

PLAT OF LEGAL DESCRIPTIONS PREPARED FOR: COLETTE TAHAN DICHRISTOPHER

OVERALL DESCRIPTION (OFFICIAL RECORDS BOOK 6212, PAGE 548, EXHIBIT "C"):

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37
EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK 5692, PAGE 1163, PUBLIC RECORDS, BREVARD
COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC MONUMENTING THE CENTERLINE RADIUS POINT
OF A 50 FOOT RADIUS CUL-DE-SAC THAT LIES AT THE TERMINUS OF SHORE DRIVE
AS DEPICTED ON "FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION"
AS RECORDED IN PLAT BOOK 16, PAGE 114, PUBLIC RECORDS OF AFORESAID
BREVARD COUNTY, THENCE N07° 53'55"W, A DISTANCE OF 50.00 FEET TO THE
POINT-OF-BEGINNING; THENCE N00° 00'35"E, ALONG THE EAST LINE OF LOT
10, AFORESAID "FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION,
A DISTANCE OF 70.11 FEET TO THE MEAN HIGH WATER LINE OF THE BANANA
RIVER; THENCE WITH AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING
55 COURSES, TO WIT:

THENCE N82° 05'58"E, A DISTANCE OF 45.41 FEET; THENCE S82° 53'46"E, A
DISTANCE OF 37.50 FEET; THENCE N63° 25'34"E, A DISTANCE OF 22.16
FEET; THENCE N80° 17'24"E, A DISTANCE OF 16.62 FEET; THENCE
N79° 46'39"E, A DISTANCE OF 28.60 FEET; THENCE S72° 24'51"E, A
DISTANCE OF 34.60 FEET; THENCE S84° 27'31"E, A DISTANCE OF 31.97
FEET; THENCE N81° 14'14"E, A DISTANCE OF 35.72 FEET; THENCE
S81° 58'53"E, A DISTANCE OF 44.68 FEET; THENCE S88° 02'10"E, A
DISTANCE OF 225.88 FEET; THENCE S80° 19'58"E, A DISTANCE OF 26.09
FEET; THENCE N87° 56'58"E, A DISTANCE OF 27.72 FEET; THENCE
N77° 35'33"E, A DISTANCE OF 51.20 FEET; THENCE N75° 12'19"E, A
DISTANCE OF 39.49 FEET; THENCE S82° 54'19"E, A DISTANCE OF 20.84
FEET; THENCE N88° 17'41"E, A DISTANCE OF 34.03 FEET; THENCE
N79° 39'00"E, A DISTANCE OF 40.95 FEET; THENCE N58° 50'55"E, A
DISTANCE OF 30.13 FEET; THENCE N31° 53'14"E, A DISTANCE OF 26.20
FEET; THENCE N17° 40'29"E, A DISTANCE OF 19.85 FEET; THENCE
N74° 03'15"E, A DISTANCE OF 47.31 FEET; THENCE S86° 32'46"E, A
DISTANCE OF 55.07 FEET; THENCE S68° 03'54"E, A DISTANCE OF 59.62
FEET; THENCE S74° 43'15"E, A DISTANCE OF 17.70 FEET; THENCE
S55° 37'01"E, A DISTANCE OF 42.17 FEET; THENCE S66° 31'39"E, A
DISTANCE OF 37.60 FEET; THENCE S78° 51'06"E, A DISTANCE OF 43.78
FEET; THENCE S67° 57'04"E, A DISTANCE OF 42.61 FEET; THENCE
S36° 53'03"E, A DISTANCE OF 42.48 FEET; THENCE S05° 48'03"W, A
DISTANCE OF 28.83 FEET; THENCE S37° 35'27"W, A DISTANCE OF 44.38
FEET; THENCE S43° 50'03"W, A DISTANCE OF 38.91 FEET; THENCE
S34° 40'40"W, A DISTANCE OF 48.52 FEET; THENCE S34° 39'46"W, A
DISTANCE OF 48.44 FEET; THENCE S42° 33'26"W, A DISTANCE OF 28.93
FEET; THENCE S56° 36'40"W, A DISTANCE OF 43.75 FEET; THENCE
S70° 37'29"W, A DISTANCE OF 20.96 FEET; THENCE S25° 02'34"W, A
DISTANCE OF 49.03 FEET; THENCE S32° 23'50"W, A DISTANCE OF 58.84
FEET; THENCE S41° 21'52"W, A DISTANCE OF 26.95 FEET; THENCE
N60° 23'49"W, A DISTANCE OF 30.22 FEET; THENCE N48° 50'27"W, A
DISTANCE OF 32.02 FEET; THENCE N29° 57'51"W, A DISTANCE OF 23.14
FEET; THENCE N33° 21'53"W, A DISTANCE OF 23.38 FEET; THENCE
N38° 10'36"E, A DISTANCE OF 14.49 FEET; THENCE N19° 09'57"E, A
DISTANCE OF 15.94 FEET; THENCE N08° 15'18"E, A DISTANCE OF 39.31
FEET; THENCE N29° 00'25"W, A DISTANCE OF 19.24 FEET; THENCE
N85° 38'48"W, A DISTANCE OF 94.26 FEET; THENCE S87° 34'45"W, A
DISTANCE OF 82.92 FEET; THENCE S87° 34'46"W, A DISTANCE OF 62.24
FEET; THENCE N88° 48'21"W, A DISTANCE OF 98.07 FEET; THENCE
N77° 04'04"W, A DISTANCE OF 75.20 FEET; THENCE N87° 20'45"W, A
DISTANCE OF 22.88 FEET; THENCE S84° 00'43"W, A DISTANCE OF 25.53
FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE
N00° 01'59"E, A DISTANCE OF 139.51 FEET; THENCE S90° 00'00"W,
A DISTANCE OF 256.26 FEET; THENCE S62° 23'36"W, A DISTANCE OF 53.34
FEET TO AN INTERSECTION WITH A RADIAL CIRCULAR CURVE CONCAVE TO
THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF
60° 35'00" FOR AN ARC OF 52.87 FEET (CHORD BEARING N67° 36'25"W)
TO THE POINT-OF-BEGINNING.

