Survey
22Z00052
Kanes

SPECIFIC PURPOSE SURVEY

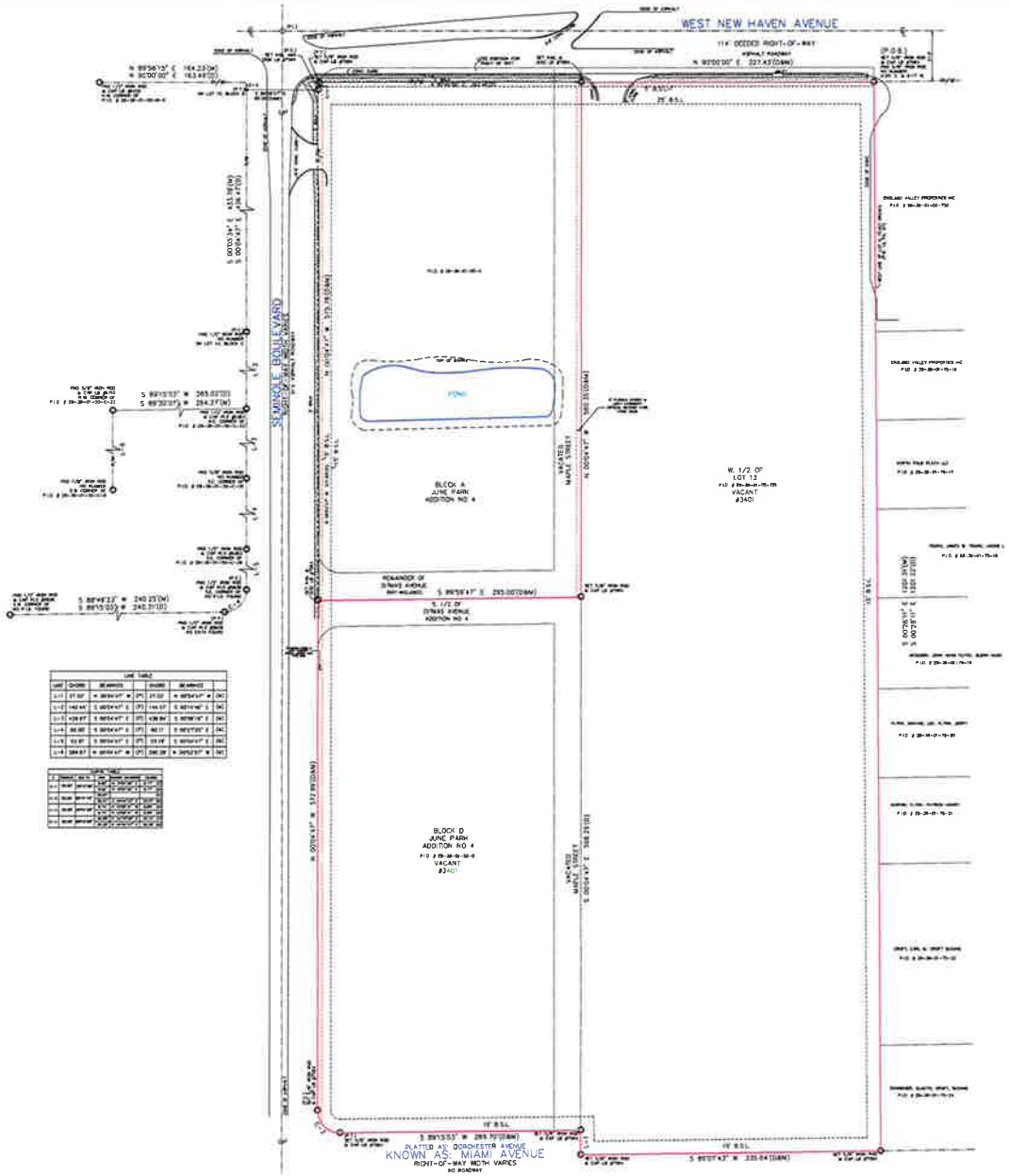
SURVEYOR'S NOTE:
NO INTERNAL IMPROVEMENTS WERE SHOWN PER THE CLIENT'S REQUEST.

