees owed by one Owner to another Owner under this Declaration shall be secured by a lien upon the Outparcel(s) owned by the Owner obligated for payment in favor of the Owner entitled to payment, which may be foreclosed in the manner of a real estate mortgage. However, any such liens shall at all times be subordinate to the lien of whatever first mortgage (if any) may encumber the affected Outparcel(s) from time to time.

5.6 No Waiver. The failure of any Owner to enforce any provision of this Declaration shall not be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other provision.

5.7 Ground Lessees. Any Owner may assign the enforcement rights contained in this Section to a lessee under a ground lease of the entirety of such Owner's Outparcel.

5.8 Estoppel Certificates. Each Owner shall deliver, within 10 business days after written request, to a prospective purchaser or mortgagee of any Lot, a certificate as to the existence and status of any claims it may have against the Owner of such Lot under this Declaration.

VI. MISCELLANEOUS PROVISIONS

6.1 No Agency. The relationship of the Owners created by this Declaration shall not constitute or be construed as a partnership, principal-agent relationship, joint venture, or other cooperative enterprise between or among the Owners.

6.2 Modification. This Declaration may be terminated, modified, or amended only by a recorded agreement signed by all of the Owners of the Outparcels.

6.3 Severability. If any provision of this Declaration is held to be invalid by any court, the invalidity of such provision shall not affect the remaining provisions of this Declaration, and they shall continue in full force and effect.

6.4 Governing Law. This Declaration shall be construed and enforced in accordance with the laws of the State of Florida without regard to conflict of laws principles.

6.5 Binding Effect. The covenants, easements and restrictions created under this Declaration shall run with the land and shall bind and benefit the Owners and all future owners of each of the Outparcels and their respective successors and assigns.

6.6. Remedies. No breach of this Declaration shall entitle any Owner to cancel, rescind or otherwise terminate this Declaration, but this limitation shall not affect, in any manner, any other rights or remedies which any Owner may have by reason of any breach of this Declaration.

[Signature on following page.]

IN WITNESS WHEREOF, Owners have executed this instrument the day and year first above written.

Signed, sealed and delivered
in our presence:

Pamela Ra Collins
Print Name: Pamela RA Collins

KNovotny
Print Name: Kaylee Novotny

OWNERS:

TITUSVILLE LAND LLC

By: Julie Michels
Julie Michels, Manager

STATE OF WISCONSIN)
COUNTY OF ~~WAUKESHA~~ ROCK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 18th day of May 2023, by Julie Michels, as Manager of Titusville Land LLC, who is personally known to me or ~~who produced~~ _____ ~~as identification~~.

(Seal)

Signature of Notary Public

Scott Zimmerman
Print, Type or Stamp Name of Notary

EXHIBIT A

LEGAL DESCRIPTION OF THE PARENT PARCEL

The land referred to herein below is situated in the County of BREVARD, State of Florida, and described as follows:

Lots 7 and 8 of TITUSVILLE FRUIT AND FARM LANDS COMPANY, in Section 29, Township 22 South, Range 35 East, according to the map or plat thereof as recorded in Plat Book 2, Page 29 of the Public Records of Brevard County, Florida,

LESS AND EXCEPT
That part of Lots 7 and 8 TITUSVILLE FRUIT AND FARM LANDS COMPANY, in Section 29, Township 22 South, Range 35 East, according to the map or plat thereof as recorded in Plat Book 2, Page 29 of the Public Records of Brevard County, Florida, lying within 57 feet South of the following described survey line of State Road 50, Section 70110:

Begin at the Southeast corner of Section 20, Township 22 South, Range 35 East, said point of beginning also being the Northeast corner of Section 29, said Township and Range; thence run North 89°39'38" West to the Southeast corner of the Southwest 1/4 of said Section 20, a distance of 2,618.18 feet; thence run North 89°39'08" West 151.61 feet to the beginning of a curve concave to the Southeasterly and having a radius of 2,864.79 feet; thence run Southwesterly along the arc of said curve through a central angle of 34°04'08" a distance of 1,703.44 feet to a point on said curve and the end of this survey line description.

ALSO LESS AND EXCEPT THE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8930, PAGE 1701, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

EXHIBIT B

SUBDIVISION SURVEY

CHENEY HIGHWAY
Out Parcel 1
Titusville, Florida

GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (S 89° 37' 40" W) ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, PER ANGLE MEASUREMENT ONLY.

2. LEGAL DESCRIPTION NEW PER AIA SURVEYING, INC.

3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER, ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USERS OWN RISK.

4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.

5. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF TITUSVILLE, FLORIDA. NUMBER 125132, PANEL NUMBER 12009 C 0713 G, DATED MARCH 17, 2014. THE PROPERTY IS IN FLOOD ZONE "AE" AND "X".

6. DATA SOURCES:

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND ORIGINAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: V 412, ELEVATION = 18.78 FEET.

7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS. LINEAGE OF DATA HORIZONTAL DATA REFERENCES. DATE OF ORIGINAL PLAT.

A.) TITUSVILLE FRUIT AND FARM LANDS Co., AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
B.) CATHEDRAL PINES, AS RECORDED IN PLAT BOOK 27, PAGE 68, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
C.) CATHEDRAL PINES 2ND SECTION ONE, AS RECORDED IN PLAT BOOK 28, PAGE 46, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
D.) OFFICIAL RECORDS BOOK 8510, PAGE 1701, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

8. THE BOUNDARY LINES SHOWN ARE COMPILED FROM THE BASE INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND BY THE FIELD SURVEY. THIS IS NOT INTENDED OR SUFFICIENT TO DETERMINE OR RESOLVE OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY MAPS OF FROM OTHERS THAT ARE NOT ON RECORD TO AIA SURVEYING AT THE TIME OF SURVEY. AIA SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS, SOME LIMITATIONS.

9. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS. UNDERGROUND UTILITY LINES PLACED BY OTHERS.

10. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE 5J-17.051(3)(b)(6) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAYS) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL ENCUMBRANCES NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THIS TIME OF THIS SURVEY. THE SURVEYOR RETAINS THE RIGHT TO REVISE ITS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IT FORMULATED ON HIS/HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE, OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUTES CHAPTER RULE 5J-17.051(3)(a).

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMED SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS STAMPED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THIS FIELD SURVEY, CAD FILES ARE NOT THIS SURVEY AND THERE MAY BE A SURCHARGE FOR THESE.

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

F.) TREE INFORMATION:
TREES AS SHOWN ON THIS SURVEY IS FOR THE LOCATION AND DIA MEASURED AT BREAST HEIGHT (APPROXIMATELY 4'92 + 1.0') ABOVE GROUND (AVG. GROUND) (4.5' CHEST HEIGHT). THIS TREE IDENTIFICATION SHOWN IS ONLY A COMMONLY KNOWN NAME, HOWEVER, THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR (TS MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATE.

G.) TOPOGRAPHIC SURVEY:
CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.

H.) THE SUBJECT PROPERTY HAS ACCESS TO CHENEY HIGHWAY.