CONTAINING 5.120 ACRES, MORE OR LESS AND BEING SUBJECT TO A 25.00
FOOT INGRESS/EGRESS EASEMENT AND ANY OTHER EASEMENTS AND/OR
RIGHTS-OF-WAY OF RECORD.

THE SURVEY DEPICTED HEREON IS TRUE AND
MEETS THE MINIMUM TECHNICAL STANDARDS
ACCORDING TO CHAPTER 61G17-6, FLORIDA
ADMINISTRATIVE CODE PURSUANT TO FLORIDA
STATUTES 177 AND 472.

WM. V. POWELL P.L.S. NO. 2787
STATE OF FLORIDA

DATE:
07.30.10

SCALE:
AS NOTED

SHEET 1 OF 6
JOB NAME
SHOREDRIVE A

BEACH MAPPING
AND
SURVEYING

180 PINELLAS LANE
SUITE 100

COCOA BEACH, FLORIDA 32931

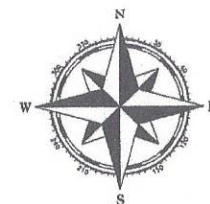
PHONE (321) 783-4174 FAX (321) 783-1058
e-mail: beachmapping@bellsouth.net

SHEET 2 OF 6
DATE 07.30.10

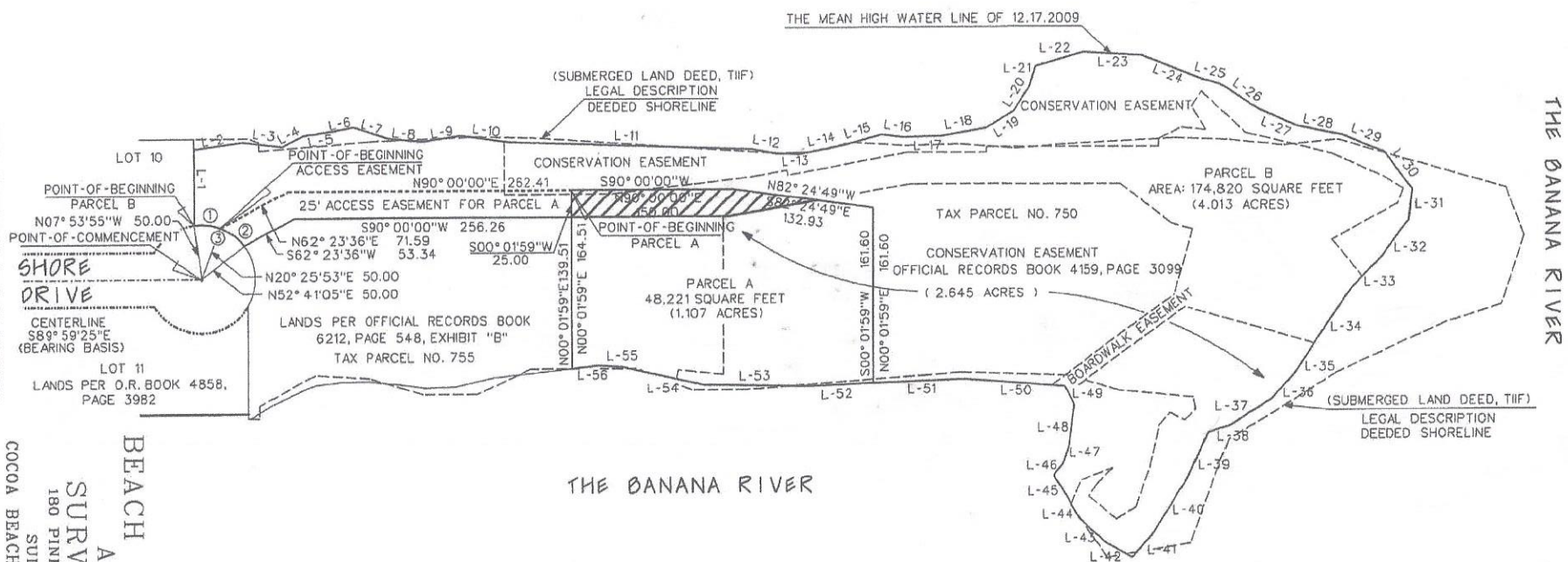
FIRST ADDITION TO PLAT OF CANAVERAL
SECOND SECTION, PLAT BOOK 15, PAGE 114

BEACH MAPPING
AND
SURVEYING
180 PINELLAS LANE
SUITE 100
COCOA BEACH, FLORIDA 32931

GRAPHIC SCALE
0 120
1 INCH = 120 FEET



THE BANANA RIVER



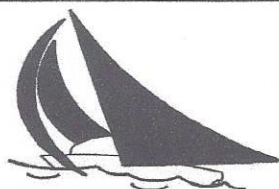
CURVE NO.	RADIUS	DELTA	ARC.	CHORD BEARING
①	50.00	28°19'48"	24.72	N83°44'01"W
②	50.00	32°15'13"	28.15	N63°26'32"W
③	50.00	60°35'00"	52.87	N67°36'25"W

PLAT OF LEGAL DESCRIPTIONS PREPARED FOR:
COLETTE TAHAN DICHRISTOPHER

LINE TABLE FOR GRAPHIC DEPICTION (SHEET 2 OF 6)

LINE NUMBER	BEARING	DISTANCE
L-1	N00° 00' 35"E	70.11
L-2	N82° 05' 58"E	45.41
L-3	S82° 53' 46"E	37.50
L-4	N63° 25' 34"E	22.16
L-5	N80° 17' 24"E	16.62
L-6	N79° 46' 39"E	28.60
L-7	S72° 24' 51"E	34.60
L-8	S84° 27' 31"E	31.97
L-9	N81° 14' 14"E	35.72
L-10	S81° 58' 53"E	44.68
