

LEGAL DESCRIPTION

PARCEL 1:

LOT 9, AS LIES WEST OF DIXIE HIGHWAY, THIRD ADDITION TO INDIAN RIVER CITY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF LOT 9, THIRD ADDITION TO INDIAN RIVER CITY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN SOUTH 51°59'01" WEST, ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 38°00'05" EAST, PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 9, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 51°59'01" EAST, ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 9, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY MOST CORNER OF LOT 9; THENCE RUN NORTH 38°00'59" WEST, ALONG THE SOUTHWESTERLY LINE OF LOT 9, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

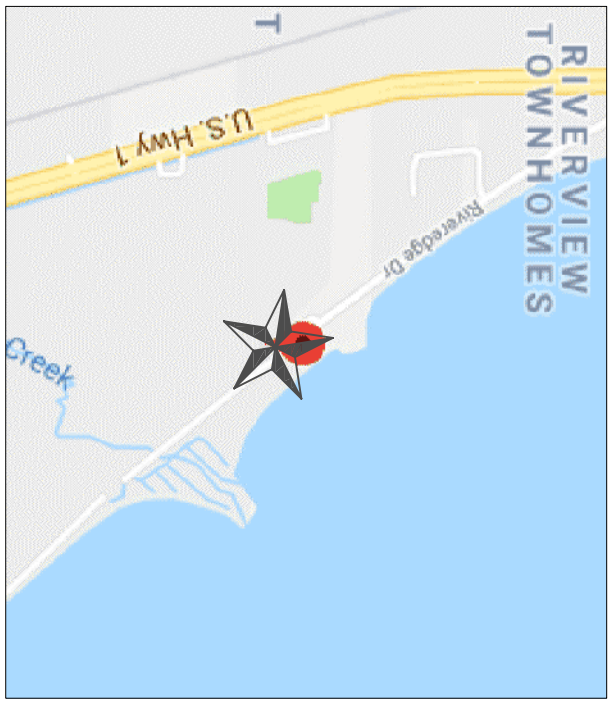
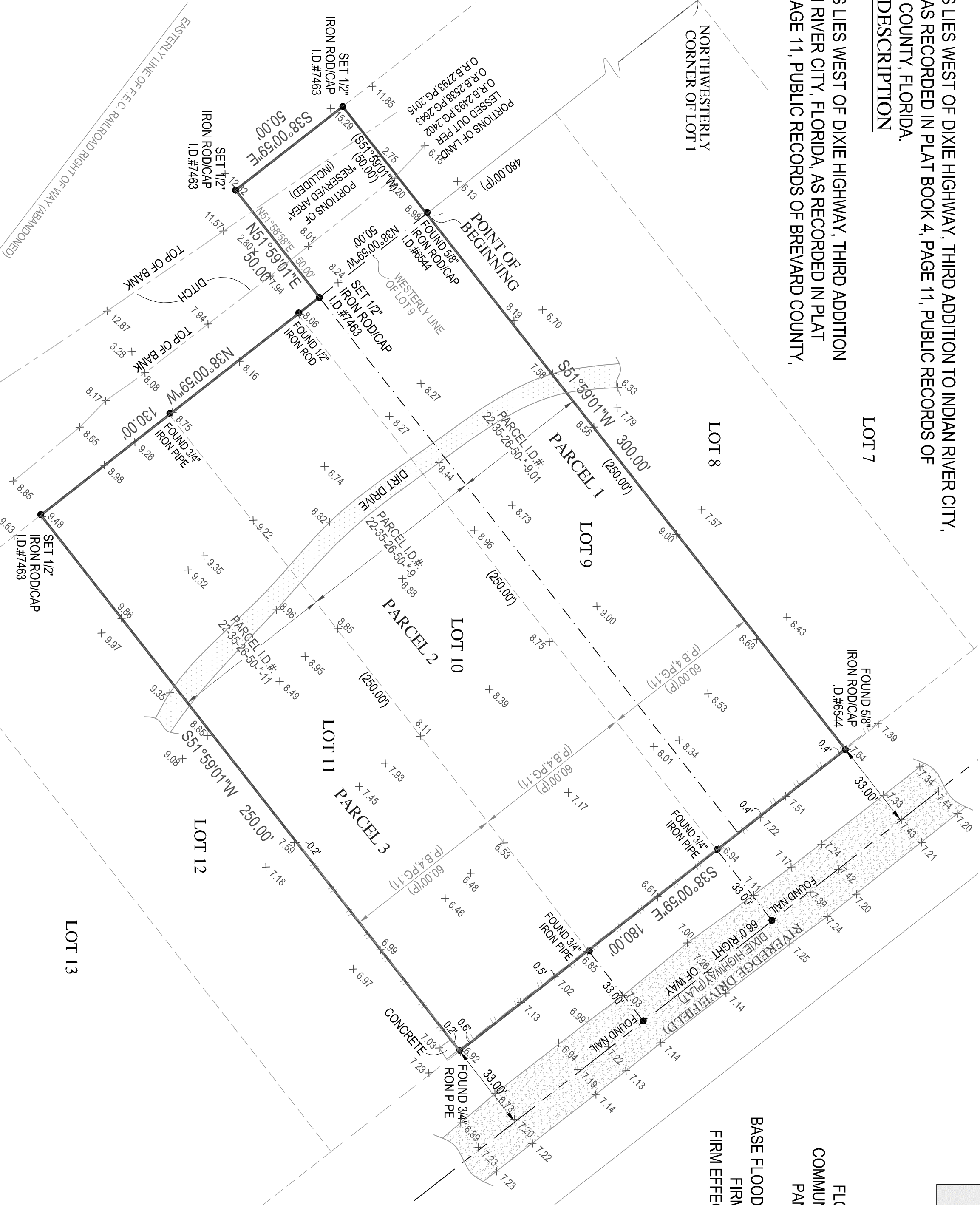
PARCEL 2:

