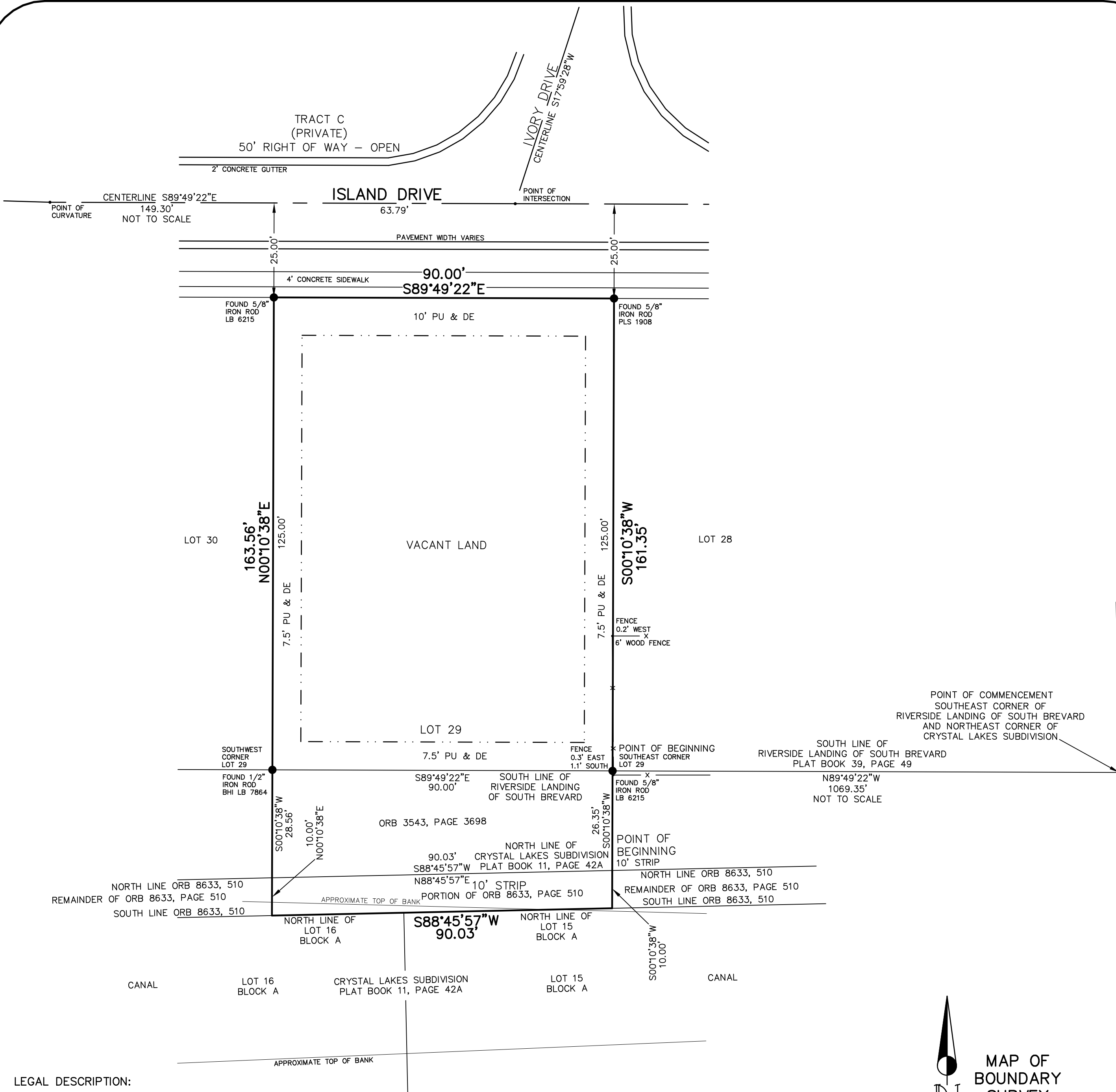




LEGAL DESCRIPTION:

LOT 29, RIVERSIDE LANDING OF SOUTH BREVARD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE(S) 49, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND

A STRIP OF LAND LYING SOUTH OF THE SOUTH PLAT BOUNDARY LINE OF RIVERSIDE LANDING OF SOUTH BREVARD, AS RECORDED IN PLAT BOOK 39, PACE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND NORTH OF THE NORTH PLAT BOUNDARY UNE OF CRYSTAL LAKES SUBDSION, AS RECORDED IN PLAT BOOK 11, PAGE 42A PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF RIVERSIDE LANDING OF SOUTH BREVARD (PLAT BOOK 39. PAGE 49), ALSO BEING THE NORTHEAST CORNER OF CRYSTAL LAKES SUBDSION (PLAT BOOK 11, PAGE 42A); THENCE N89°49'22W ALONG THE SOUTH LINE OF SAID RIVERSIDE LANDING OF SOUTH BREVARD, A DISTANCE OF 1069.35 FEET TO THE SOUTHEAST CORNER OF LOT 29, RIVERSIDE LANDING OF SOUTH BREVARD AND THE POINT OF BEGINNING OT THE HEREIN DESCRIBED STRIP OF LAND; THENCE DEPARTING SAID SOUTH LINE RUN S00°10'38"W, A DISTANCE OF 26.35 FEET TO THE NORTH LINE OF SAID CRYSTAL LAKES SUBDIVISION; THENCE S88°45'57"W ALONG SAID NORTH LINE, A DISTANCE OF 90.03 FEET; THENCE DEPARTING SAID NORTH LINE RUN N00°10'38"E, A DISTANCE OF 28.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29; THENCE S89°49'22"E ALONG THE SOUTH LINE OF RIVERSIDE LANDING OF SOUTH BREVARD, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

