

**LEGAL DESCRIPTION  
(AS PROVIDED BY CLIENT)**

PARENT TRACT  
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST. PROCEED NORTH 89°45'39" WEST, A DISTANCE OF 1997.82 FEET TO A POINT; THENCE SOUTH 04°15'11" WEST, A DISTANCE OF 30.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AIRPORT DRIVE (A/K/A 34<sup>th</sup> AVENUE, A 90 FOOT RIGHT-OF-WAY) SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 10°38'49" WEST, A DISTANCE OF 37.55 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1125.14 FEET AND A CENTRAL ANGLE OF 09°30'08"; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 186.60 FEET; THENCE SOUTH 20°06'57" WEST, A DISTANCE OF 82.11 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1825.86 FEET AND A CENTRAL ANGLE OF 19°54'25"; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 684.38 FEET. THENCE SOUTH 00°12'32" WEST, A DISTANCE OF 55.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN RIVER FARMS DRAINAGE DISTRICT MAIN CANAL (300 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 69°22'53" WEST, A DISTANCE OF 482.50 FEET; THENCE NORTH 15°50'35" WEST, A DISTANCE OF 50.17 FEET TO A POINT 50.00 FEET NORTH OF AFORESAID MAIN CANAL NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 09°22'53" WEST ALONG SAID LINE PARALLEL AND 50.00 FEET NORTH OF SAID MAIN CANAL NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1001.21 FEET; THENCE NORTH 18°15'26" WEST, A DISTANCE OF 386.46 FEET; THENCE NORTH 63°53'04" WEST, A DISTANCE OF 476.06 FEET; THENCE NORTH 89°45'39" WEST, A DISTANCE OF 414.56 FEET; THENCE NORTH 00°14'21" EAST, A DISTANCE OF 876.82 FEET TO A POINT 30.00 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 3, TOWNSHIP 33 SOUTH RANGE 39 EAST; THENCE SOUTH 89°45'39" EAST ALONG A LINE BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 2557.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.75 ACRES MORE OR LESS.