LOT 10, AS LIES WEST OF DIXIE HIGHWAY, THIRD ADDITION TO INDIAN RIVER CITY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,

LEGAL DESCRIPTION

PARCEL 3:

LOT 11, AS LIES WEST OF DIXIE HIGHWAY, THIRD ADDITION TO INDIAN RIVER CITY, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



VICINITY MAP
N.T.S.

FLOOD ZONE: XAE
COMMUNITY NUMBER: 125152
PANEL: 12009C0220

SUFFIX: G

BASE FLOOD ELEVATION: 2.7 (NAVD88)

FIRM DATE: 3/17/2014

FIRM EFFECT/REV DATE: 3/17/2014

SCALE: 1"=30'

LEGEND

- AC AIR CONDITIONER
- BC BLOCK CENTER
- CB CONCRETE BLOCK STRUCTURE
- EB ELEVATION
- FF FINISHED FLOOR
- ID IDENTIFICATION
- LB LENGTH
- MB MEASURED
- NTS NOT TO SCALE
- N&D NAIL & DISC
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG PAGE
- P.B. PARKER KYLON NAIL
- R RADIUS
- TAN TANGENT
- T.B.M. TEMPORARY BENCH MARK
- C CENTERLINE
- AND
- A NUMBER
- DELTA OR CENTRAL ANGLE
- CONCRETE

- NOTES:
- LEGAL DESCRIPTION PROVIDE BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NOTH LINE OF LOT 9, HAVING AN ASSUMED BEARING OF S51°59'01"W.

ORIGINATION BENCHMARK
UNITED STATES COASTAL & GEODETIC SURVEY
BENCHMARK " M404 1991 "
N.A.V.D.88 ELEVATION = 5.05'

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION, NOT VALID
WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

COMPASS
SURVEYING
WWW.COMPASSSURVEYING.NET

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LB #7463

No. Revision/Issue	Date
Project C-15919	Sheet
Date 04/20/2018	1 of 1
Scale 1"=30'	

No. Revision/Issue	Date
Project C-15919	Sheet
Date 04/20/2018	1 of 1
Scale 1"=30'	

BOUNDARY SURVEY OF
XXX RIVEREDGE DRIVE
TITUSVILLE, FL. 32780
PREPARED FOR:
THERESE & KENT BROWN