22V00018

RIVER CLIFF UNIT 2
PLAT BOOK 21, PAGE 70

LOT 34 | LOT 33 | LOT 32 | LOT 31 | LOT 30 | LOT 29

6' W.F. (0.1'N)(4.5'W)
5.28'(D)
4.74'(M)
4' C.L.F. (0.1'S)
6' W.F. (0.4'N)
S89°56'45"E 784.18'(D)
6' W.F. (1.0'N)
4' C.L.F. (1.5'N)

POINT OF COMMENCEMENT
POINT OF BEGINNING
FD 1/2" I.R. "NO ID" (1.0'E)
4' C.L.F./6' W.F. (0.0'N)(1.2'E)
280.3'

S. TROPICAL TRAIL
(PUBLIC RIGHT-OF-WAY)

CONC. APRON
EDGE OF PAVEMENT
L1
CONC. WALK
FD X-CUT "NO ID"
CONC. APRON
L2

15.1'
14.6'
CONC.
47.4'
28.7'
CONC.
PAVER
59.4'
1 STORY
CBS RESIDENCE
892 S TROPICAL TRAIL
15.9'
COVERED PAVER
30.7'
25.5'
12.0'
SCREEN PORCH
22.6'
12.0'
30.9'
19.6'
19.3'

105.4'
Remove

20' INGRESS & EGRESS AND UTILITY EASEMENT

FD 5/8" I.R. "ID PLS5117" (6.0' EAST)

N89°56'45"W 810.07'(D)

SOUTH LINE OF LOT 1, BLOCK 5

SEE MATCH LINE BELOW

RECEIVED
SEP 0 1 2022
BY:

RIVER CLIFF
PLAT BOOK 3, PAGE 56

SEE MATCH LINE ABOVE

LOT 28 | LOT 27 | LOT 26

FD 1/2" I.R. "NO ID"
4' C.L.F. (1.8'S)

TAX PARCEL 1.01
1965/318
S34°17'06"E 127.71'(D)

20' INGRESS & EGRESS AND UTILITY EASEMENT

FD 1/2" I.R. "NO ID"

RIVER CLIFF
PLAT BOOK 3, PAGE 56

L1 N19°23'40"W 81.83'(D)
L2 N33°43'10"W 34.03'(D)

Kyal DeLuca 9-1-2022
Plans in development to include Renovating Pool & entire yard. Plan attached

LEGAL:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING PART OF LOT 1, BLOCK 5, RIVER CLIFF, AS RECORDED IN PLAT BOOK 3, PAGE 56, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RIVER CLIFF, UNIT TWO, AS RECORDED IN PLAT BOOK 21, PAGE 70, OF THE SAID PUBLIC RECORDS AND RUN SOUTH 89°56'45" EAST ALONG THE SOUTH LINE OF SAID RIVER CLIFF UNIT TWO, A DISTANCE OF 5.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, RIVER CLIFF, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'54' EAST ALONG THE SAID SOUTH LINE OF RIVER CLIFF, UNIT TWO, AND ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 5, RIVER CLIFF, A DISTANCE OF 784.18 FEET; THENCE RUN SOUTH 34°17'06' EAST A DISTANCE OF 127.71 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 5, RIVER CLIFF; THENCE RUN NORTH 89°56'45" WEST ALONG THE SAID SOUTH LINE OF LOT 1, BLOCK 5, A DISTANCE OF 810.07 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 3, (SOUTH TROPICAL TRAIL); THENCE RUN NORTH 33°43'10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 34.03 FEET; THENCE RUN NORTH 19°23'40" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 81.83 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT INGRESS/EGRESS AND UTILITY EASEMENT OVER AND ACROSS THE SOUTH 20 FEET OF THE ABOVE DESCRIBED PROPERTY.

DAVID A. BLOCK SURVEYING & MAPPING

LEGEND
(AKA) = Also Known As
℄ = Centerline
C.B. = Concrete Block
C.B.S. = Concrete Block Structure
C.L.F. = Chain Link Fence
CLR. = Clear
C.M. = Concrete Monument
CONC. = Concrete
COR. = Corner
COVD = Covered
ENCH. = Encroachment
FD = Found
ID = Identification
I.P. = Iron Pipe
I.R. = Iron Rod
L = Length
(M) = Measured
N/D = Noll & Disk
N.R. = Non Radial
(P) = Plated
P.C. = Point of Curvature
P.T. = Point of Tangency
PP = Power Pole
P.S.M.= Professional Surveyor & Mapper
P.U. & D. = Public Utility & Drainage
PVMT = Pavement
R = Radius
R/W = Right-of-way
(TYP.) = Typical
W.F. = Wood Fence
△ = Delta Angle

CERTIFIED TO:
FREDERICK M. DEARMENT
SANDRA N. DEARMENT

SCALE: 1" = 40'
DATE: 07/08/2022
PROJECT: 22-252
F.B. NUMBER:
REVISION:

TYPE OF SURVEY:
BOUNDARY SURVEY
CAD FILE:
22-252.DWG

SURVEYOR'S NOTES:

1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.19°23'40"W., ALONG THE EAST RIGHT-OF-WAY LINE OF S. TROPICAL TRAIL.

2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0429 H, INDEX DATED 01-29-2021, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.

3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.

4) THIS TRACT CONTAINS 84,403 SQUARE FEET OR 1.93 ACRES OF LAND MORE OR LESS.

5) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LIABILITY SHALL NOT EXCEED THE TOTAL AMOUNT PAID TO THE SURVEYOR BY THE CLIENT.

CERTIFIED BY:

DAVID A. BLOCK
FLORIDA P.S.M. 6263
(NOT VALID UNLESS SEALED)
1545 BREAM STREET
MERRITT ISLAND, FL. 32952
PHONE: 321-452-7048
FAX: 321-452-5109
www.blocksurveying.com
dblock@blocksurveying.com

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