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 CLEARWEW HEGHTS
SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 7 OF THE
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A
DISTANCE OF 67.85 FEET TO A POINT ON THE NORTH RIGHT
OF WAY LINE OF STATE ROAD NO. 520 (A 200 FOOT WIDE FD 5/8" I. "LS 3867" N01'03'35"E (M) **ASPHALT** DIRT ROAD OF WAY LINE OF STATE ROAD NO. 520 (A 200 FOOT WIDE RIGHT OF WAY) THE POINT OF BEGINNING: THENCE CONTINUE NORTH OI DEGREES OI MINUTES OO 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 OI DEGREES OI MINUTES OO 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 OI DEGREES OI MINUTES OO 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, THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3015, PAGE 374. OF WAY LINE OF STATE ROAD NO. 520 (A 200 FOOT WIDE CONC. HEADWALL 39°51'51"W H GUARD 3 RO. LESS AND EXCEPT: DITCH (OFFICIAL RECORDS BOOK 3015, PAGE 374)
THE WESTERLY 20 FEET OF THE FOLLOWING DESCRIBED
PARCEL OF LAND: Ó A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: NO. 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 HIEGHTS E. LINE OF LANDS DESCRIBED IN O.R.B. 2562, PAGE 831 C SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 7 OF THE N PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 67.85 FEET TO A POINT ON THE NORTH RIGHT S01°01'00"W (D) OF WAY LINE OF STATE ROAD NO. 520 (A 200 FOOT WIDE S00'59'53"W (M) 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 LESS AND EXCEPT 25.0 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED S01'01'00"W (D) IN OFFICIAL RECORDS BOOK 2562, PAGE 831, PUBLIC N01°01'00"E 67.85 RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S. 01'01'00" W., ALONG THE EAST LINE OF SAID LANDS, A 4' C.L.F. HEAVILY DILAPIDATED (1.0'N)(1.3'W) DISTANCE OF 244.73 FEET; THENCE N. 89'54'57" E. A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING.

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

GOODNIGHT SURVEYING & MAPPING 1520 TARPON STREET MERRITT ISLAND, FL 32952 PHONE: 321-720-9990

www.goodnightsurveying.com michael@goodnightsurveying.com

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.

FD 5/8" I.R. "ILLEGIBLE ID"

N. R/W OF STATE ROAD NO. 520

4) THIS TRACT CONTAINS 16,200 SQUARE FEET OR 0.37 ACRES OF LAND MORE OR LESS.

S. LINE OF SECTION

S.E. CORNER OF S.W. 1/4 OF THE S.E. 1/4 OF SECTION 27, TOWNSHIP

- 5) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
- 5) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

GOODNIGHT SURVEYING AND MAPPING, LLC

S01°01'00"W (D) 75.00'

METAL BUILDING ON CONC.

ELEV.=97.70

755

6696/2902

319.80

319.73

N.E. CORNER OF LANDS DESCRIBED N O.R.B. 2562, PAGE 831

"FREDLUND AND PACKARD" S00'56'45"W (M) 75.12'

N89°53'37'

7**4.96** 5.00

FD 5/8" I.R.

"ILLEGIBLE ID"

N. LINE OF LANDS DESCRIBED IN O.R.B. 2562, PAGE 831

N01°01'00"E (M

N01'01'00"E (D)

6' C.L.F. B' W.F.

DILAPIDATED

(0.3'N)(0.5'W)

FD 5/8" I.R.

AND PACKARD"

6' W.F / 4' C.L.F.

FREDI LIND

HLAPIDATED 6' W.F. (0.6'N)

S89

S89'54'57"W

39

200.00' **199.9**

4' C.L.F. (ONLINE)(1.4'W)

"FREDLUND AND PACKARD"

FD 5/8" I.R.

.98

CERTIFIED TO: ANITA J. MCCALMON

LEGEND

754

3646/1386

244.83

789

5220/2618

244.73°

244.73'

244.73

755.2

9597/2819

N.W. CORNER OF LANDS DESCRIBED IN O.R.B. 2562, PAGE 831 FD 5/8" I.R.

(AKA) = Also Known As Centerline

= Calculated Concrete Block

C.B.S. = Concrete Block Structure C.L.F. = Chain Link Fence

CLR. = Clear C.M. = Concrete Monument

CONC. = Concrete COR. = Corner COVD = Covered ELEV. = Elevation

FD = Found

P.C. = Point of Curvature
P.T. = Point of Tangency P.R.C. = Point of Reverse Curvature P.S.M.= Professional Surveyor & Mapper P. U. & D. = Public Utility & Drainage

FFF = Finish Floor Flevation Radius = R ID = Identification R/W = Right-of-WayI.P. = Iron Pipe (TYP.) = Typical V.F. = Vinyl Fence W.F. = Wood Fence I.R. = Iron Rod L = Lenath (M) = Measured △ = Delta Angle N/D = Nail & Disk O.R.B. = Official Records Book

2

N89°57'17"E (N89°54'57"E (D) N01°02'24"E (D) N01°01'00"E (D) S89°50'49"E (D) S89°54'57"W (D)

3

25.00' 244.65' 244.73' 25.03'

755.1 9130/900 $\mathbf{\Xi}$