

STATE ROAD No. 46 100' R/W

LEGAL DESCRIPTION:

TRACT ONE (Tax Parcel 21-34-13-00-00758.0-0000.00)
Part of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 21 South, Range 34 East, Brevard County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the south right-of-way line of State Road No. 46 with the east right-of-way line of Carpenter Road as now established;

THENCE run North 88 degrees 28 minutes 33 seconds East along said south right-of-way line, a distance of 250.00 feet to the POINT OF BEGINNING of the lands herein described;

THENCE continue North 88 degrees 28 minutes 33 seconds East along said south right-of-way line, a distance of 386.87 feet to the westerly right-of-way line of Interstate 95;

THENCE South 34 degrees 47 minutes 51 seconds East along said westerly right-of-way line the following two courses and distances: South 34 degrees 47 minutes 51 seconds East, a distance of 157.03 feet;

THENCE South 20 degrees 02 minutes 17 seconds East, a distance of 72.45 feet;

THENCE South 88 degrees 28 minutes 33 seconds West, a distance of 496.03 feet to the southeast corner of the lands described in Official Records Book 2845 at Page 857 of the Public Records of Brevard County, Florida;

THENCE North 01 degrees 31 minutes 27 seconds West along the west line of said lands, a distance of 200.00 feet to a point on the aforesaid south right-of-way line of State Road No. 46 and the POINT OF BEGINNING.

TOGETHER WITH TRACT TWO (part of Tax Parcel 21-34-13-00-00758.0-0000.00)
Part of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 21 South, Range 34 East, Brevard County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the south right-of-way line of State Road No. 46 with the east right-of-way line of Carpenter Road as now established;

THENCE run South 01 degrees 30 minutes 04 seconds East along said east right-of-way line, a distance of 200.00 feet to a point of curvature of a circular curve to the left and the POINT OF BEGINNING of the lands herein described;

THENCE continue along said east right-of-way line and said curve to the left having a radius of 967.00 feet a delta of 47 degrees 47 minutes 26 seconds, an arc length 806.58 feet and a chord which bears South 25 degrees 23 minutes 47 seconds East, having a chord distance of 783.40 feet;

THENCE North 59 degrees 38 minutes 27 seconds East, a distance of 644.77 feet to a point on the westerly right-of-way line of Interstate 95 (a 300' R/W);

THENCE North 20 degrees 02 minutes 17 seconds West, along said westerly right-of-way line a distance of 427.54 feet to the southeasterly corner of the lands described in Official Records Book 856 at Page 334 of the Public Records of Brevard County, Florida;

THENCE South 88 degrees 28 minutes 33 seconds West along said southerly line and the south line of the lands described in Official Records Book 1022 at Page 948 of said Public Records, a distance of 746.03 feet the aforesaid east right-of-way line of Carpenter Road and the POINT OF BEGINNING.

Containing: 12.31 acres, more or less.

ALSO TOGETHER WITH an Ingress, Egress and Utility Easement described as exhibit "C" in Official Records Book 4542 at Pages 3924 thru 3929 of the Public Records of Brevard County, Florida

ALSO TOGETHER WITH an EASEMENT FOR DRAINAGE & RETENTION PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL KNOWN AS TRACT THREE (part of Tax Parcel 21-34-13-00-00759.0-0000.00)

Part of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 21 South, Range 34 East, Brevard County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the south right-of-way line of State Road No. 46 with the east right-of-way line of Carpenter Road as now established;

THENCE run South 01 degrees 30 minutes 04 seconds East along said east right-of-way line, a distance of 200.00 feet to a point of curvature of a circular curve to the left;

THENCE continue along said east right-of-way line and said curve to the left having a radius of 967.00 feet a delta of 47 degrees 47 minutes 26 seconds, an arc length 806.58 feet and a chord which bears South 25 degrees 23 minutes 47 seconds East, having a chord distance of 783.40 feet to the POINT OF BEGINNING of the lands herein described;

THENCE continuing along said east right-of-way line and along said curve to the left having a radius of 967.00 feet a delta of 19 degrees 22 minutes 13 seconds, an arc length 326.92 feet and a chord which bears South 58 degrees 58 minutes 36 seconds East having a chord distance of 325.35 feet to a point of reverse curvature to the right;

THENCE continuing along said east right-of-way line and along said curve to the right having a radius of 1,033.00 feet a delta of 48 degrees 38 minutes 39 seconds, an arc length 877.02 feet and a chord which bears South 44 degrees 20 minutes 24 seconds East having a chord distance of 850.91 feet to the point of tangency;

