

MAP OF BOUNDARY SURVEY

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FPA&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IRP = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(N) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NOD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
PBB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

NOTES:

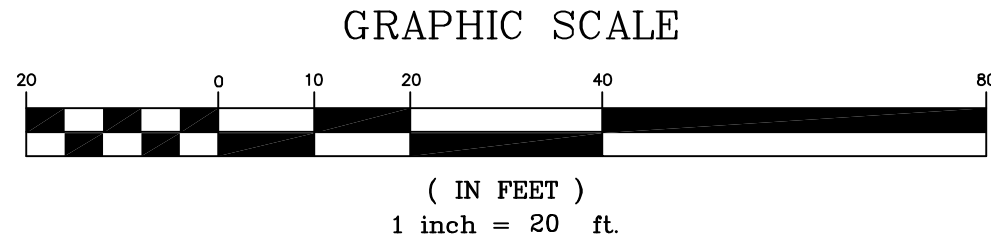
- BEARINGS BASED ON THE S. LINE OF DEED BOOK 368, PAGE 557 BEING N 52°11'30" E AS PER DEED (SEE SKETCH)
- ELEVATIONS BASED ON _____
- FLOOD ZONE "X" AND "AE", MAP No. 12009C0517H COMMUNITY No. 125092, JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFA.
- HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003
- BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
- ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
- UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

CERTIFIED TO:

BRADLEY W. SINCLAIR AND ALETA K. SINCLAIR

BOUNDARY	DATE: 7/19/22	JOB No. 37631
REVISED SHORELINE	DATE: 1/22/24	
REVISED SHORELINE NOTE	DATE: 1/24/24	COORD/GE/L18-20

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427
FAX (321) 984-1448



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
CI(D)	225.00'	6,366.26'		NORTHWESTERLY
CI(M)	225.18'	6,366.26'	270°36"	225.17' N23°00'04"W

APPROXIMATE SHORELINE
*THE SHORELINE SHOWN HEREIN IS APPROXIMATE. SHOULD A PRECISE LOCATION OF THE SAFE UPLAND LINE OR ORDINARY WATER LINE BE REQUIRED AS A REGULATORY SETBACK LINE THE SURVEYOR SHOULD BE CONTACTED PRIOR TO ENGINEERING, PLANNING OR CONSTRUCTION.

LEGAL DESCRIPTION:

LOT 18, COQUINA RIDGE, FIRST UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 53, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
ALL OF LOT 20 AND A PART OF LOTS 19 AND 21, COQUINA RIDGE, FIRST UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 53, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EDGEWATER DRIVE, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 19 AND 20, IN AFORESAID PLAT OF COQUINA RIDGE, FIRST UNIT; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE WHICH IS CONCAVE EASTERLY, HAVING A RADIUS OF 6,366.26 FEET, A CENTRAL ANGLE OF 00°40'30" AND CHORD BEARING NORTH 22°51'44" WEST, FOR AN ARC DISTANCE OF 75.00 FEET TO THE COMMON CORNER BETWEEN LOTS 20 AND 21; THENCE NORTH 52°11'30" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF PROPERTY AS DESCRIBED IN DEED BOOK 368, PAGE 557, A DISTANCE OF 172 FEET MORE OR LESS TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE SOUTHWESTERLY MEANDERING THE WATERS OF THE INDIAN RIVER A DISTANCE OF 100 FEET MORE OR LESS TO THE SOUTHEASTERLY LINE OF AFORESAID LOT 20; THENCE SOUTH 52°40'10" WEST A DISTANCE OF 72 FEET MORE OR LESS TO AN IRON ROD; THENCE SOUTH 67°05'19" WEST 34.39 FEET TO AN IRON ROD; THENCE SOUTH 66°44'14" WEST, A DISTANCE OF 59.60 FEET TO THE POINT OF BEGINNING.
AND
PART OF LOT 19, COQUINA RIDGE, FIRST UNIT, AS RECORDED IN PLAT BOOK 5, PAGE 53, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COQUINA RIDGE DRIVE (FORMERLY EDGEWATER DRIVE), SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 19 AND 20 IN AFORESAID PLAT OF COQUINA RIDGE, FIRST UNIT, THENCE N66°44'14"E A DISTANCE OF 59.60 FEET; THENCE N67°05'19"E A DISTANCE OF 34.39 FEET; THENCE N52°40'10"E A DISTANCE OF 72 FEET MORE OR LESS TO THE ORDINARY HIGH WATER LINE OF THE INDIAN RIVER; THENCE SOUTHEASTERLY MEANDERING THE ORDINARY HIGH WATER LINE OF THE INDIAN RIVER A DISTANCE OF 79 FEET, MORE OR LESS TO, THE SOUTHERLY PROPERTY LINE OF AFORESAID LOT 19; THENCE S60°51'08"W ALONG SAID SOUTH LINE OF LOT 19 A DISTANCE OF 156 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY LINE OF COQUINA RIDGE DRIVE (FORMERLY EDGEWATER DRIVE), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 6366.26 FEET, A CENTRAL ANGLE OF 0°40'30" AND A CHORD BEARING OF N23°32'06"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.



1/24/2024 | 7:01 AM PST

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel Seymour

DATE: 1/24/24

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JIL

SCALE 1 INCH = 20 FEET