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 8, TITUSVILLE FRUIT AND FARM LANDS COMPANY, PLAT BOOK 2, PAGE 29, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, UNTHUNAL PINES 2 - SECTION ONE, ACCORDING TO PLAT BOOK 28, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; ALSO BEING A POINT ON THE EAST LINE OF LOT 7, TITUSVILLE FRUIT AND FARM LANDS COMPANY, PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE, NORTH 00 DEGREES 09 MINUTES 31 SECONDS EAST ALONG THE SAID EAST LINE OF LOT 7, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50, A 134 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70110-2504; THENCE ALONG SAID RIGHT-OF-WAY AS NORTH 89 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 473.13 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 272.72 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 46 SECONDS WEST, A DISTANCE OF 208.11 FEET TO A POINT ON THE WEST LINE OF LOT 8 ALSO BEING THE EAST LINE OF A 20 FOOT WIDE UN-NAMED RIGHT-OF-WAY AS SHOWN IN SAID TITUSVILLE FRUIT AND FARM LANDS COMPANY; THENCE ALONG SAID WEST LINE OF LOT 8 NORTH 00 DEGREES 09 MINUTES 39 SECONDS EAST, A DISTANCE OF 272.72 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50; THENCE SOUTH 89 DEGREES 37 MINUTES 40 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 208.41 FEET TO THE POINT OF BEGINNING.

LAND DESCRIBED CONTAINS 56,474 SQUARE FEET OR 1.3 ACRES MORE OR LESS.

UNDERGROUND UTILITY LEGEND

UNDERGROUND WATER LINE ——— W ———

UNDERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 8)

GRAPHIC SCALE
1" = 40'
40 0 40 80

LEGEND:

AE/A	AMERICAN LAND TITLE ASSOCIATION
B.C.R.	BREVARD COUNTY RECORDS
C.B.	CHORD BEARING
CM	CONCRETE MONUMENT (AS NOTED)
CONC	CONCRETE
DE	DEPTH OF DESCRIPTION
EL	ELEVATION
EP	EDGE OF PAVEMENT
FD	FOUND
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLORIDA INSURANCE RATE MAP
FL	FLORIDA
FPL	FLORIDA POWER AND LIGHT
ID	IDENTIFICATION
IP	IRON PIPE (AS NOTED)
IPC	IRON PIPE AND CAP (AS NOTED)
IR	IRON RAD (AS NOTED)
IRC	IRON ROD AND CAP (AS NOTED)
INV	INVERT
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
M.E.	MATHEMATICAL
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N/S	NAIL AND SHINER SET (S)
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
OR	PLAT
PB	PLAT BOOK
PG(S)	PAGE / PAGES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
R	OFFICIAL RECORDS BOOK
RLS	REGISTERED LICENSED SURVEYOR
S/W	SIDEWALK

	BENCHMARK
	CENTERLINE
	CURB INLET
	CONCRETE UTILITY POLE
	CURB INLET UTILITY POLE WITH LIGHT
	CROSS/PALM POLE
	FIRM (TYP.)
	FIRE HYDRANT
	GUY ANCHOR
	HANDICAP (AS NOTED)
	IRON ROD AND CAP (AS NOTED)
	PARKER KALON NAIL & DISK (AS NOTED)
	SPRINKLER VALVE
	SIGN
	TRAFFIC SIGNAL MAST
	TRAFFIC SIGNAL BOX
	UTILITY RISER
	UNKNOWN BOX
	UNKNOWN MANHOLE
	WATER VALVE
OHE	OVERHEAD ELECTRICAL
TOB	TOP OF BANK
TOW	TOP OF WALL
+	EXISTING SPOT ELEVATION
+	MONUMENT/BENCHMARK ELEVATION

TREE LEGEND / SYMBOLS / COUNT

ASH		12
CEDAR		1
HACKBERRY		8
OAK		18
PALM		19
PINE		1
TOTAL TREE COUNT		59

(12") DENOTES 12" DIAMETER TREE (TYPICAL)

CERTIFICATION:

TYPE OF SURVEY: Boundary, Topographic and Tree

REVISIONS:

Field Work by: DE Date: 08/14/23 Office Work by: BR Date: 08/17/23
Field Book: 28 Page: ____ Scale: 1"=40'

SITE ADDRESS: Cheney Highway, Titusville, Florida

PROJECT: 21-246

AIA SURVEYING, INC.
Professional Surveyor
Residential Commercial Construction
Phone: 386.218.9231
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

THE FOREGOING BOUNDARY, TREE AND TOPOGRAPHIC SURVEY IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS, PER CHAPTER 5J-17, SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

08/18/2023

PSM #6378
David McMillen

CHENEY HIGHWAY
Out Parcel 2
Titusville, Florida

GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (S 89° 37' 40" W) ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY. FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING, INC.
3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER. ANY USE OF THIS FILE AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.
4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS ( ), WHEN DIFFERS FROM MEASURED.
5. FLOOD PLANE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF TITUSVILLE, FLORIDA NUMBER 125152, PANEL NUMBER 12009 C 0213 G, DATED MARCH 17, 2014. THE PROPERTY IS IN FLOOD ZONE "AH" AND "X".
6. DATA SOURCES:

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF. BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: U 412, ELEVATION = 18.76 FEET.

7. HISTORY REFERENCE TO PREVIOUS SURVEY OR HELPER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.
   - A.) TITUSVILLE FRUIT AND FARM LANDS Co., AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   - B.) CATHEDRAL PINES, AS RECORDED IN PLAT BOOK 27, PAGE 46, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   - C.) CATHEDRAL PINES II- SECTION ONE, AS RECORDED IN PLAT BOOK 34, PAGE 44, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
   - D.) OFFICIAL RECORDS BOOK 8950, PAGE 1301, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
8. THE BOUNDARY LINES SHOWN ARE COMPRISED FROM THE SAID INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS: DEEDS OR SURVEY HELPERS FROM OTHER THAT ARE NOT ON RECORD TO A1A SURVEYING AT THE TIME OF SURVEY. A1A SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HELPER SURVEYS. SEE LIMITATIONS.
9. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS. UNDERGROUND UTILITY LINES PLACED BY OTHERS.
10. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 5J-17.052(2)(b)(4) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAY(S) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY(S) AND OR OWNERSHIP HAVE BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL RECORDINGS NOT PROVIDED TO THIS SURVEYOR THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RETAINS THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PRESENTED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHICH IS FORMULATED ON HIS / HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYORS OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUES CHAPTER RULE 5J-17.052(2)(f)(4).

D.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMES SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DISTINGUISHED HEREIN REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THE FIELD SURVEY. CAD FILES ARE NOT THE SURVEY AND THERE MAY BE A SURCHARGE FOR THEM.

E.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WHEN SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

F.) TREE INFORMATION:
TREES AS SHOWN ON THE SURVEY IS FOR THE LOCATION AND DIAMETER TAKEN APPROXIMATELY 4 TO 4-1/2 FEET ABOVE GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME. HOWEVER, THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC.). IDENTIFICATION IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR OR MAPPER, UNLESS THEY POSSES SUCH CERTIFICATES.

G.) TOPOGRAPHIC SURVEY:
CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.