L-11	S88° 02' 10"E	225.88
L-12	S80° 19' 58"E	26.09
L-13	N87° 56' 58"E	27.72
L-14	N77° 35' 33"E	51.20
L-15	N75° 12' 19"E	39.49
L-16	S82° 54' 19"E	20.84
L-17	N88° 17' 41"E	34.03
L-18	N79° 39' 00"E	40.95
L-19	N58° 50' 55"E	30.13
L-20	N31° 53' 14"E	26.20
L-21	N17° 40' 29"E	19.85
L-22	N74° 03' 15"E	47.31
L-23	S86° 32' 46"E	55.07
L-24	S68° 03' 54"E	59.62
L-25	S74° 43' 15"E	17.70
L-26	S55° 37' 01"E	42.17
L-27	S66° 31' 39"E	37.60
L-28	S78° 51' 06"E	43.78
L-29	S67° 57' 04"E	42.61
L-30	S36° 53' 03"E	42.48
L-31	S05° 48' 03"W	28.83
L-32	S37° 35' 27"W	44.38
L-33	S43° 50' 03"W	38.91
L-34	S34° 40' 40"W	48.52
L-35	S34° 39' 46"W	48.44
L-36	S42° 33' 26"W	28.93
L-37	S56° 36' 40"W	43.75
L-38	S70° 37' 29"W	20.96
L-39	S25° 02' 34"W	49.03
L-40	S32° 23' 50"W	58.84
L-41	S41° 21' 52"W	26.95
L-42	N60° 23' 49"W	30.22
L-43	N48° 50' 27"W	32.02
L-44	N29° 57' 51"W	23.14
L-45	N33° 21' 53"W	23.38
L-46	N38° 10' 36"E	14.49
L-47	N19° 09' 57"E	15.94
L-48	N08° 15' 18"E	39.31
L-49	N29° 00' 25"W	19.24
L-50	N85° 38' 48"W	94.26
L-51	S87° 34' 45"W	82.92
L-52	S87° 34' 46"W	62.24
L-53	N88° 48' 21"W	98.07
L-54	N77° 04' 04"W	75.20
L-55	N87° 20' 45"W	22.88
L-56	S84° 00' 43"W	25.53

FOR GRAPHIC DEPICTION OF THIS SITE SEE SHEET 2 OF 6



HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES

DATE:
07.30.10

SCALE:
AS NOTED

SHEET 3 OF 6

JOB NO. :
SHOREDRIVE

BEACH MAPPING
AND
SURVEYING

180 PINELLAS LANE
SUITE 100

COCOA BEACH, FLORIDA 32931

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PLAT OF LEGAL DESCRIPTIONS PREPARED FOR:
COLETTE TAHAN DICHRISTOPHER