THENCE South 20 degrees 01 minutes 04 seconds East along said east right-of-way line, a distance of 152.84 feet to a point of curvature of a circular curve to the left;

THENCE along said east right-of-way line and along said curve to the left having a radius of 815.07 feet a delta of 28 degrees 06 minutes 18 seconds, an arc length 399.81 feet and a chord which bears South 34 degrees 04 minutes 13 seconds East having a chord distance of 365.82 feet to a point of reverse curvature to the right;

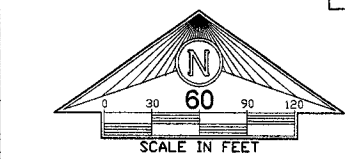
THENCE continuing along said east right-of-way line and along said curve to the right having a radius of 881.07 feet a delta of 28 degrees 06 minutes 18 seconds, an arc length 432.19 feet and a chord which bears South 34 degrees 04 minutes 13 seconds East having a chord distance of 427.87 feet to a point of tangency and a point on the west right-of-way line of Interstate 95 (a 300 right-of-way);

THENCE North 20 degrees 02 minutes 17 seconds West along said west right-of-way line, a distance of 1,598.07 feet;

THENCE North 33 degrees 32 minutes 02 seconds West continuing along said west right-of-way line, a distance of 514.18 feet;

THENCE South 59 degrees 38 minutes 27 seconds West, a distance of 644.77 feet to a point on the east right-of-way line of the aforesaid Carpenter Road and the POINT OF BEGINNING.

Containing: 12.302 acres of land, more or less.



- 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
 - OW.....OverHead Wire
 - WUP.....Wood Utility Pole
 - 1x23.....Existing spot elevation
 - FFE.....Finished Floor Elevation
 - TBM.....Temporary Benchmark
 - ORB.....Official Records Book
 - CLF.....Chainlink Fence
 - MES.....Mitered End Section
 - CUP.....Concrete Utility Pole
 - ⊕.....Centerline
 - PRC.....Point of Reverse Curve

SURVEYOR'S NOTES RELATED TO TITLE POLICY SCHEDULE "B":

Title Policy prepared by Chicago Title Insurance Company, Commitment No. 100515452, Effective Date September 30, 2005.

Item 7, Schedule B, Section 1: Legal Description of Tract 3 is provided on Sheet 2 of 2.

