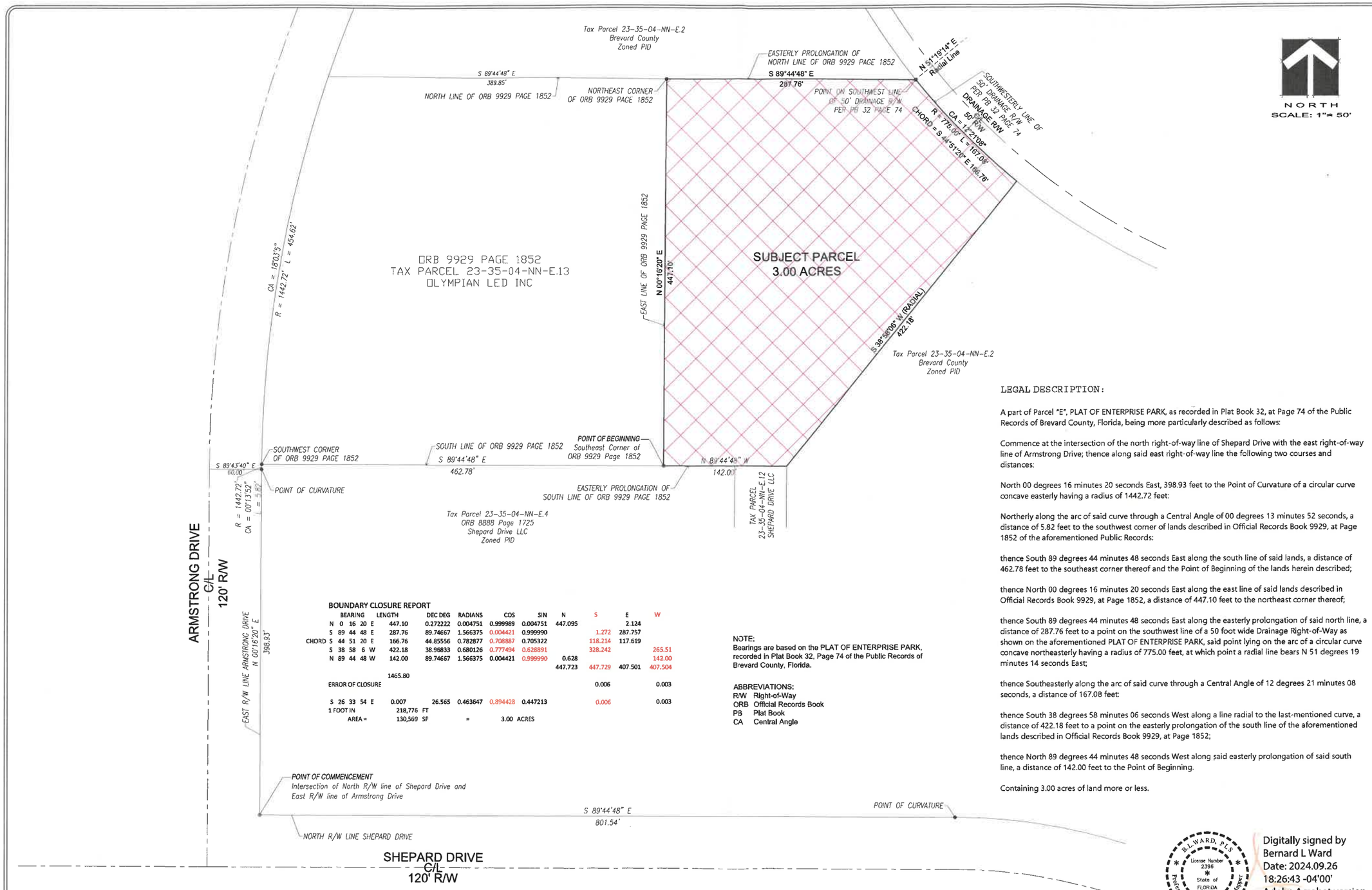

NORTH
SCALE: 1"= 50'