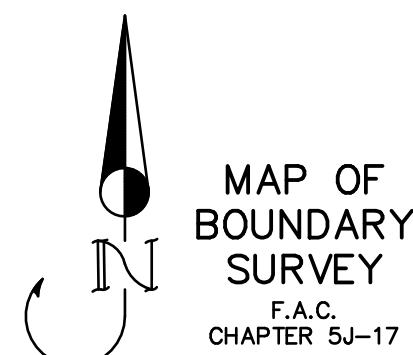
AND

A PORTION OF THAT 10.00' STRIP OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK(ORB) 8663, PAGE 510 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

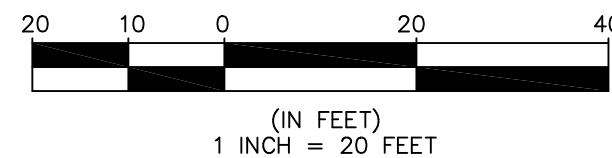
COMMENCE AT THE SOUTHEAST CORNER OF RIVERSIDE LANDING OF SOUTH BREVARD (PLAT BOOK 39. PAGE 49), ALSO BEING THE NORTHEAST CORNER OF CRYSTAL LAKES SUBDIVISION (PLAT BOOK 11, PAGE 42A) OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N89°49'22W ALONG THE SOUTH LINE OF SAID RIVERSIDE LANDING OF SOUTH BREVARD, A DISTANCE OF 1069.35 FEET TO THE SOUTHEAST CORNER OF LOT 29, RIVERSIDE LANDING OF SOUTH BREVARD; THENCE DEPARTING SAID SOUTH LINE RUN S00°10'38"W, A DISTANCE OF 26.35 FEET TO THE NORTH LINE OF SAID CRYSTAL LAKES SUBDIVISION, THE NORTH LINE OF SAID ORB 8633, PAGE 510 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND DESCRIBED HEREIN; THENCE CONTINUE S00°10'38"W A DISTANCE OF 10.00 FEET TO THE SOUTH LINE OF SAID ORB 8633, PAGE 510; THENCE S88°45'57"W ALONG SAID SOUTH LINE, A DISTANCE OF 90.03 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°10'38"E, A DISTANCE OF 10.00 FEET TO SAID NORTH LINE OF ORB 8633, PAGE 510; THENCE N88°45'57"E, ALONG SAID NORTH LINE, A DISTANCE OF 90.03 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1.) BEARINGS BASED ON THE ASSUMPTION THAT THE CENTERLINE OF ISLAND DRIVE BEARS S89°49'22"E PER PLAT OF RIVERSIDE LANDING OF SOUTH BREVARD.
- 2.) PROPERTY LIES WITHIN SECTION 3, TOWNSHIP 29 SOUTH, RANGE 38 EAST.
- 3.) LOT DIMENSIONS ARE AS PLATTED(P) AND SURVEYED(S) UNLESS OTHERWISE NOTED.
- 4.) PU & DE DENOTES PUBLIC UTILITIES & DRAINAGE FACILITIES EASEMENT.
- 5.) FLOOD ZONES "X" AND "AE" FLOOD INSURANCE RATE MAP 12009C0682G.
- 6.) ORB DENOTES OFFICIAL RECORDS BOOK.



GRAPHIC SCALE



CERTIFIED TO:
CAROLYN A. HARRIS

SURVEY DATE: JANUARY 5, 2024		JOB NO: 24-13	
SCALE: 1" = 20'	FIELD BOOK: N/A	PAGE: N/A	
WJS WILLIAM J. SUITER LAND SURVEYING, INC. 1849 CANOVA STREET SE. PALM BAY, FLORIDA 32909 WSUITER@ATT.NET WJSUITER.COM (321) 728-0553			
WHEN PRINTED THIS DOCUMENT IS NOT CONSIDERED SIGNED AND SEALED. THIS SURVEY IS ONLY VALID WHEN THE SIGNATURE CAN BE VERIFIED ON THE ELECTRONIC DOCUMENTS ONLY. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED.		WILLIAM J. SUITER CERTIFICATE No. 4210 ★ STATE OF FLORIDA REGISTERED LAND SURVEYOR	
PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE WILLIAM J. SUITER FLORIDA CERTIFICATE NO. 4210 CERTIFICATE OF AUTHORIZATION #LB 5419		COPYRIGHT © 2024 WILLIAM J. SUITER LAND SURVEYING, INC. ALL RIGHTS RESERVED	