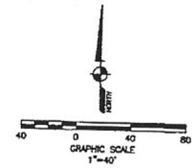
11. THE SUBJECT PROPERTY HAS ACCESS TO CHENEY HIGHWAY.

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 8, TITUSVILLE FRUIT AND FARM LANDS COMPANY, PLAT BOOK 2, PAGE 29, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, CATHEDRAL PINES II - SECTION ONE, ACCORDING TO PLAT BOOK 34, PAGE 44, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ALSO BEING A POINT ON THE EAST LINE OF LOT 7, TITUSVILLE FRUIT AND FARM LANDS COMPANY, PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 08 MINUTES 38 SECONDS EAST ALONG THE SAID EAST LINE OF LOT 7, A DISTANCE OF 258.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50, A 114 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70110-2504; THENCE ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 39 MINUTES 55 SECONDS WEST, A DISTANCE OF 322.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00 DEGREES 09 MINUTES 41 SECONDS WEST, A DISTANCE OF 272.73 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 40 SECONDS WEST, A DISTANCE OF 114.47 FEET TO A POINT ON THE WEST LINE OF LOT 8; THENCE ALONG SAID WEST LINE OF LOT 8 NORTH 00 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 272.72 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50; THENCE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 113.46 FEET TO THE POINT OF BEGINNING.

LAND DESCRIBED CONTAINS 31,090 SQUARE FEET OR 0.714 ACRES MORE OR LESS.



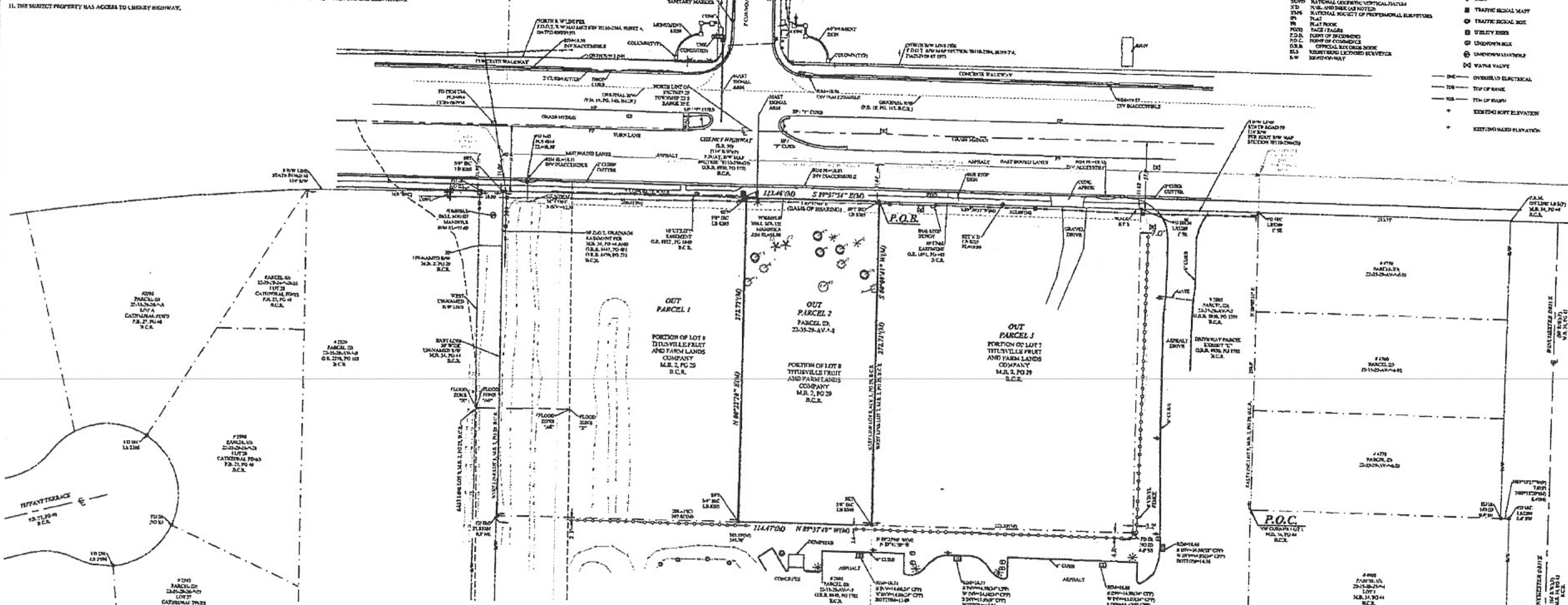
LEGEND:

ALTA	AMERICAN LAND TITLE ASSOCIATION
B.C.R.	BREVARD COUNTY RECORDS
(C)	CALCULATED
CM	CONCRETE MONUMENT (AS NOTED)
CONC	CONCRETE
(D)	DEED OF DESCRIPTION
EL	ELEVATION
EP	EDGE OF PAVEMENT
FD	FOUND
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
FL	FLORIDA
FP&L	FLORIDA POWER AND LIGHT
ID	IDENTIFICATION
IP	IRON PIPE (AS NOTED)
IPC	IRON PIPE AND CAP (AS NOTED)
IR	IRON ROD (AS NOTED)
IRC	IRON ROD AND CAP (AS NOTED)
INV	INVERT
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
M.B.	MAP BOOK
(N)	NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
ND	NAIL AND DISK (AS NOTED)
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(P)	PLAT
PB	PLAT BOOK
PG(S)	PAGE / PAGES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
O.R.B.	OFFICIAL RECORDS BOOK
RLS	REGISTERED LICENSED SURVEYOR
R/W	RIGHT-OF-WAY

BENCHMARK; CENTERLINE; CURB INLET; CONCRETE UTILITY POLE; CONCRETE UTILITY POLE WITH LIGHT; CROSSWALK POLE; FIBER OPTIC; FIRE HYDRANT; GUY ANCHOR; IRON PIPE AND CAP (AS NOTED); IRON ROD AND CAP (AS NOTED); PARKER KALON NAIL & DISK (AS NOTED); SEWER VALVE; SIGN; TRAFFIC SIGNAL MAST; TRAFFIC SIGNAL BOX; UTILITY RISER; UNKNOWN BOX; UNKNOWN MANHOLE; WATER VALVE; OHE — OVERHEAD ELECTRICAL; TOB — TOP OF BANK; TOS — TOE OF SLOPE; EXISTING SOFT ELEVATION; EXISTING HARD ELEVATION

UNDERGROUND UTILITY LEGEND

UNDERGROUND WATER LINE
UNDERGROUND UTILITIES SHOWN HEREON WERE PLACED BY OTHERS (SEE SURVEYOR'S REPORT NO. 9)



TREE LEGEND / SYMBOLS / COUNT

ASH		5
CEDAR		4
HACKBERRY		2
OAK		1
PALM		2
TOTAL TREE COUNT		14
	DENOTES 12" DIAMETER TRUNK (TYPICAL)	

CERTIFICATION:

Field Work by: TB Date: 06/14/22 Office Work by: BA Date: 06/17/22
Field Book: 20 Page: ___ Scale: 1" = 40'