BOUNDARY CLOSURE REPORT

	BEARING	LENGTH	DEC DEG	RADIANS	COS	SIN	N	S	E	W
	N 0 16 20 E	447.10	0.272222	0.004751	0.999989	0.004751	447.095		2.124	
	S 89 44 48 E	287.76	89.74667	1.566375	0.004421	0.999990		1.272	287.757	
CHORD	S 44 51 20 E	166.76	44.85556	0.782877	0.708887	0.705322		118.214	117.619	
	S 38 58 6 W	422.18	38.96833	0.680126	0.777494	0.628891		328.242		265.51
	N 89 44 48 W	142.00	89.74667	1.566375	0.004421	0.999990	0.628			142.00
							447.723	447.729	407.501	407.504
		1465.80								
	ERROR OF CLOSURE							0.006		0.003
	S 26 33 54 E	0.007	26.565	0.463647	0.894428	0.447213		0.006		0.003
	1 FOOT IN	218,776 FT								
	AREA =	130,569 SF		=	3.00 ACRES					

NOTE:
Bearings are based on the PLAT OF ENTERPRISE PARK, recorded in Plat Book 32, Page 74 of the Public Records of Brevard County, Florida.

ABBREVIATIONS:
R/W Right-of-Way
ORB Official Records Book
PB Plat Book
CA Central Angle

LEGAL DESCRIPTION:

A part of Parcel "E", PLAT OF ENTERPRISE PARK, as recorded in Plat Book 32, at Page 74 of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the intersection of the north right-of-way line of Shepard Drive with the east right-of-way line of Armstrong Drive; thence along said east right-of-way line the following two courses and distances:

North 00 degrees 16 minutes 20 seconds East, 398.93 feet to the Point of Curvature of a circular curve concave easterly having a radius of 1442.72 feet:

Northerly along the arc of said curve through a Central Angle of 00 degrees 13 minutes 52 seconds, a distance of 5.82 feet to the southwest corner of lands described in Official Records Book 9929, at Page 1852 of the aforementioned Public Records:

thence South 89 degrees 44 minutes 48 seconds East along the south line of said lands, a distance of 462.78 feet to the southeast corner thereof and the Point of Beginning of the lands herein described;

thence North 00 degrees 16 minutes 20 seconds East along the east line of said lands described in Official Records Book 9929, at Page 1852, a distance of 447.10 feet to the northeast corner thereof;

thence South 89 degrees 44 minutes 48 seconds East along the easterly prolongation of said north line, a distance of 287.76 feet to a point on the southwest line of a 50 foot wide Drainage Right-of-Way as shown on the aforementioned PLAT OF ENTERPRISE PARK, said point lying on the arc of a circular curve concave northeasterly having a radius of 775.00 feet, at which point a radial line bears N 51 degrees 19 minutes 14 seconds East;

thence Southeasterly along the arc of said curve through a Central Angle of 12 degrees 21 minutes 08 seconds, a distance of 167.08 feet:

thence South 38 degrees 58 minutes 06 seconds West along a line radial to the last-mentioned curve, a distance of 422.18 feet to a point on the easterly prolongation of the south line of the aforementioned lands described in Official Records Book 9929, at Page 1852;

thence North 89 degrees 44 minutes 48 seconds West along said easterly prolongation of said south line, a distance of 142.00 feet to the Point of Beginning.

Containing 3.00 acres of land more or less.

B.L.WARD, PLS
License Number 2396
State of FLORIDA
Professional Surveyor and Mapper

Digitally signed by
Bernard L Ward
Date: 2024.09.26
18:26:43 -04'00'
Adobe Acrobat version:
2024.003.20112

REVISIONS	BY
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OLYMPIAN LED INC

DRAWN
B.L.W
CHECKED
DATE
SEPT. 26, 2024
JOB NO.
23-35-04-NN-E.13

SHEET 1 OF 1

B.L. WARD, PLS
State of Florida License Number LS 2396
Surveying ~ Mapping ~ Land Planning ~ Site Design
528 Poinsettia Avenue, Titusville, FL 32796
Phone: 321-271-0717 ~ Email: loysward@cfl.rr.com

Date:	Revision:	Date:	Revision:	09/26/24	Per BC Comments
				Date:	Revision:

MAP OF LEGAL DESCRIPTION

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