LEGAL DESCRIPTION: PARCEL A

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37
EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK 5692, PAGE 1163, PUBLIC RECORDS, BREVARD
COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC MONUMENTING THE CENTERLINE RADIUS POINT
OF A 50 FOOT RADIUS CUL-DE-SAC THAT LIES AT THE TERMINUS OF SHORE DRIVE
AS DEPICTED ON "FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION"
AS RECORDED IN PLAT BOOK 16, PAGE 114, PUBLIC RECORDS OF AFORESAID
BREVARD COUNTY, THENCE N20°25'53"E, A DISTANCE OF 50.00 FEET; THENCE
N62°23'36"E, A DISTANCE OF 71.59 FEET; THENCE N90°00'00"E, A
DISTANCE OF 262.41 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE
N90°00'00"E, A DISTANCE OF 150.00 FEET; THENCE S82°24'49"E, A
DISTANCE OF 132.93 FEET; THENCE S00°01'59"W, A DISTANCE OF 161.60
FEET TO THE MEAN HIGH WATER LINE OF THE BANANA RIVER; THENCE WITH
AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE COURSES, TO
WIT: THENCE S87°34'46"W, A DISTANCE OF 62.24 FEET; THENCE
N88°48'21"W, A DISTANCE OF 98.07 FEET; THENCE N77°04'04"W, A
DISTANCE OF 75.20 FEET; THENCE N87°20'45"W, A DISTANCE OF 22.88
FEET; THENCE S84°00'43"W, A DISTANCE OF 25.53 FEET; THENCE DEPARTING
SAID MEAN HIGH WATER LINE, N00°01'59"E, A DISTANCE OF 164.51 FEET TO
THE POINT-OF-BEGINNING.

CONTAINING 1.107 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY
EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH A 25.00 FOOT PERMANENT AND IRREVOCABLE EASEMENT FOR
INGRESS AND EGRESS.

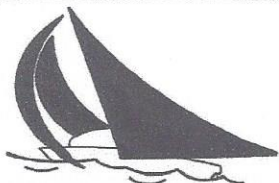
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A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37
EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED
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AS RECORDED IN PLAT BOOK 16, PAGE 114, PUBLIC RECORDS OF AFORESAID
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POINT-OF-BEGINNING; THENCE N62°23'36"E, A DISTANCE OF 71.59 FEET;
THENCE N90°00'00"E, A DISTANCE OF 262.41 FEET; THENCE S00°01'59"W, A
DISTANCE OF 25.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 256.26
FEET; THENCE S62°23'36"W, A DISTANCE OF 53.34 FEET TO AN
INTERSECTION WITH A RADIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST,
HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 32°15'13";
THENCE ALONG THE ARC OF SAID CURVE 28.15 FEET (CHORD BEARING
N63°26'32"W) TO THE POINT-OF-BEGINNING.

SURVEYOR'S NOTES:

1. ENCROACHMENTS, IF ANY, ARE AS NOTED.
2. NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S IMPRESSION SEAL.
3. FIELD SURVEY PERFORMED 03.20.01 THROUGH 08.26.02 AND UPDATED 12.17.09.
4. THE SURVEY DEPICTED HEREON IS TRUE AND MEETS THE MINIMUM TECHNICAL
STANDARDS ACCORDING TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE
PURSUANT TO FLORIDA STATUTES 177 AND 472.
5. BEARINGS DEPICTED HEREON REFER TO "FIRST ADDITION TO PLAT OF CANAVERAL,
SECOND SECTION" CENTERLINE OF SHORE DRIVE BEARING S89°59'25" E AS RECORDED
IN PLAT BOOK 16, PAGE 5, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
6. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NO. 40-009-51858-3.



HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES

DATE:
07.30.10

SCALE:
AS NOTED

SHEET 4 OF 6

JOB NO. :
SHOREDRIVE

BEACH MAPPING
AND
SURVEYING

180 PINELLAS LANE
SUITE 100

COCOA BEACH, FLORIDA 32931

PHONE (321) 783-4174 FAX (321) 783-1058

e-mail: beachmapping@bellsouth.net

PLAT OF LEGAL DESCRIPTIONS PREPARED FOR: COLETTE TAHAN DICHRISTOPHER

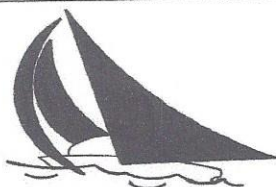
LEGAL DESCRIPTION: PARCEL B

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37 EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5692, PAGE 1163, PUBLIC RECORDS, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC MONUMENTING THE CENTERLINE RADIUS POINT OF A 50 FOOT RADIUS CUL-DE-SAC THAT LIES AT THE TERMINUS OF SHORE DRIVE AS DEPICTED ON "FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION" AS RECORDED IN PLAT BOOK 16, PAGE 114, PUBLIC RECORDS OF AFORESAID BREVARD COUNTY, THENCE N07°53'55"W, A DISTANCE OF 50.00 FEET TO THE POINT-OF-BEGINNING; THENCE N00°00'35"E, ALONG THE EAST LINE OF LOT 10, AFORESAID "FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION, A DISTANCE OF 70.11 FEET TO THE MEAN HIGH WATER LINE OF THE BANANA RIVER; THENCE WITH AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 50 COURSES, TO WIT;