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BREVARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
THE WEST 1/2 OF LOT 13 PER THE PLAT OF FLORIDA INDIAN RIVER LAND COMPANY IN SECTION 1 TOWNSHIP 28 SOUTH RANGE 38 EAST AS RECORDED IN PLAT BOOK 2, PAGE 90 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH BLOCKS A AND D, PLAT OF ADDITION NO. 4, JUNE PARK AND THE VACATED ROAD RIGHT-OF-WAY OF MAPLE STREET AND DITMAS AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGES 1528-1528 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LESS AND EXCEPT ROAD RIGHT-OF-WAY OF U.S. HIGHWAY #192 (STATE ROAD #500) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND COMMENCE AT THE SOUTH RIGHT-OF-WAY LINE OF U.S. #192 (STATE ROAD 500 - 114 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF FEAST GROVES, A SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 67 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE SOUTH 00°28'11" EAST ALONG THE WEST LINE OF SAID FEAST GROVES A DISTANCE OF 1201.22 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE SOUTH 89°07'43" WEST ON A WESTERLY PROJECTION OF THE SOUTH LINE OF FEAST GROVES SUBDIVISION A DISTANCE OF 335.94 FEET TO THE EAST LINE OF MAPLE STREET AS SHOWN ON THE PLAT OF JUNE PARK SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE NORTH 00°04'47" WEST, ALONG THE SAID EAST LINE OF MAPLE STREET TO THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF DORCHESTER AVENUE, ALSO KNOWN AS MIAMI AVENUE; A DISTANCE OF 27.52 FEET, THENCE SOUTH 89°14'03" WEST ALONG THE SAID EASTERLY PROJECTION RIGHT-OF-WAY LINE OF DORCHESTER AVENUE, ALSO KNOWN AS MIAMI AVENUE AND THE NORTH RIGHT-OF-WAY A DISTANCE OF 289.70 FEET TO THE POINT-OF-CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 89°41'12", A RADIUS OF 25.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.57 FEET TO THE POINT-OF-TANGENCY AND THE EAST RIGHT-OF-WAY OF SEMINOLE BOULEVARD, THENCE NORTH 00°04'47" WEST, ALONG THE SAID EAST RIGHT-OF-WAY A DISTANCE OF 572.99 FEET TO A CENTERLINE OF VACATED DITMAS AVENUE AND WEST RIGHT-OF-WAY LINE OF SEMINOLE BOULEVARD, THENCE SOUTH 89 59'47" EAST ALONG SAID CENTERLINE A DISTANCE OF 295.00 FEET, THENCE NORTH 00°04'47" W A DISTANCE OF 560.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST NEW HAVEN AVENUE, THENCE NORTH 90 00'00" EAST (EAST) ALONG THE SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 327.43 FEET TO THE POINT-OF-BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1060862-12-ORL, DATED 10/12/2021 @ 7:30 AM.

AERIAL VIEW (NOT TO SCALE)



LINE TABLE

LINE	CHORD	BEARING	DISTANCE	BEARING	
L-1	27.52'	N 00°04'47" W	(P) 27.52'	N 00°04'47" W	(M)
L-2	142.44'	S 00°04'47" E	(P) 144.17'	S 00°04'47" E	(M)
L-3	439.87'	S 00°04'47" E	439.84'	S 00°04'47" E	(M)
L-4	80.00'	S 00°04'47" E	(P) 80.11'	S 00°07'00" E	(M)
L-5	62.91'	S 00°04'47" E	(P) 62.91'	S 00°04'47" E	(M)
L-6	284.87'	N 00°04'47" W	(P) 286.38'	N 00°02'57" W	(M)

CURVE TABLE

CURVE	CHORD	BEARING	RADIUS	DELTA	ARC LENGTH
C-1	39.57'	N 44°04'47" W	25.00'	90°41'12"	39.57'
C-2	35.36'	S 45°00'00" E	25.00'	90°00'00"	39.27'
C-3	35.36'	S 45°00'00" E	25.00'	90°00'00"	39.27'
C-4	35.36'	S 45°00'00" E	25.00'	90°00'00"	39.27'
C-5	35.36'	S 45°00'00" E	25.00'	90°00'00"	39.27'
C-6	35.36'	S 45°00'00" E	25.00'	90°00'00"	39.27'

PROPERTY ADDRESS: 3401 WEST NEW HAVEN AVENUE, MELBOURNE, FLORIDA 32904

LEGEND

FIRST CHOICE SURVEYING

DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
SCALE: 1" = 50'
FIELD BOOK: [illegible]
PAGE: [illegible]
JOB NO: [illegible]
CLIENT NO: [illegible]