

LEGAL DESCRIPTION:

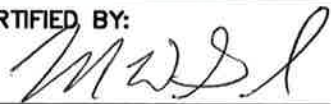
A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, AND RUN SOUTH 89 DEGREES 55 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 31.28 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 00 SECONDS EAST, PARALLEL TO THE EAST LINE OF CLEARVIEW HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 87.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 520 (A 200 FOOT WIDE RIGHT OF WAY) THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 01 MINUTES 00 SECONDS EAST, PARALLEL TO SAID EAST LINE, A DISTANCE OF 319.73 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 57 SECONDS WEST, PARALLEL TO SAID RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 00 SECONDS WEST, PARALLEL TO AND 100 DISTANCE FROM SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2562, PAGE 831; THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREES 01 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 244.73 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE, THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3015, PAGE 374.

LESS AND EXCEPT:

(OFFICIAL RECORDS BOOK 3015, PAGE 374)
THE WESTERLY 20 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, AND RUN S. 89°55'20" W., ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 31.28 FEET; THENCE N. 01°01'00" E., PARALLEL TO THE EAST LINE OF CLEARVIEW HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 87.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 520 (A 200 FOOT WIDE RIGHT OF WAY) THE POINT OF BEGINNING; THENCE CONTINUE N. 01°01'00" E., PARALLEL TO SAID EAST LINE, A DISTANCE OF 244.73 FEET; THENCE S. 89°54'57" W. A DISTANCE OF 25.0 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2562, PAGE 831, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S. 01°01'00" W., ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 244.73 FEET; THENCE N. 89°54'57" E. A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING.

SCALE: 1" = 40'
DATE: 02/17/2023
PROJECT: 23-027
REVISION: 10/20/24 - ADDED METAL BLDG

GOODNIGHT SURVEYING & MAPPING
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CERTIFIED BY:

Michael W Goodnight
Florida P.S.M. #7245
(NOT VALID UNLESS SIGNED & SEALED)

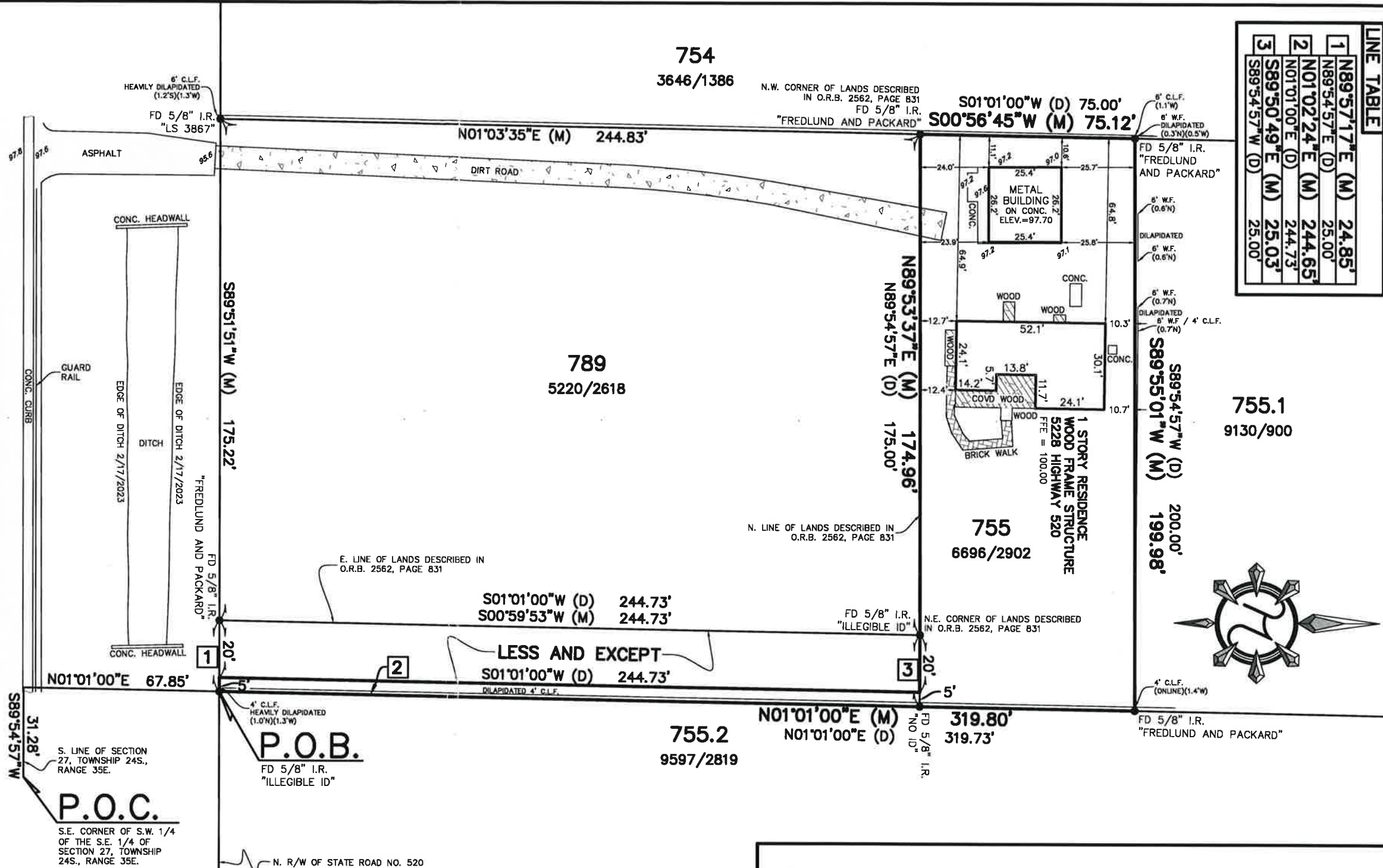
SHEET: 1 OF 1

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON AN ASSUMED BEARING OF N.01°01'00"E., ALONG THE EAST LINE OF SUBJECT PARCEL.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0425 G, INDEX DATED 03-17-2014, 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 16,200 SQUARE FEET OR 0.37 ACRES OF LAND MORE OR LESS.
- 5) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
- 6) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

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

STATE ROAD NO. 520



LINE TABLE	
1	N89°57'17"E (M) 24.85'
2	N01°02'24"E (M) 244.65'
3	S89°50'49"E (M) 25.03'
	S89°54'57"W (D) 25.00'

GOODNIGHT SURVEYING AND MAPPING, LLC

CERTIFIED TO:
ANITA J. MCCALMONT

LEGEND

(AKA) = Also Known As	FFE = Finish Floor Elevation	Radius = R
C = Centerline	ID = Identification	R/W = Right-of-Way
(C) = Calculated	I.P. = Iron Pipe	(TYP.) = Typical
C.B. = Concrete Block	I.R. = Iron Rod	V.F. = Vinyl Fence
C.B.S. = Concrete Block Structure	L = Length	W.F. = Wood Fence
C.L.F. = Chain Link Fence	(M) = Measured	△ = Delta Angle
CLR. = Clear	N/D = Nail & Disk	
C.M. = Concrete Monument	O.R.B. = Official Records Book	
CONC. = Concrete	P.C. = Point of Curvature	
COR. = Corner	P.T. = Point of Tangency	
COVD = Covered	P.R.C. = Point of Reverse Curvature	
ELEV. = Elevation	P.S.M. = Professional Surveyor & Mapper	
FD = Found	P. U. & D. = Public Utility & Drainage	