THENCE N82°05'58"E, A DISTANCE OF 45.41 FEET; THENCE S82°53'46"E, A DISTANCE OF 37.50 FEET; THENCE N63°25'34"E, A DISTANCE OF 22.16 FEET; THENCE N80°17'24"E, A DISTANCE OF 16.62 FEET; THENCE N79°46'39"E, A DISTANCE OF 28.60 FEET; THENCE S72°24'51"E, A DISTANCE OF 34.60 FEET; THENCE S84°27'31"E, A DISTANCE OF 31.97 FEET; THENCE N81°14'14"E, A DISTANCE OF 35.72 FEET; THENCE S81°58'53"E, A DISTANCE OF 44.68 FEET; THENCE S88°02'10"E, A DISTANCE OF 225.88 FEET; THENCE S80°19'58"E, A DISTANCE OF 26.09 FEET; THENCE N87°56'58"E, A DISTANCE OF 27.72 FEET; THENCE N77°35'33"E, A DISTANCE OF 51.20 FEET; THENCE N75°12'19"E, A DISTANCE OF 39.49 FEET; THENCE S82°54'19"E, A DISTANCE OF 20.84 FEET; THENCE N88°17'41"E, A DISTANCE OF 34.03 FEET; THENCE N79°39'00"E, A DISTANCE OF 40.95 FEET; THENCE N58°50'55"E, A DISTANCE OF 30.13 FEET; THENCE N31°53'14"E, A DISTANCE OF 26.20 FEET; THENCE N17°40'29"E, A DISTANCE OF 19.85 FEET; THENCE N74°03'15"E, A DISTANCE OF 47.31 FEET; THENCE S86°32'46"E, A DISTANCE OF 55.07 FEET; THENCE S68°03'54"E, A DISTANCE OF 59.62 FEET; THENCE S74°43'15"E, A DISTANCE OF 17.70 FEET; THENCE S55°37'01"E, A DISTANCE OF 42.17 FEET; THENCE S66°31'39"E, A DISTANCE OF 37.60 FEET; THENCE S78°51'06"E, A DISTANCE OF 43.78 FEET; THENCE S67°57'04"E, A DISTANCE OF 42.61 FEET; THENCE S36°53'03"E, A DISTANCE OF 42.48 FEET; THENCE S05°48'03"W, A DISTANCE OF 28.83 FEET; THENCE S37°35'27"W, A DISTANCE OF 44.38 FEET; THENCE S43°50'03"W, A DISTANCE OF 38.91 FEET; THENCE S34°40'40"W, A DISTANCE OF 48.52 FEET; THENCE S34°39'46"W, A DISTANCE OF 48.44 FEET; THENCE S42°33'26"W, A DISTANCE OF 28.93 FEET; THENCE S56°36'40"W, A DISTANCE OF 43.75 FEET; THENCE S70°37'29"W, A DISTANCE OF 20.96 FEET; THENCE S25°02'34"W, A DISTANCE OF 49.03 FEET; THENCE S32°23'50"W, A DISTANCE OF 58.84 FEET; THENCE S41°21'52"W, A DISTANCE OF 26.95 FEET; THENCE N60°23'49"W, A DISTANCE OF 30.22 FEET; THENCE N48°50'27"W, A DISTANCE OF 32.02 FEET; THENCE N29°57'51"W, A DISTANCE OF 23.14 FEET; THENCE N33°21'53"W, A DISTANCE OF 23.38 FEET; THENCE N38°10'36"E, A DISTANCE OF 14.49 FEET; THENCE N19°09'57"E, A DISTANCE OF 15.94 FEET; THENCE N08°15'18"E, A DISTANCE OF 39.31

CONTINUED ON SHEET 6



HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES

DATE:
07.30.10

SCALE:
AS NOTED

SHEET 5 OF 6

JOB NO. :
SHOREDRI VE

BEACH MAPPING AND SURVEYING

180 PINELLAS LANE
SUITE 100

COCOA BEACH, FLORIDA 32931

PHONE (321) 783-4174 FAX (321) 783-1058

e-mail: beachmapping@bellsouth.net

PLAT OF LEGAL DESCRIPTIONS PREPARED FOR: COLETTE TAHAN DICHRISTOPHER

LEGAL DESCRIPTION: PARCEL B (CONTINUED FROM SHEET 5)

FEET; THENCE N29°00'25"W, A DISTANCE OF 19.24 FEET; THENCE N85°38'48"W, A DISTANCE OF 94.26 FEET; THENCE S87°34'45"W, A DISTANCE OF 82.92 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE N00°01'59"E, A DISTANCE OF 161.60 FEET; THENCE N82°24'49"W, A DISTANCE OF 132.93 FEET; THENCE S90°00'00"W, A DISTANCE OF 150.00 FEET; THENCE S00°01'59"W, A DISTANCE OF 25.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 256.26 FEET; THENCE S62°23'36"W, A DISTANCE OF 53.34 FEET TO AN INTERSECTION WITH A RADIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 60°35'00" FOR AN ARC OF 52.87 FEET (CHORD BEARING N67°36'25"W) TO THE POINT-OF-BEGINNING.