TYPE OF SURVEY: Boundary, Topographic and Tree
REVISIONS:

SITE ADDRESS: Cheney Highway Titusville, Florida
PROJECT: 21-246

A1A SURVEYING, INC.
Professional Surveyor
Residential Commercial Construction
Phone: 386.238.9231
555 W Granada Blvd., Suite D7, Ormond Beach, Florida 32174 LB 8205

THE FOREGOING BOUNDARY, TREE AND TOPOGRAPHIC SURVEY IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS, PER CHAPTER 5J-17, SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

06/19/2022
PSM #6378
David McMillen

CHENEY HIGHWAY
Out Parcel 3
Titusville, Florida

GENERAL NOTES:

1. BEARING STRUCTURE ASSUMED (S 89° 37' 40" W) ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION PREPARED BY AIA SURVEYING, INC.
3. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER. ANY USE OF THIS PLAT AT A SCALE LARGER THAN STATED, SHALL BE AT THE USER'S OWN RISK.
4. RECORD DIMENSIONS ARE SHOWN IN PARENTHESES ( ), WHEN DIFFERS FROM MEASURED.
5. FLOOD PLAINE CERTIFICATION ACCORDING TO THE FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FEDERAL INSURANCE RATE MAP), COMMUNITY OF CITY OF TITUSVILLE, FLORIDA. NUMBER 125105, PANEL NUMBER 12009 C 0215 G, DATED: MARCH 17, 2014. THE PROPERTY IS IN FLOOD ZONE "AE" AND "X".
6. DATA SOURCES:

ELEVATIONS REFER TO (NAVD) NORTH AMERICAN VERTICAL DATUM 1988 FEET AND DECIMAL PART THEREOF, BENCHMARK REFERENCE NAVD DATUM OF 1988. BENCHMARK IS A NATIONAL GEODETIC SURVEY DESIGNATION: U 412, ELEVATION = 10.76 FEET.

7. HISTORY REFERENCE TO PREVIOUS SURVEY OR DEEDER SURVEYS, LINEAGE OF DATA HORIZONTAL DATA REFERENCES, DATE OF ORIGINAL PLAT.

A.) TITUSVILLE FRUIT AND FARM LANDS CO., AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
B.) CATHEDRAL PINES, AS RECORDED IN PLAT BOOK 37, PAGE 46, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
C.) CATHEDRAL PINES D- SECTION ONE, AS RECORDED IN PLAT BOOK 36, PAGE 46, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
D.) OFFICIAL RECORDS BOOK 8958, PAGE 1501, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

8. THE BOUNDARY LINES SHOWN ARE COMPILED FROM DEED INFORMATION ALONG WITH EXISTING MONUMENTATION FOUND IN THE FIELD. SURVEY DOES NOT CONSTITUTE OPINION OF TITLE OR OWNERSHIP. THERE MAY BE OTHER INFORMATION NOT ON RECORD OR PROVIDED, SUCH AS DEEDS OR SURVEY WE/WERE NOT FROM OTHERS THAT ARE NOT ON RECORD TO AIA SURVEYING AT THE TIME OF SURVEY. AIA SURVEYING ATTEMPTS TO CONTACT LOCAL SURVEYORS FOR HOLDER SURVEYS. SEE LIMITATIONS.
9. UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN, PER FIELD VISIBLE LOCATIONS OR MARKINGS. UNDERGROUND UTILITY LINES PLACED BY OTHERS.
10. LIMITATIONS:

A.) THE CLIENT AND/OR THEIR LEGAL REPRESENTATIVE(S) IS REQUIRED PER FLORIDA STATUTE RULE 53-17.051(2)(b)(4) AND THE ALTA REQUIREMENTS THAT ALL RECORDED INSTRUMENTS (EASEMENTS, RIGHT-OF-WAYS) & ETC.) THAT APPLIES TO THIS SURVEY MUST BE PROVIDED TO THIS SURVEYOR. SOME INSTRUMENTS OF RECORD AFFECTING EASEMENTS, RIGHT-OF-WAYS) AND OR OWNERSHIP MAY HAVE NOT BEEN FURNISHED TO THE SURVEYOR, PER TITLE COMMITMENT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT PROVIDED TO THIS SURVEYOR, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY OR A PREVIOUS SURVEY BY OTHERS NOT ON RECORD THAT WERE NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS SURVEYOR RESERVE THE RIGHT TO REVISE HIS OR HER SURVEY WHEN SAID DOCUMENTATION IS PROVIDED.

B.) IT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR AND THE FIRM FROM WHOM IT FORMULATED ON BASIS OF INFORMATION AND BELIEF, AND AS SUCH, DOES NOT CONSTITUTE A GUARANTEE, OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM THE NEGLIGENCE OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNER'S CONTRACTORS OR OTHERS WHICH IS USED AS A BASIS TO FORMULATE THIS SURVEYOR'S OPINION.

C.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE PARTY PER FLORIDA STATUTE CHAPTER RULE 53-17.051(3)(b)(4).

11.) THE ACCEPTANCE OF THIS SURVEY AS CERTIFIED FOR THE EXCLUSIVE USE OF NAMED SHOWN HEREON SHALL CONSTITUTE FULFILLMENT OF MY CONTRACTUAL OBLIGATION. "ORIGINAL" AS DESCRIBED HEREON REFERS TO THE SIGNED AND SEALED GRAPHIC REPRESENTATION OF THIS PRINT OR MAP.

12.) TAX PARCEL IDENTIFICATION NUMBERS, ADJACENT OWNERS NAME AND ADDRESS WERE SHOWN, IS TAKEN FROM SAID COUNTY PROPERTY WEB SITE.

13.) TREE INFORMATION:
TREES AS SHOWN ON THE SURVEY IS FOR THE LOCATION AND STATISTICS TAKEN APPROXIMATELY 4'-0 A.G.S. M.S.T. AND/OR GROUND LEVEL (APPROXIMATELY CHEST HEIGHT). THE TREE IDENTIFICATION SHOWN IS USUALLY A COMMONLY KNOWN NAME, HOWEVER, THE ACCURACY OF THE SPECIES OF SAID IDENTIFICATION SHOULD BE IDENTIFIED AND CONSULTED BY AN ARBORIST OR ANY OTHER PROFESSIONAL LICENSED TO IDENTIFY TREES (LANDSCAPE ARCHITECT, ENVIRONMENTALIST, ETC). IDENTIFICATIONS IS OUT OF THE EXPERTISE OF A FLORIDA SURVEYOR OR MAPPER, UNLESS THEY POSSESS SUCH CERTIFICATES.

G.) TOPOGRAPHIC SURVEY:
CONTOURS ARE ON ONE FOOT INTERVALS, INTERPOLATED BETWEEN GRIDS, VISIBLE GRADE BREAKS, ALONG WITH RANDOM GROUND ELEVATIONS.