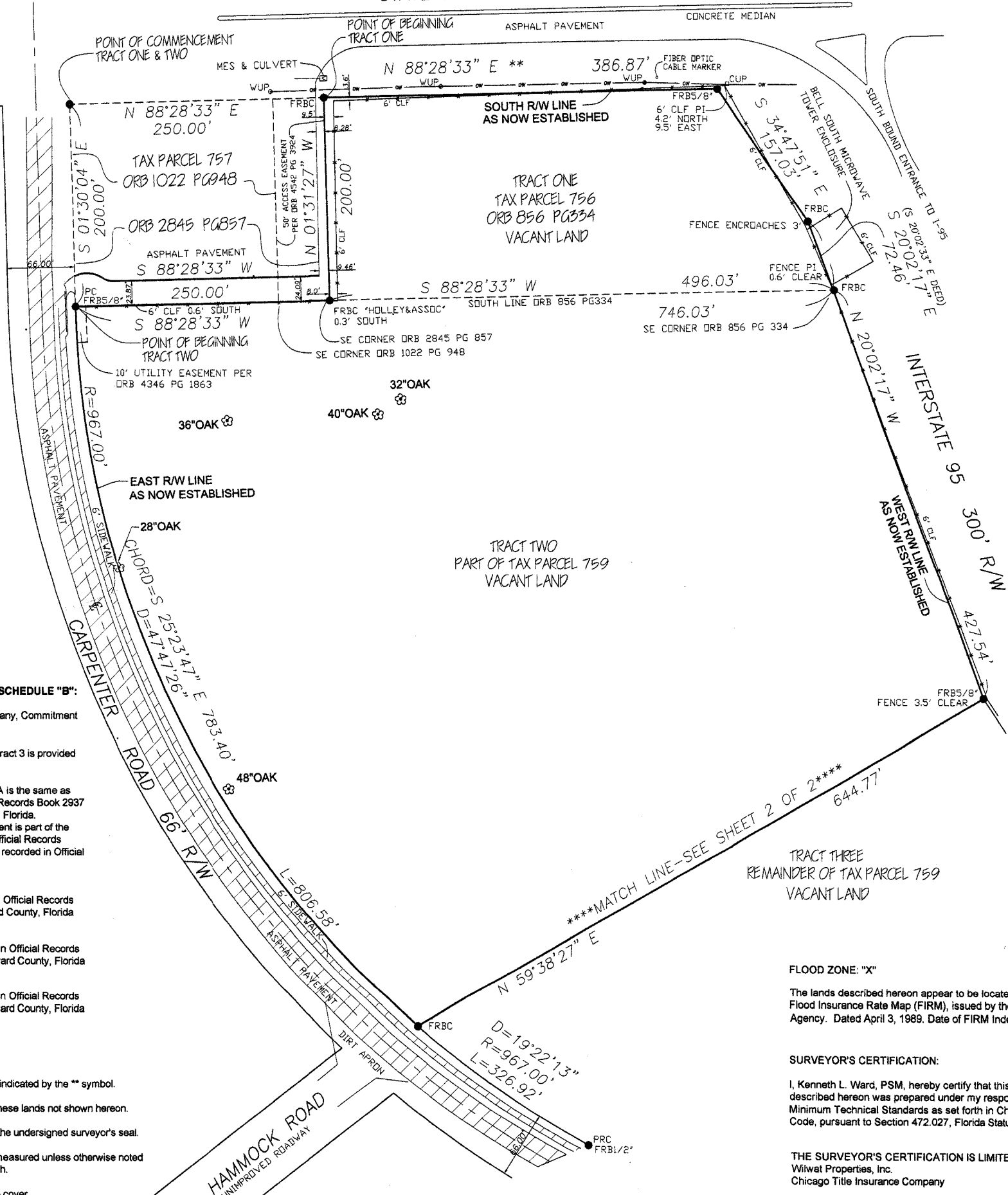
Item 8, Schedule B, Section 1: Tract One, Schedule A is the same as lands described in Warranty Deed recorded in Official Records Book 2937 at Page 1579 of the Public Records of Brevard County, Florida. Tract Two, Schedule A of the aforesaid Title Commitment is part of the same lands described in Warranty Deed recorded in Official Records Book 2937 at page 1576 and corrective warranty deed recorded in Official Records Book 2979 at pages 3808, 3809 & 3810.

Item 6, Schedule B, Section 2: Easement recorded in Official Records Book 2720 at Page 76 of the Public Records of Brevard County, Florida does not apply to subject property.

Item 10, Schedule B, Section 2: Easement recorded in Official Records Book 2851 at Page 1466 of the Public Records of Brevard County, Florida does not apply to subject property.

Item 11, Schedule B, Section 2: Easement recorded in Official Records Book 2571 at Page 2480 of the Public Records of Brevard County, Florida does not apply to subject property.

- 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 unless embossed with the undersigned surveyor's seal.
 4. The bearings and distances shown hereon are field measured unless otherwise noted and are expressed in U.S. survey feet & assumed azimuth.
 5. Trees shown are selective & do not comprise total tree cover.



FLOOD ZONE: "X" FIRM: 12009C0115E

The lands described hereon appear to be located within the above Flood Zone per said Flood Insurance Rate Map (FIRM), issued by the Federal Emergency Management Agency. Dated April 3, 1989. Date of FIRM Index: November 19, 1997

SURVEYOR'S CERTIFICATION:

I, Kenneth L. Ward, PSM, hereby certify that this BOUNDARY 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 472.027, Florida Statutes.

THE SURVEYOR'S CERTIFICATION IS LIMITED TO:
Wilwat Properties, Inc.
Chicago Title Insurance Company

12/15/05	Revised Legal Description to include 50' I, E, & U Easement
11/03/05	Resurvey
Date	Revision
prepared by Canaveral Engineering Group SURVEYORS - MAPPERS - ENGINEERS - PLANNERS - CONSULTANTS 1707 S. WASHINGTON AVE/ P.O. Box 1780 Titusville, FL 32781-1780 (V) 321-267-7241 (F) 321-267-3359 (E) jdecoste@ceftr.com	
Certified By:	 Kenneth L. Ward PSM FL Reg. No. 5646 Date: 12/15/05 Auth No. LB6845
BOUNDARY SURVEY prepared for: Wilwat Properties, Inc. Brevard County, Florida Section 13, T-21-S, R-34-E	
Survey Date:	8-2-04
SHEET 1 of 2 Drawn By: JDC DN 213413-00-758	