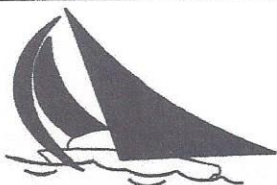
CONTAINING 4.013 ACRES, MORE OR LESS AND BEING SUBJECT TO A 25.00 FOOT INGRESS/EGRESS EASEMENT AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

BEING SUBJECT TO A 25.00 FOOT PERMANENT AND IRREVOCABLE EASEMENT FOR INGRESS AND EGRESS.

LEGAL DESCRIPTION: 25.00 ACCESS EASEMENT TO PARCEL A

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37 EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5692, PAGE 1163, PUBLIC RECORDS, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC MONUMENTING THE CENTERLINE RADIUS POINT OF A 50 FOOT RADIUS CUL-DE-SAC THAT LIES AT THE TERMINUS OF SHORE DRIVE AS DEPICTED ON "FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION" AS RECORDED IN PLAT BOOK 16, PAGE 114, PUBLIC RECORDS OF AFORESAID BREVARD COUNTY, THENCE N20°25'53"E, A DISTANCE OF 50.00 FEET TO THE POINT-OF-BEGINNING; THENCE N62°23'36"E, A DISTANCE OF 71.59 FEET; THENCE N90°00'00"E, A DISTANCE OF 262.41 FEET; THENCE S00°01'59"W, A DISTANCE OF 25.00 FEET; THENCE S90°00'00"W, A DISTANCE OF 256.26 FEET; THENCE S62°23'36"W, A DISTANCE OF 53.34 FEET TO AN INTERSECTION WITH A RADIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 32°15'13"; THENCE ALONG THE ARC OF SAID CURVE 28.15 FEET (CHORD BEARING N63°26'32"W) TO THE POINT-OF-BEGINNING.



HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES

DATE:
07.30.10

SCALE:
AS NOTED

SHEET 6 OF 6

JOB NO. :
SHOREDRIVE

BEACH MAPPING
AND
SURVEYING

180 PINELLAS LANE
SUITE 100

COCOA BEACH, FLORIDA 32931

PHONE (321) 783-4174 FAX (321) 783-1058

e-mail: beachmapping@bellsouth.net

PLAT OF LEGAL DESCRIPTIONS PREPARED FOR:
COLETTE TAHAN DICHRISTOPHER

OVERALL DESCRIPTION (OFFICIAL RECORDS BOOK 6212, PAGE 548, EXHIBIT "B"):

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37
EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK 5692, PAGE 1163, PUBLIC RECORDS, BREVARD
COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC MONUMENTING THE CENTERLINE RADIUS POINT
OF A 50 FOOT RADIUS CUL-DE-SAC THAT LIES AT THE TERMINUS OF SHORE DRIVE
AS DEPICTED ON "FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION"
AS RECORDED IN PLAT BOOK 16, PAGE 114, PUBLIC RECORDS OF AFORESAID
BREVARD COUNTY, THENCE S59° 53'06"E, A DISTANCE OF 50.00 FEET TO AN
INTERSECTION WITH A RADIAL CIRCULAR CURVE CONCAVE TO THE WEST,
HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 67° 25'50" AND
THE POINT-OF-BEGINNING; THENCE ALONG THE ARC OF SAID CURVE 58.84
FEET (CHORD BEARING N03° 36'00"W); THENCE N62° 23'36"E, A DISTANCE
OF 53.34 FEET; THENCE N90° 00'00"E, A DISTANCE OF 256.26 FEET; THENCE
S00° 01'59"W, A DISTANCE OF 139.51 FEET TO THE MEAN HIGH WATER LINE
OF THE BANANA RIVER; THENCE WITH AND ALONG SAID MEAN HIGH WATER LINE
THE FOLLOWING TEN COURSES, TO WHIT: THENCE S84° 00'43"W, A DISTANCE OF
73.62 FEET; THENCE S76° 35'59"W, A DISTANCE OF 36.94 FEET; THENCE
S88° 43'43"W, A DISTANCE OF 27.98 FEET; THENCE N82° 41'06"W, A DISTANCE
OF 18.75 FEET; THENCE N83° 45'40"W, A DISTANCE OF 33.31 FEET; THENCE
S89° 00'27"W, A DISTANCE OF 26.05 FEET; THENCE S83° 04'26"W, A
DISTANCE OF 24.21 FEET; THENCE S64° 53'30"W, A DISTANCE OF 40.83
FEET; THENCE S57° 52'27"W, A DISTANCE OF 21.59 FEET; THENCE
S72° 45'51"W, A DISTANCE OF 6.12 FEET; THENCE DEPARTING SAID MEAN
HIGH WATER LINE, N00° 01'59"E, A DISTANCE OF 104.24 FEET TO THE
POINT-OF-BEGINNING.