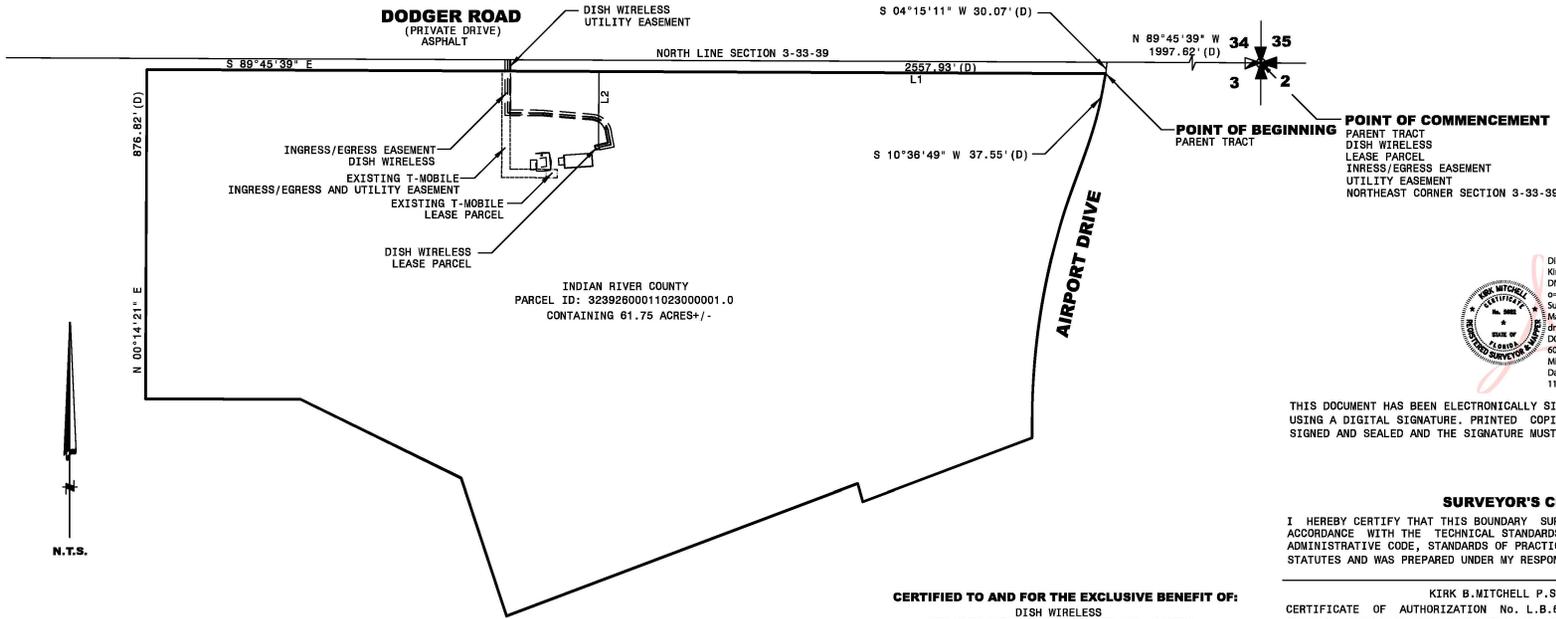
**SURVEYOR'S NOTES**

- THIS IS A BOUNDARY SURVEY OF THE DISH WIRELESS LEASE PARCEL. THE PARENT TRACT INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- THE PROPOSED LEASE PARCEL DEPICTED HEREON LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.
- THE SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE FILE NUMBER FL1096799, ISSUED BY FIRST TITLE NATIONAL TITLE AND CLOSING SERVICES, DATED JULY, 22, 2021. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE DISH WIRELESS LEASE PARCEL, AND ITS INGRESS/EGRESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AS BEING NORTH 89°45'39" WEST.
- UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- PARENT TRACT INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED.
- AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No.1206100243H, DATED DECEMBER 4, 2012 THE PROPOSED LEASE PARCEL DEPICTED HEREON LIES IN ZONE "X".
- (D) DENOTES DESCRIPTION; (F) DENOTES FIELD MEASURED; (P) DENOTES PLAT; (C) DENOTES CALCULATED.
- INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- ALL GEODETIC AND VERTICAL DATA, DEPICTED HEREON IS WITHIN THE 1A ACCURACY TOLERANCES AS SET FORTH BY THE F.A.A.



**VICINITY MAP**  
NEAR 3901 26TH STREET, VERO BEACH, FL 32986  
(NOT TO SCALE)

**SEE SHEET 2 OF 4 FOR EASEMENT DETAILS  
SEE SHEET 3 OF 4 FOR LEASE PARCEL DETAIL**



Digitally signed by  
Kirk Mitchell  
DN: c=US,  
o=Advanced Land  
Surveying and  
Mapping Inc.,  
dnQualifier=A01410  
D0000017ABC2AFEC  
60000A9CC, cn=Kirk  
Mitchell  
Date: 2023.06.20  
11:44:18 -04'00'

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON JULY 6, 2022, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.023, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

**CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:**  
DISH WIRELESS  
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

KIRK B. MITCHELL P.S.M. L.S.No.5892  
CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