11. THE SUBJECT PROPERTY HAS ACCESS TO CHENEY HIGHWAY.

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 7, TITUSVILLE FRUIT AND FARM LANDS COMPANY, PLAT BOOK 2, PAGE 29, IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, CATHEDRAL PINES D - SECTION ONE, ACCORDING TO PLAT BOOK 36, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST LINE OF U.S. 1, TITUSVILLE & FERRY AND FARM LANDS COMPANY, PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE, NORTH 89 DEGREES 58 MINUTES 31 SECONDS EAST ALONG THE SOUTH EAST LINE OF LOT 7, A DISTANCE OF 208.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHENEY HIGHWAY, STATE ROAD 50, A 154 FOOT WIDE RIGHT-OF-WAY AS NOW LAID OUT PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 70110-2501; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, A DISTANCE OF 108 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, A DISTANCE OF 222.91 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 223.89 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 23 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 222.91 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 223.89 FEET TO THE POINT OF BEGINNING.

LAND DESCRIBED CONTAINS 49,898 SQUARE FEET OR 1.46 ACRES MORE OR LESS.

UNDERGROUND UTILITY LEGEND

UNDERGROUND WATER LINE ——— W ———

UNDERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 1)

LEGEND:

ALTA	AMERICAN LAND TITLE ASSOCIATION
B.C.R.	BREVARD COUNTY RECORDS
C.B.	CHANNEL BEAM
CM	CONCRETE MONUMENT (AS NOTED)
CONC	CONCRETE
D	DELTA (ANGLE OF DESCRIPTION)
EL	ELEVATION
EP	EDGE OF PAVEMENT
FD	FOUND
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
FL	FLORIDA
FPL	FLORIDA POWER AND LIGHT
IR	IRON PIPE
IRC	IRON PIPE AND CAP (AS NOTED)
IRS	IRON ROD (AS NOTED)
IRC	IRON ROD AND CAP (AS NOTED)
INV	INVERT
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
M.B.	MAP BOOK
PG.	PAGE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N/D	NAIL AND DISK (AS NOTED)
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(R)	PLAT
PB	PLAT BOOK
P(R)	PAGE / PAGES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
R/W	RIGHT-OF-WAY
RLS	REGISTERED LICENSED SURVEYOR
R/W	RIGHT-OF-WAY

BENCHMARK	
CENTERLINE	
CURB INLET	
CONCRETE UTILITY POLE	
CONCRETE UTILITY POLE WITH LAMBIT	
LANDSCAPE PALE	
FIRE HYDRANT	
GUY ANCHOR	
IRON PIN AND CAP (AS NOTED)	
IRON ROD AND CAP (AS NOTED)	
PARKER KALON NAIL & WASHER (AS NOTED)	
SEWER VALVE	
SIGN	
TRAFFIC SIGNAL MAST	
TRAFFIC SIGNAL BOX	
UTILITY RISER	
UNKNOWN BOX	
UNKNOWN MANHOLE	
WATER VALVE	
OHE — OVERHEAD ELECTRICAL	
TOB — TOP OF BANK	
TOE — TOE OF SLOPE	
+ EXISTING SOFT ELEVATION	
+ EXISTING HARD/PAVED ELEVATION	

TREE LEGEND / SYMBOLS / COUNT

ASH		5
CEDAR		3
HACKBERRY		1
OAK		12
PALM		8
PINE		3
TOTAL TREE COUNT		31

(T) 20" DIAMETER OF DIAMETER TRUNK (TYPICAL)

CERTIFICATION:

TYPE OF SURVEY: Boundary, Topographic and Tree

REVISIONS:

Field Work by: TB Date: 06/14/22 Office Work by: BR Date: 06/17/22
Field Book: 20 Page: Scale: 1"=40'

SITE ADDRESS: Cheney Highway Titusville, Florida

PROJECT: 21-246

AIA SURVEYING, INC.
Professional Surveyor
Residential Commercial Construction
Phone: 386.238.9231
333 W Granada Blvd., Suite 07, Ormond Beach, Florida 32174 LB 8295

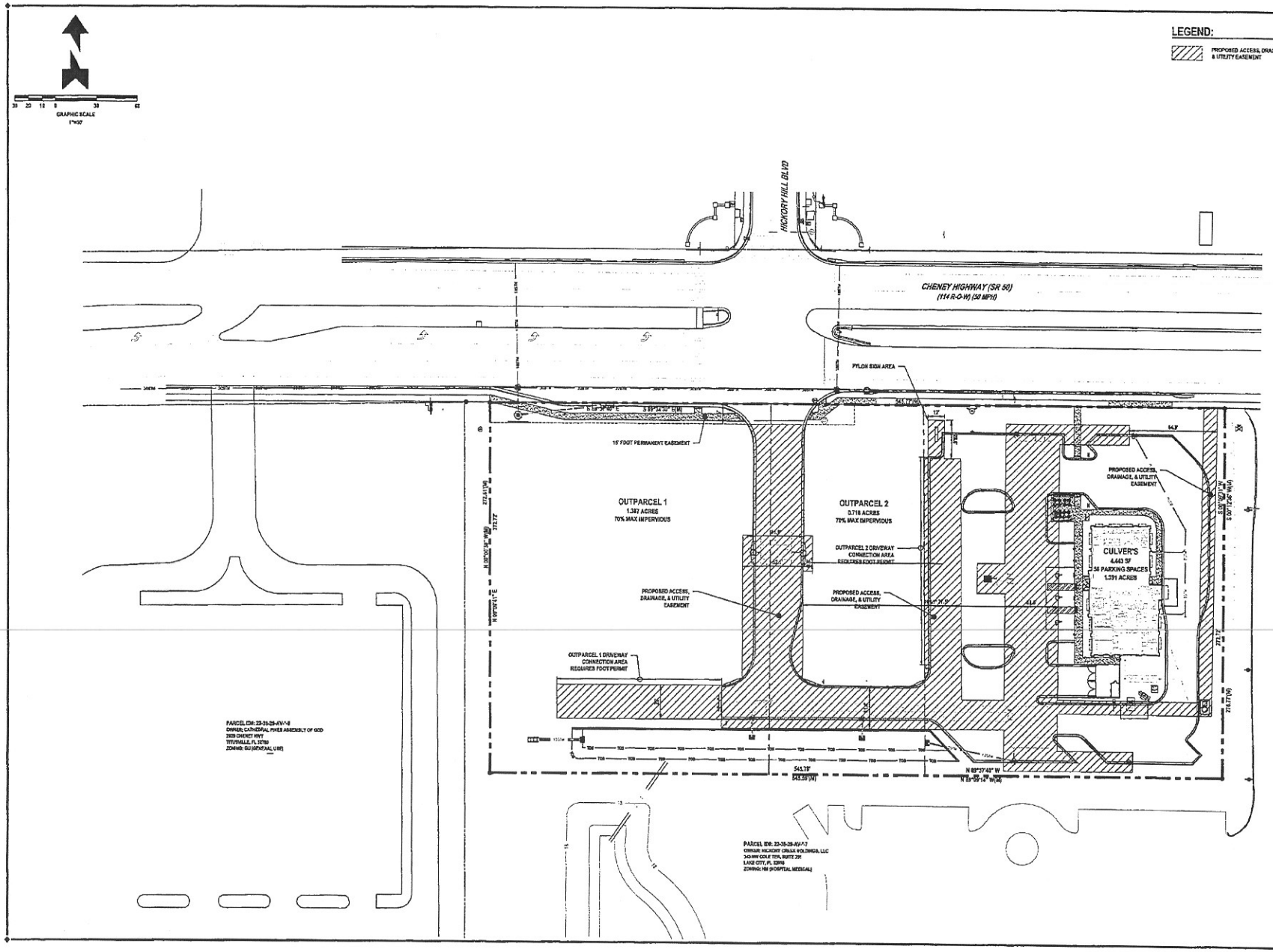
THE FOREGOING BOUNDARY, TREE AND TOPOGRAPHIC SURVEY IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR & MAPPERS, PER CHAPTER 5J-17.051, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