CONTAINING 1.042 ACRES, MORE OR LESS AND BEING SUBJECT TO A 25.00
FOOT INGRESS/EGRESS EASEMENT AND ANY OTHER EASEMENTS AND/OR
RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES:

1. ENCROACHMENTS, IF ANY, ARE AS NOTED.
2. NOT VALID UNLESS EMBOSED WITH SURVEYOR'S IMPRESSION SEAL.
3. FIELD SURVEY PERFORMED 03.20.01 THROUGH 08.26.02 AND UPDATED 12.17.09.
4. THE SURVEY DEPICTED HEREON IS TRUE AND MEETS THE MINIMUM TECHNICAL
STANDARDS ACCORDING TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE
PURSUANT TO FLORIDA STATUTES 177 AND 472.
5. BEARINGS DEPICTED HEREON REFER TO "FIRST ADDITION TO PLAT OF CANAVERAL,
SECOND SECTION" CENTERLINE OF SHORE DRIVE BEARING S89° 59' 25" E AS RECORDED
IN PLAT BOOK 16, PAGE 5, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
6. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NO. 40-009-51858-3.

FOR GRAPHIC DEPICTION OF THIS SITE SEE SHEET 2 OF 4
FOR LEGAL DESCRIPTION OF PARCEL A SEE SHEET 3 OF 4
FOR LEGAL DESCRIPTION OF PARCEL B SEE SHEET 4 OF 4

THE SURVEY DEPICTED HEREON IS TRUE AND
MEETS THE MINIMUM TECHNICAL STANDARDS
ACCORDING TO CHAPTER 61G17-6, FLORIDA
ADMINISTRATIVE CODE PURSUANT TO FLORIDA
STATUTES 177 AND 472.

WM. V. POWELL P.L.S. NO. 2787
STATE OF FLORIDA

DATE:
07.30.10

SCALE:
AS NOTED

SHEET 1 OF 4

JOB NAME
SHOREDRIVE A

BEACH MAPPING
AND
SURVEYING

180 PINELLAS LANE
SUITE 100

COCOA BEACH, FLORIDA 32931

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LANDS PER OFFICIAL RECORDS BOOK 6212, PAGE 548, EXHIBIT "C"