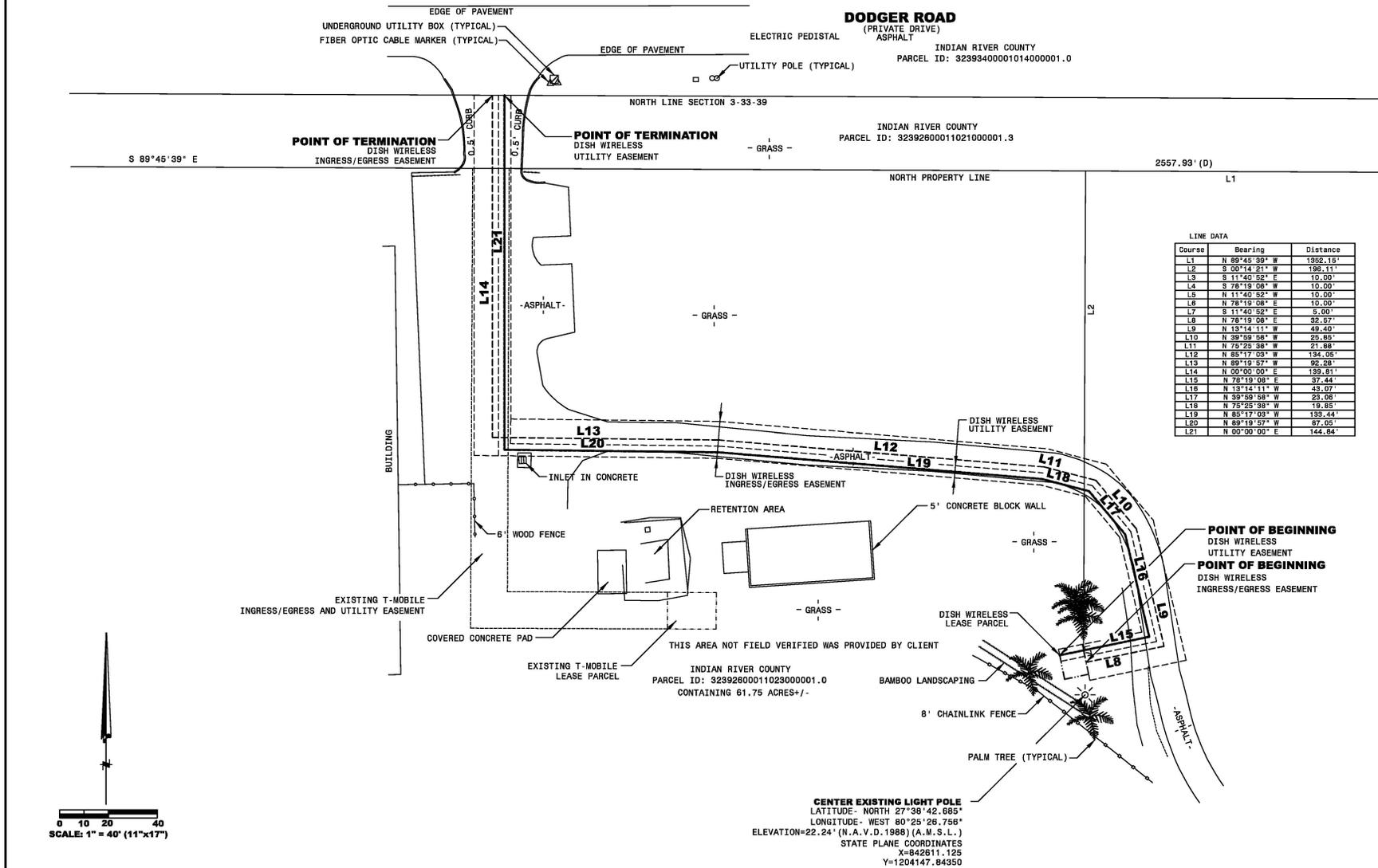
REVISIONS							
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY

**ADVANCED LAND SURVEYING AND MAPPING, INC.**  
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931  
PH: (407) 809-2305

**BOUNDARY SURVEY**  
PREPARED FOR  
**DISH WIRELESS**  
MIMIAD0558A  
A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST  
INDIAN RIVER COUNTY, FLORIDA

DRAWN	S. PETRARDI
FIELD DATE	JULY 6, 2022
FIELD BOOK	PRINT
SCALE	N.T.S.
PROJECT NO.	X
FILE NAME	MIMIAD0558A.DWG
SHEET	1 OF 4

SEE SHEET 1 OF 4 FOR PARENT TRACT INFORMATION  
SEE SHEET 3 OF 4 FOR LEASE PARCEL DETAIL



REVISIONS							
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INDIAN RIVER COUNTY, FLORIDA

DRAWN	S. PETRARDI
FIELD DATE	JULY 8, 2022
FIELD BOOK	PRINT
SCALE	1" = 40'
PROJECT NO.	X
FILE NAME	MIMIAD0558A1C.DWG
SHEET	2 OF 4