06/19/2022
PSM #6378
David McMillen

EXHIBIT C

ACCESS AND DRAINAGE EASEMENT AREA



REVISIONS	
DATE	DESCRIPTION
03/03/23	CITY COMMENTS
01/05/23	CITY COMMENTS
02/04/23	SIGN EASEMENT

1230 North 1351, Suite 3
Ormond Beach, Florida 32174
Phone (386) 673-7784
www.newkirkengineering.com
C.A. # 30309
L.C. # 26000344
ID 2913
Civil Engineering
Transportation, CE &
Landscape Architecture
NEWKIRK ENGINEERING INC

EASEMENT EXHIBIT
CULVER'S - TITUSVILLE
2855 CHENEY HIGHWAY (SR - 50)
TITUSVILLE, FL 32780

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SHAMUS SCHROEDER
NO. 94217
STATE OF
PROFESSIONAL ENGINEER

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PROJECT No:	2021-357
DATE:	MAY 2022
DESIGN BY:	STS
DRAWN BY:	MLH
CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

39

EXHIBIT D

DRAINAGE PLAN

SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS EQUAL TO 2.5-INCHES OVER THE IMPERVIOUS SURFACE RUNOFF OVER THE DRAINAGE BASIN. STORMWATER TREATMENT IS PROVIDED BY AN EXFILTRATION CHAMBER / DRY POND TO WET POND SYSTEM. THE TREATMENT SYSTEM IS DESIGNED SO THAT THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATE AND VOLUME FOR THE MEAN ANNUAL, 10 YEAR, 24 HOUR AND 25 YEAR, 24 HOUR STORM EVENTS.

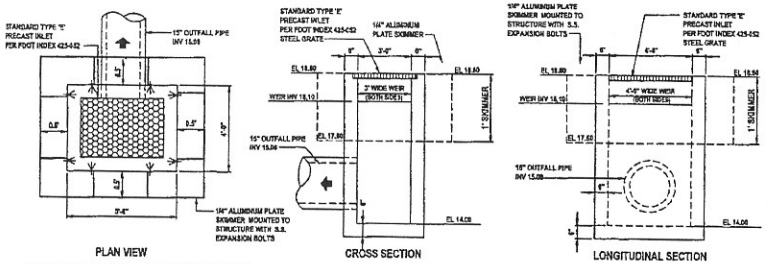
Design Storm		Rainfall (inches)	Discharge Rate (cfs)	Outflow Volume (ft³)	Peak Stage Culver's Dry Pond (ft)
Mean Annual, 24-Hour	PRE	5.0	4.45	36,911	18.13
	POST		0.21	4,798	
10 Year, 24-Hour	PRE	7.5	7.71	64,255	18.29
	POST		4.02	24,413	
25 Year, 24-Hour	PRE	9.5	10.04	85,585	18.46
	POST		9.47	42,287	

TREATMENT VOLUME REQUIRED (AC-FT)	TREATMENT VOLUME PROVIDED (AC-FT)
0.331	0.336

STORMWATER LEGEND

- PROPOSED TYPE "C" DITCH BOTTOM INLET
- PROPOSED TYPE "E" DITCH BOTTOM INLET
- PROPOSED TYPE 9 CURB INLET
- PROPOSED MITERED END SECTION
- PROPOSED TYPE 8 CURB INLET
- PROPOSED STORM PIPE
- PROPOSED STORMWATER MANHOLE
- CULTEC 100 HD EXFILTRATION CHAMBER
- CULTEC 100 HD SEPERATOR ROW

GRAPHIC SCALE 1"=30'



CONTROL STRUCTURE CS-01 DETAIL

NOT TO SCALE

GENERAL DRAINAGE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
2. ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SCE) HDPE OR PVC C-900.
3. ALL STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP. ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX 430-001.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
5. CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
6. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
7. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HDT) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
9. ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
10. ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).

STORM STRUCTURE SCHEDULE

I.D.	SIZE	TYPE BOT	TYPE TOP	EOP ELEV	BOT ELEV	N INV	S INV	E INV	W INV
I-01	4.0' DIA	P	8	28.43	16.70	---	---	---	16" 17.70
I-02	4.0' DIA	P	8	30.45	16.70	---	---	16" 17.70	16" 17.70
I-03	4.0' DIA	P	9	29.00	16.20	16" 17.70	12" 17.20	16" 17.70	---
I-04	4.0' DIA	P	9	29.00	16.20	---	12" 17.20	---	16" 17.70
I-05	4.0' DIA	P	9	29.00	16.20	16" 17.70	---	16" 17.70	12" 17.20
I-06	4.0' DIA	P	9	29.00	16.70	---	---	---	16" 17.70
I-07	---	ALT-B	E	30.45	16.70	---	---	16" 17.70	---
I-08	4.0' DIA	P	8	29.00	16.70	---	12" 17.70	16" 17.70	---
I-09	4.0' DIA	P	8	29.00	16.70	---	8" 17.70	---	16" 17.70
I-10	---	ALT-B	C	17.00	13.65	---	12" 14.65	---	---
I-11	---	ALT-B	C	17.00	13.65	---	12" 14.65	---	---
I-12	---	ALT-B	C	17.00	13.65	---	12" 14.65	---	---

STORM STRUCTURE NOTES:

1. ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
2. SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
3. 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
4. "EOP" = EDGE OF PAVEMENT
5. INSTALL 12"x12" WEEP HOLE AT BOTTOM OF ALL STRUCTURES WITH 24"x24"x12" THICK AGGREGATE BED WRAPPED WITH FILTER FABRIC.