THE BANANA RIVER

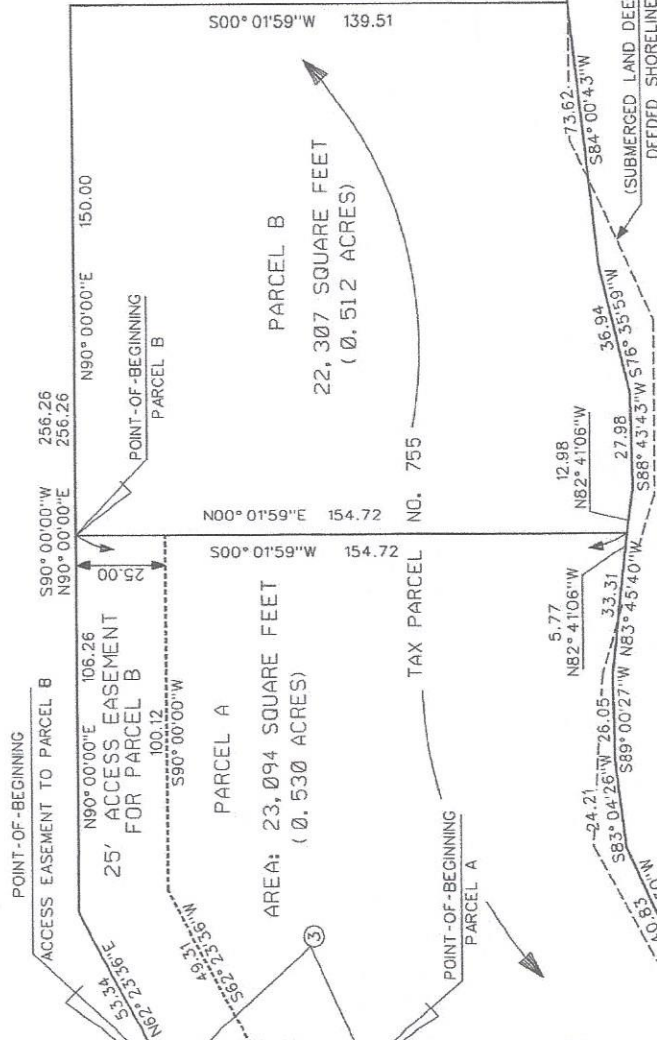
LANDS PER OFFICIAL RECORDS BOOK 6212, PAGE 548, EXHIBIT "C"
TAX PARCEL NO. 750

LOT 10

FIRST ADDITION TO PLAT OF CANAVERAL
SECOND SECTION, PLAT BOOK 16, PAGE 114

BOTH PARCELS AND EASEMENT
POINT-OF-COMMENCEMENT
(BEARING BASIS) S89°59'25"E
CENTERLINE

SHORE DRIVE



THE BANANA RIVER

CURVE NO.	RADIUS	DELTA	ARC.	CHORD BEARING
①	50.00	29°03'37"	25.36	N22°47'07"W
②	50.00	38°22'12"	33.48	N10°55'48"W
③	50.00	67°25'50"	58.84	N03°36'00"W

BEACH MAPPING
AND
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180 PINELLAS LANE
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PLAT OF LEGAL DESCRIPTIONS PREPARED FOR: COLETTE TAHAN DICHRISTOPHER

LEGAL DESCRIPTION (PARCEL A):

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37 EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5692, PAGE 1163, PUBLIC RECORDS, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC MONUMENTING THE CENTERLINE RADIUS POINT OF A 50 FOOT RADIUS CUL-DE-SAC THAT LIES AT THE TERMINUS OF SHORE DRIVE AS DEPICTED ON 'FIRST ADDITION TO PLAT OF CANAVERAL, SECOND SECTION' AS RECORDED IN PLAT BOOK 16, PAGE 114, PUBLIC RECORDS OF AFORESAID BREVARD COUNTY, THENCE S59°53'06"E, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A RADIAL CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 67°25'50" AND THE POINT-OF-BEGINNING; THENCE ALONG THE ARC OF SAID CURVE 58.84 FEET (CHORD BEARING N03°36'00"W); THENCE N62°23'36"E, A DISTANCE OF 53.34 FEET; THENCE N90°00'00"E, A DISTANCE OF 106.26 FEET; THENCE S00°01'59"W, A DISTANCE OF 154.72 FEET TO THE MEAN HIGH WATER LINE OF THE BANANA RIVER; THENCE WITH AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING SEVEN COURSES, TO WHIT: THENCE N82°41'06"W, A DISTANCE OF 5.77 FEET; THENCE N83°45'40"W, A DISTANCE OF 33.31 FEET; THENCE S89°00'27"W, A DISTANCE OF 26.05 FEET; THENCE S83°04'26"W, A DISTANCE OF 24.21 FEET; THENCE S64°53'30"W, A DISTANCE OF 40.83 FEET; THENCE S57°52'27"W, A DISTANCE OF 21.59 FEET; THENCE S72°45'51"W, A DISTANCE OF 6.12 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, N00°01'59"E, A DISTANCE OF 104.24 FEET TO THE POINT-OF-BEGINNING.

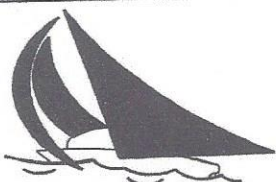
CONTAINING 0.530 ACRES, MORE OR LESS AND BEING SUBJECT TO A 25.00 FOOT INGRESS/EGRESS EASEMENT AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

BEING SUBJECT TO THE FOLLOWING PERMANENT AND IRREVOCABLE EASEMENT FOR INGRESS AND EGRESS:

LEGAL DESCRIPTION: 25.00 FOOT ACCESS EASEMENT TO PARCEL B

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 37 EASE, TALLAHASSEE BASE MERIDIAN, BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5692, PAGE 1163, PUBLIC RECORDS, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES

DATE:
07.30.10

SCALE:
AS NOTED

SHEET 3 OF 4

JOB NO. :
SHOREDRIVE A

BEACH MAPPING AND SURVEYING

180 PINELLAS LANE
SUITE 100

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PLAT OF LEGAL DESCRIPTIONS PREPARED FOR:
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LEGAL DESCRIPTION (PARCEL B):

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N62°23'36"E, A DISTANCE OF 53.34 FEET; THENCE N90°00'00"E, A
DISTANCE OF 106.26 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE
N90°00'00"E, A DISTANCE OF 150.00 FEET; THENCE S00°01'59"W, A
DISTANCE OF 139.51 FEET TO THE MEAN HIGH WATER LINE OF THE BANANA
RIVER; THENCE WITH AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING
FOUR COURSES, TO WIT; THENCE S84°00'43"W, A DISTANCE OF 73.62 FEET;
THENCE S76°35'59"W, A DISTANCE OF 36.94 FEET; THENCE S88°43'43"W, A
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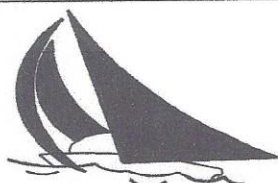
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