Course	Bearing	Distance
L1	N 89°45'39" W	1352.15'
L2	S 00°14'21" W	198.11'
L3	S 11°40'52" E	10.00'
L4	S 78°19'08" W	10.00'
L5	N 11°40'52" W	10.00'
L6	N 78°19'08" E	10.00'
L7	S 11°40'52" E	5.00'
L8	N 78°19'08" E	32.57'
L9	N 13°14'11" W	49.40'
L10	N 39°59'58" W	25.85'
L11	N 75°25'38" W	21.88'
L12	N 85°17'03" W	134.05'
L13	N 89°19'57" W	92.28'
L14	N 00°00'00" E	139.81'
L15	N 78°19'08" E	37.44'
L16	N 13°14'11" W	43.07'
L17	N 39°59'58" W	23.08'
L18	N 75°25'38" W	19.85'
L19	N 85°17'03" W	139.44'
L20	N 89°19'57" W	87.05'
L21	N 00°00'00" E	144.84'

INDIAN RIVER COUNTY  
PARCEL ID: 32392600011023000001.0

SET 5/8" IRON ROD AND CAP  
(L.B. No. 8885) (TYPICAL)

8' CHAINLINK FENCE

PALM TREE (TYPICAL)

LIGHT POLE (TYPICAL)

TOP OF BANK (TYPICAL)

BOTTOM OF BANK (TYPICAL)

BAMBOO LANDSCAPING

POINT OF BEGINNING  
DISH WIRELESS  
UTILITY EASEMENT

DISH WIRELESS  
LEASE PARCEL

DISH WIRELESS  
UTILITY EASEMENT

POINT OF BEGINNING  
DISH WIRELESS  
LEASE PARCEL

DISH WIRELESS  
INGRESS EASEMENT

SEE SHEET 1 OF 4 FOR PARENT TRACT INFORMATION  
SEE SHEET 2 OF 4 FOR EASEMENT DETAILS

**DISH WIRELESS  
LEASE PARCEL  
MIMIA00558A**

**LEGAL DESCRIPTIONS  
(AS PREPARED BY SURVEYOR)**

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 89°45'39" WEST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1997.62 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 04°15' 11" WEST, A DISTANCE OF 30.07 FEET; THENCE NORTH 89°45'39" WEST, A DISTANCE OF 1352.15 FEET; THENCE SOUTH 00°14'21" WEST, A DISTANCE OF 198.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11°40'52" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 78°19'08" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 11°40'52" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 78°19'08" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0023 ACRES OR 100 SQUARE FEET, MORE OR LESS.

**DISH WIRELESS  
INGRESS/EGRESS EASEMENT  
MIMIA00558A**

A 15' INGRESS EGRESS EASEMENT LYING 7.5' LEFT AND RIGHT OF A CENTERLINE, SAID CENTERLINE BEING A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 89°45'39" WEST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1997.62 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 04°15' 11" WEST, A DISTANCE OF 30.07 FEET; THENCE NORTH 89°45'39" WEST, A DISTANCE OF 1352.15 FEET; THENCE SOUTH 00°14'21" WEST, A DISTANCE OF 198.11 FEET; THENCE SOUTH 11°40'52" EAST, A DISTANCE TO 5.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 78°19'08" EAST, A DISTANCE OF 32.57 FEET; THENCE NORTH 13°14'11" WEST, A DISTANCE OF 49.40 FEET; THENCE NORTH 39°59'58" WEST, A DISTANCE OF 25.85 FEET; THENCE NORTH 75°25'38" WEST, A DISTANCE OF 21.88 FEET; THENCE NORTH 85°17'03" WEST, A DISTANCE OF 134.05 FEET; THENCE NORTH 89°19'57" WEST, A DISTANCE OF 92.28 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 139.81 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

CONTAINING 0.1709 ACRES OR 7446 SQUARE FEET, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

**DISH WIRELESS  
UTILITY EASEMENT  
MIMIA00558A**

A 5.0' UTILITY EASEMENT LYING 2.50' LEFT AND RIGHT OF A CENTERLINE, SAID CENTERLINE BEING A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 0.1605 ACRES OR 6989 SQUARE FEET, MORE OR LESS.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

SCALE: 1" = 10' (11"x17")

