



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	72.06'	71.83'	N 45°01'58" E	15°52'47"
C2	370.00'	102.55'	102.22'	S 45°01'59" W	15°52'49"
C3	260.00'	61.17'	61.03'	S 30°21'11" W	13°28'48"
C4	260.00'	72.06'	71.83'	S 60°54'46" W	15°52'47"

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
04-19-2024	RP	ADD UNDERGROUND MARKINGS			

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
 TIMOTHY SCOTT GANNON AND
 DENISE IRENE GANNON

ADVANCED LAND SURVEYING
 AND MAPPING, INC.
 371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
 PH: (407) 509-2305

BOUNDARY SURVEY
 PREPARED FOR
TIMOTHY SCOTT GANNON AND DENISE IRENE GANNON
 285 DIANA BOULEVARD
 A PORTION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 36 EAST
 BREVARD COUNTY, FLORIDA

DRAWN	S. PETRAROLI
FIELD DATE	MARCH 29, 2024
FIELD BOOK	PRINT
SCALE	1" = 20'
PROJECT NO.	-
FILE NAME	285 DIANA.DWG
SHEET	1 OF 1



VICINITY MAP
 285 DIANA BOULEVARD, MERRITT ISLAND, FL 32953
 (NOT TO SCALE)



SUBJECT PARCEL
LEGAL DESCRIPTION
 (AS PROVIDED BY CLIENT)
 LOT 7, BLOCK J, DIANA SHORES UNIT NO 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 20, PAGE 148, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- SURVEYOR'S NOTES**
1. THIS IS A BOUNDARY SURVEY OF THE SUBJECT PARCEL.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SURVEYOR HAS REVIEWED THE RECORDED INFORMATION PROVIDED AND ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THE INFORMATION PROVIDED THAT ARE PERTINENT TO THE SUBJECT PARCEL, AND ITS INGRESS/EGRESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THE INFORMATION PROVIDED WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
 3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF LOT 7, DIANA SHORES, UNIT NO 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 14 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS BEING SOUTH 37°01'32" EAST.
 4. UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
 5. AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12009C0340H, DATED JANUARY 29, 2021 THE SUBJECT PARCEL DEPICTED HEREON LIES IN ZONE "Z" AND ZONE "AE" (BASE FLOOD ELEVATION 4').
 6. (D) DENOTES DESCRIPTION; (F) DENOTES FIELD MEASURED; (P) DENOTES PLAT; (C) DENOTES CALCULATED.

SURVEYOR'S CERTIFICATION
 THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON MARCH 29, 2024, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, AND FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.023, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B. MITCHELL P.S.M. L.S. No. 5682
 CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



VICINITY MAP
285 DIANA BOULEVARD, MERRITT ISLAND, FL 32953
(NOT TO SCALE)

SCALE: 1" = 20' (11"x17")

DIANA BOULEVARD
(60' PUBLIC RIGHT OF WAY)
ASPHALT

UNDERGROUND SANITARY
SET 5/8" IRON ROD AND CAP L.B. No 6885
UNDERGROUND CABLE
RECOVERED 1/2" IRON ROD AT P.C.
RECOVERED 5/8" IRON ROD 0.36' SOUTH, 0.76' EAST

LANDSCAPE PLANTER
PROPOSED ROOF AND FENCE ON LINE

STACY L. GOFORTH & LAWRENCE I. MUNRO
PARCEL ID: 24-36-23-JD-J-8
LOT 8

Easement vacated per Resolution 2024-062

SUBJECT PARCEL
LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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Easement vacated per Resolution 2024-062

#1

#2 #3

UTILITY POLE (TYPICAL)
TELEPHONE RISER (TYPICAL)
RECOVERED 5/8" IRON ROD AND CAP "LB 6263"
GRAVEL
GUY ANCHOR (TYPICAL)

RECOVERED 5/8" IRON ROD AND CAP "LB 6263"
6' PVC FENCE CORNER 0.4' EAST
ELECTRIC METER
UNDERGROUND GASLINE

JAMES M & KIMBERLY D MCCORMACK
PARCEL ID: 24-36-23-JD-J-6
LOT 6

GAS METER
5' UTILITY EASEMENT PER PLAT
6' PVC FENCE (TYPICAL)

RECOVERED PK NAIL IN SEA WALL
6' PVC FENCE CORNER 2.0' SOUTH, 0.7' EAST

110.00' (P)
BASIS OF BEARING

GRASS

CANAL

DOCK 398 SF
PILING (TYPICAL)

1.4' SEA WALL WITH 3.0' COMPOSITE DECKING CAP

6' PVC FENCE CORNER 1.1' SOUTH, 1.5' WEST

6' PVC FENCE 0.5' WEST

5' UTILITY EASEMENT PER PLAT

COVERED PAVERS
PAVERS

GRASS

PAVER DRIVEWAY

285 DIANA BOULEVARD
1 STORY RESIDENCE
PARCEL ID: 24-36-23-JD-J-7
LOT 7

COVERED PAVERS
PAVERS

CONCRETE WALKWAY

GRASS

2' VALLEY GUTTER

UNDERGROUND WATERLINE
WATER METER (TYPICAL)

DIANA BOULEVARD
(60' PUBLIC RIGHT OF WAY)
ASPHALT