DRAINAGE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT²)	WETTED PERIMETER	MINIMUM SLOPE (FT / 100 FT)
15	3.0	0.012	0.625	1.227	FULL & ½ FULL	0.0026
24	3.0	0.012	1.00	3.142	FULL & ½ FULL	0.0015

Sunshine 811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
09/09/22	CITY COMMENTS
01/09/23	CITY COMMENTS

1720 South US 1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7734
www.JBeach-Engineering.com
E.B. # 8605994
L.C. # 26000384
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Civil Engineering
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC

DRAINAGE PLAN
CULVER'S - TITUSVILLE
2855 CHENEY HIGHWAY (SR - 50)
TITUSVILLE, FL 32780

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SHAMUS SCHROEDER NO. 94217 STATE OF FLORIDA PROFESSIONAL ENGINEER

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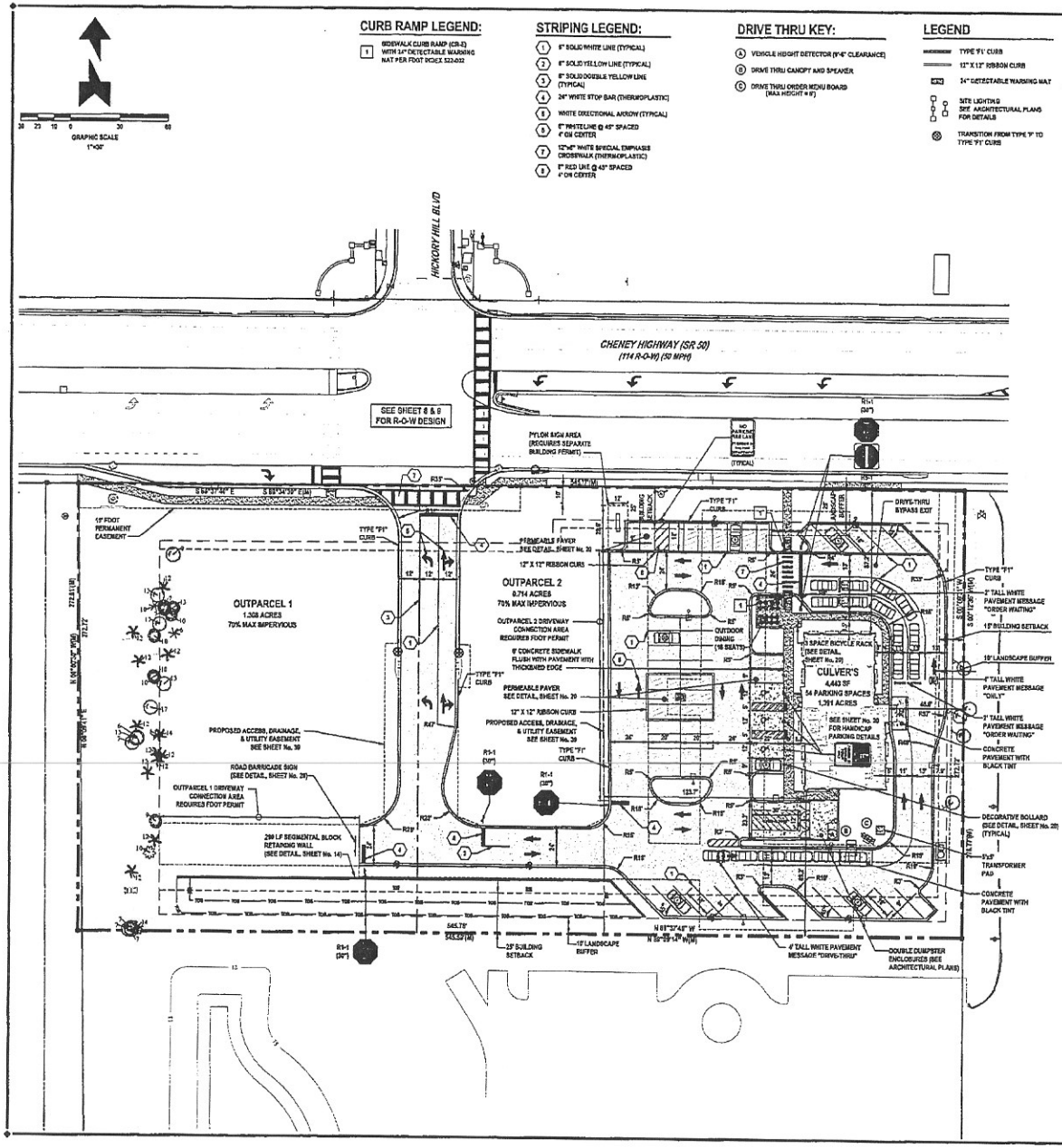
PROJECT No:	2021-357
DATE:	MAY 2022
DESIGN BY:	STS
DRAWN BY:	MLH
CHECKED BY:	HNN
SCALE:	1" = 30'

DRAWING NUMBER

11

EXHIBIT E

SITE PLAN



CURB RAMP LEGEND:

1 SIDEWALK CURB RAMP (CR-2) WITH 24" DETECTABLE WARNING MAT PER FDOT INDEX 522-002

STRIPING LEGEND:

1. 6" SOLID WHITE LINE (TYPICAL)
2. 6" SOLID YELLOW LINE (TYPICAL)
3. 6" SOLID DOUBLE YELLOW LINE (TYPICAL)
4. 24" WHITE STOP BAR (THERMOPLASTIC)
5. WHITE DIRECTIONAL ARROW (TYPICAL)
6. 6" WHITE LINE @ 45° SPACED 4' ON CENTER
7. 12"x6" WHITE SPECIAL EMPHASIS CROSSWALK (THERMOPLASTIC)
8. 6" RED LINE @ 45° SPACED 4' ON CENTER

DRIVE THRU KEY:

- A VEHICLE HEIGHT DETECTOR (9'-6" CLEARANCE)
- B DRIVE THRU CANOPY AND SPEAKER
- C DRIVE THRU ORDER MENU BOARD (MAX HEIGHT = 8')

LEGEND

- TYPE "F1" CURB
- 12" X 12" RIBBON CURB
- 24" DETECTABLE WARNING MAT
- SITE LIGHTING SEE ARCHITECTURAL PLANS FOR DETAILS
- TRANSITION FROM TYPE "F" TO TYPE "F1" CURB

PAVING LEGEND

ASPHALT PAVEMENT

1.5" SP-9.5 WITH TACK COAT PER FDOT SPECIFICATIONS
6" BASE
8" STABILIZED SUBBASE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (TYPE B STABILIZATION)

6" BASE:
1) CRUSHED CONCRETE (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)
2) LIMEROCK (LBR=100) MIN OF 98% MODIFIED PROCTOR MAX DENSITY PER AASHTO T-180 (4" MAX. LIFTS)

* ALTERNATE 8" STABILIZED SUBBASE; 6" BASE

*ALTERNATE PAVEMENT TO ASPHALT IS CONCRETE PAVEMENT

CONCRETE PAVEMENT

6" CONCRETE (3,000 P.S.I. @ 28 DAYS)
12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) SEE DETAIL SHEET No. 20

CONCRETE SIDEWALK

4" THICK CONCRETE (3,000 P.S.I. @ 28 DAYS), CLASS I, APPROVED FDOT DESIGN MIX (FDOT INDEX No. 522-001) SEE DETAIL, SHEET No. 20

PERVIOUS PAVERS

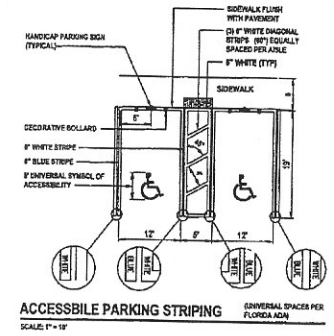
3-1/8" TURFSTONE PERMEABLE PAVERS SEE DETAIL, SHEET No. 20

GENERAL NOTES:

1. CITY OF TITUSVILLE BUILDING PERMITS ARE REQUIRED FOR BUILDING, CANOPIES, DUMPSTER ENCLOSURE, LIGHT POLES, FENCE AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING APPROPRIATE INFORMATION (ENGINEERING, SPECIFICATIONS, ETC.) AT TIME OF BUILDING PERMIT.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
4. ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION OR GPS. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR'S RISK.
5. THE CONTRACTOR SHALL COORDINATE WITH THE EXISTING ADJACENT BUSINESSES TO ENSURE THERE IS NO DISRUPTION TO THEIR RESPECTIVE OPERATIONS.
6. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.
7. SOD ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH BAHIA SOD.
8. ALL CURB RAMPS SHALL COMPLY WITH SECTION 424 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
9. ALL PAVEMENT EDGE SHALL HAVE TYPE "F1" CURBING UNLESS OTHERWISE NOTED ON THESE PLANS.
10. ALL WALL-MOUNTED EQUIPMENT SUCH AS ELECTRICAL METERS, IRRIGATION METERS, PHONE/CABLE BOXES, EXTERNAL VENTS AND LOUVERS, ETC., SHALL BE PAINTED TO MATCH THE WALL ON WHICH IT IS MOUNTED OR OTHERWISE CONSISTENT WITH THE COLOR(S) OF THE BUILDING.
11. ALL MATERIALS, MACHINERY AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
12. COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF INITIATION OF PERMANENT ELECTRIC SERVICE.
13. CONTRACTOR TO PROVIDE PREMISE IDENTIFICATION FOR BUILDING DURING CONSTRUCTION.
14. DIRECTIONAL SIGNAGE CANNOT EXCEED 4 SQUARE FEET.

PAVEMENT MARKING NOTES:

1. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH FDOT INDEX NO. 700-101 AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (LATEST EDITION).
2. PAINTED PAVEMENT MARKINGS SHALL BE APPLIED AFTER PAVEMENT SURFACE HAS CURED. SURFACE SHALL BE FREE OF FINE SAND AND DEBRIS PRIOR TO APPLICATIONS.
3. APPLY PAINTED PAVEMENT MARKINGS AT LAST STAGE OF CONSTRUCTION AFTER LANDSCAPE PLANTINGS ARE INSTALLED.
4. PAINT SHALL BE SHERWIN WILLIAMS LOW-VOC ACRYLIC PRO PARK PAINT, APPLY PER MANUFACTURER'S RECOMMENDATIONS. REFER TO DRAWINGS FOR LOCATIONS OF SPECIFIC COLORS.
5. ALL STOP BARS SHALL BE THERMOPLASTIC.
6. ALL REFLECTIVE PAVEMENT MARKERS ARE TO BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 706-001.
7. LOCATION OF SIGNS IS APPROXIMATE ONLY AND IS SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER.
8. FOR ADDITIONAL DETAILS SEE INDEX NO. 700-010, 711-021 AND 711-002.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M BRAND DIAMOND GRADE VIP REFLECTIVE SHEETING ON MINIMUM .08 GA. ALUMINUM BLANKS. ALL SIGNS SHALL BE INSTALLED ON 2"x2" SQUARE STEEL POSTS WITH 5/8" HOLES SPACED AT 1" ON CENTER.



ACCESSBILE PARKING STRIPING (UNIVERSAL SPACES PER FLORIDA ADA)

SCALE: 1" = 10'

REVISIONS

DATE	DESCRIPTION
08/15/22	CITY COMMENTS
09/27/22	FDOT COMMENTS
01/05/23	CITY COMMENTS
02/24/23	SIGN EASEMENT

1320 North 61st, Suite 3
Orlando, FL 32810
Phone (340) 872-7781
www.Newkirk-Engineering.com
CA # 29209
L.C. # 26004
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Civil Engineering, Transportation, GIS & Landscape Architecture
NEWKIRK ENGINEERING INC

SITE LAYOUT PLAN
CULVER'S - TITUSVILLE
2855 CHENEY HIGHWAY (SR - 50)
TITUSVILLE, FL 32780

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SHAMUS SCHROEDER
NO. 94217
STATE OF
PROFESSIONAL ENGINEER

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CHECKED BY:	HHN
SCALE:	1" = 30'

DRAWING NUMBER

7

EXHIBIT F

ALLOCATED SHARES

Outparcel 1	38%
Outparcel 2	21%
Outparcel 3	41%
Total	100%

EXHIBIT G

SIGNAGE PLAN

PE-70-C PYLON WITH EMC

ME-70-C-L-90X210-10-RGB

TITUSVILLE, FL

PE-70

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Thermoformed polycarbonate faces, embossed Culver's, 3M HP vinyl decoration

Masonry base by others

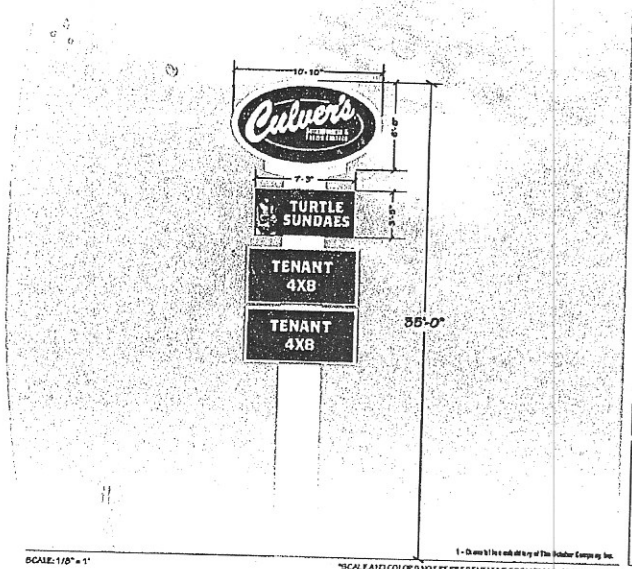
Watchfire RGB full color Electronic Message Center (EMC) with RF wireless communication

Amber EMC option available

Broadband communication option available

UL marked product

1 - Watchfire Sign by Electronic Messages, Inc.



NOT FOR PRELIMINARY CONSTRUCTION

SCALE: 1/8" = 1'

1 - Channel letters and cabinetry of The Culver Company, Inc.

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

EMC CHART - KNOWN RESTRICTIONS

COLOR: Y☑ N☐ STATIC: Y☑ N☐ VIDEO: Y☐ N☒
ANIMATION: Y☐ N☒ MOVEMENT: Y☐ N☒

HOLD TIME (IF STATIC): 2.5 sec
TRANSITION TYPE: Transition if applicable
DAYTIME BRIGHTNESS: 5000 nits
NIGHTTIME BRIGHTNESS: 500 nits

ADDITIONAL RESTRICTIONS:
Additional restrictions if applicable

SIGN CODES

NOTES

SALES PERSON	DESIGNED BY:	JOB:
MARK WESSELL	R HICKS	34041

DATE CREATED / REVISION HISTORY

11/04/21 - NEW
02/17/22 - Redesign

FILE PATH: T:\Options\Docs\Order\34000\e34041

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This is an artistic rendition and final colors / sizes may vary from that depicted herein.

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