REVISIONS

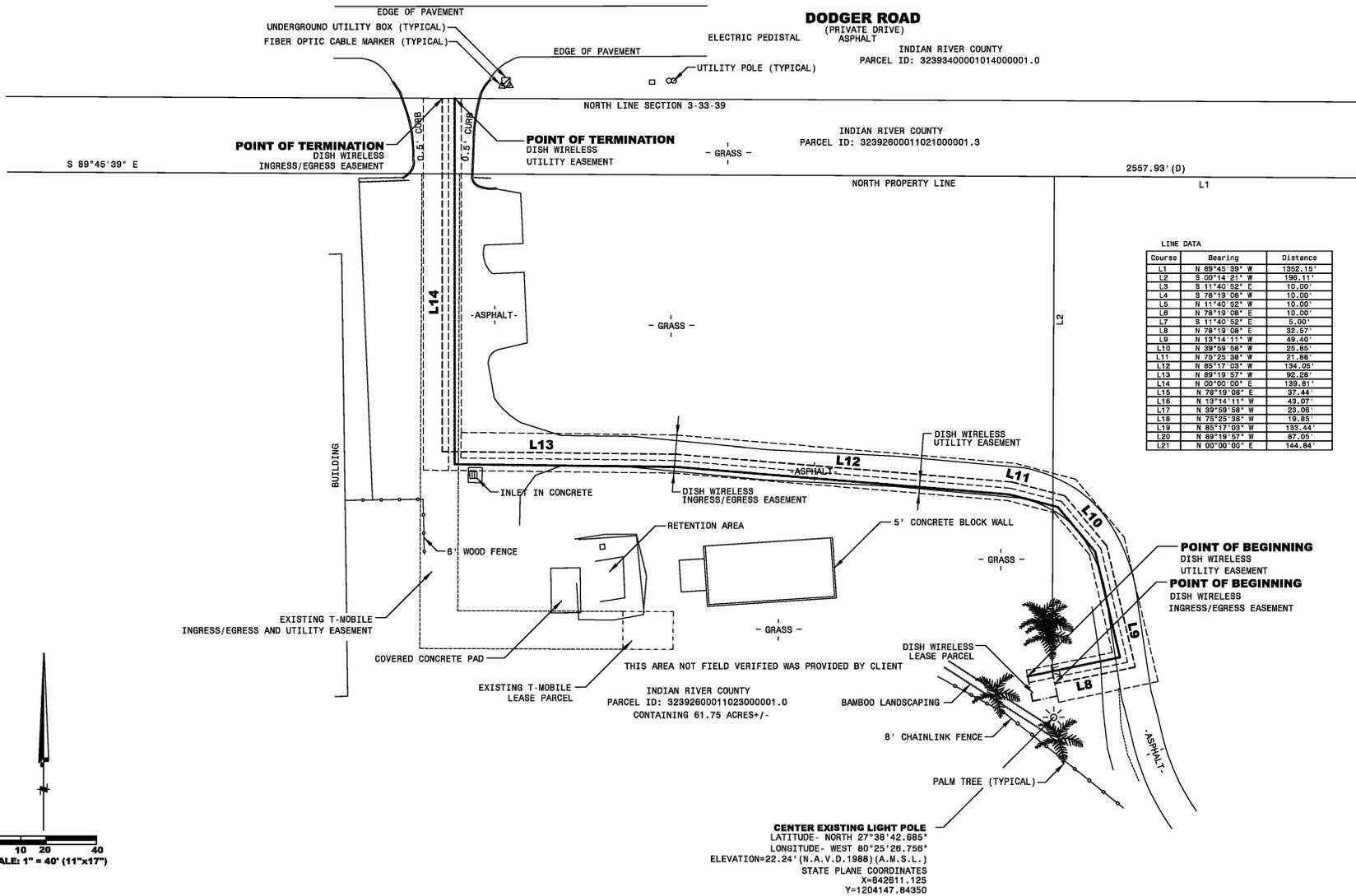
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DRAWN	S. PETRARDI
FIELD DATE	JULY 8, 2022
FIELD BOOK	PRINT
SCALE	1" = 10'
PROJECT NO.	X
FILE NAME	MIMIA00558A1C.DWG
SHEET	3 OF 4

SEE SHEET 1 OF 4 FOR PARENT TRACT INFORMATION  
SEE SHEET 3 OF 4 FOR LEASE PARCEL DETAIL



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