

MAP OF BOUNDARY SURVEY

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1(0)	4.80	535.00	0°20'21"	4.80	202°41'38"W
C1(1)	4.80	535.00	0°20'20"	4.80	202°41'38"W
C2(0)	71.95	425.00	8°52'01"	72.07	104°56'21"W
C2(1)	72.34	425.00	8°54'59"	72.47	104°56'21"W
C3(0)	38.21	28.00	81°02'34"	38.21	131°32'38"E
C3(1)	38.70	28.00	81°06'06"	38.82	131°32'38"E
C4(0)	69.99	620.00	6°28'05"	69.99	127°10'02"E
C4(1)	69.67	620.00	6°25'30"	69.67	127°10'02"E
C5(0)	66.02	530.00	8°17'45"	66.02	127°10'02"E
C5(1)	72.15	425.00	8°54'38"	72.15	127°10'02"E

ARTEMIS BOULEVARD
60' PUBLIC R/W

LEGAL DESCRIPTION:

ORB 9362, PAGE 712:
PART OF LOTS 80 AND 81, BLOCK L, OF DIANA SHORES UNIT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 81, DIANA SHORES UNIT NO. 5, PLAT BOOK 21, PAGE 87, OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARTEMIS BOULEVARD, THENCE SOUTH 23 DEGREES 17 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF LOT 81, A DISTANCE OF 110.0 FEET, THENCE SOUTH 21 DEGREES 25 MINUTES 15 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 81, A DISTANCE OF 28.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 80, SAID POINT BEING THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 51 SECONDS, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 4.80 FEET; THENCE NORTH 85 DEGREES 40 MINUTES 41 SECONDS WEST, 110.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CEPHEUS COURT, SAID POINT ALSO LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 42 MINUTES 00 SECONDS, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 71.95 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 83 DEGREES 02 MINUTES 28 SECONDS, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.23 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF ARTEMIS BOULEVARD SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 28 MINUTES 05 SECONDS, THENCE 69.99 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

LEGEND

- A = AIR
- A/C = AIR CONDITIONER
- BFE = BASE FLOOD ELEVATION
- BLDG = BUILDING
- BLK = BLOCK
- BM = BENCHMARK
- BRG = BEARING
- CL = CALCULATED
- CTV = CABLE TELEVISION
- CBS = CONCRETE BLOCK STRUCTURE
- CH = CHORD
- C/L = CENTERLINE
- CLF = CHAIN LINK FENCE
- CMF = CONCRETE MOUNTMENT FOUND
- CMF = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- (D) = DEED
- DB = DEED BOOK
- DA = DELTA ANGLE
- ELEV = ELEVATION
- ENC = ENCROACHMENT
- EPF = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FB = FIELD BOOK
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FF = FINISHED FLOOR
- FNC = FENCE
- FND = FOUND
- FPAL = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION
- IPF = 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 = (PLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
- (M) = MEASURED
- MVD = NORTH AMERICAN VERTICAL DATUM
- MDF = MAIL & DISK FILING
- MDS = 1 1/4" MAIL & DISK SET "LB 7838"
- MVD = NATIONAL GEODETIC VERTICAL DATUM
- NO. = NUMBER
- ORF = OVERHEAD
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT
- PLB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PLS = PROFESSIONAL LAND SURVEYOR
- POS = 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
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- REF = REFERENCE
- RNG = RANGE
- R/W = RIGHT OF WAY
- SEC = SECTION
- SFHA = SPECIAL FLOOD HAZARD AREAS
- TEL = TELEPHONE RISER
- TWP = TOWNSHIP
- TYP = TYPICAL
- UP = UTILITY POLE
- WD = WOOD
- WET-COP = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
- WM = WATER METER
- WCF = CROSS CUT FOUND

- NOTES:**
- BEARINGS BASED ON THE E. LINE OF LOT B1 BEING S 231°25' E AS PER PLAT (SEE SKETCH)
 - ELEVATIONS BASED ON (NOT APPLICABLE)
 - FLOOD ZONE "X", MAP NO. 1200001040H, COMMUNITY NO. 120082, FIRM INDEX DATE: JANUARY 26, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
 - HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 51-17-6.003
 - BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED 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.
 - IN THE EVENT THAT THE CANAL EASEMENT WERE TO BE ABANDONED BY THE PUBLIC ALL OF THE CANAL AREA WOULD REVERT TO THE UPLAND OWNERS OF DIANA SHORES UNIT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. HOWEVER THE REVERSION LINES SHOWN HEREON ARE FOR THE SOLE PURPOSE OF DEPICTING AN EQUITABLE SPLIT OF THE CANAL AREA WITH ALL THE UPLAND OWNERS ALONG THE CANAL.

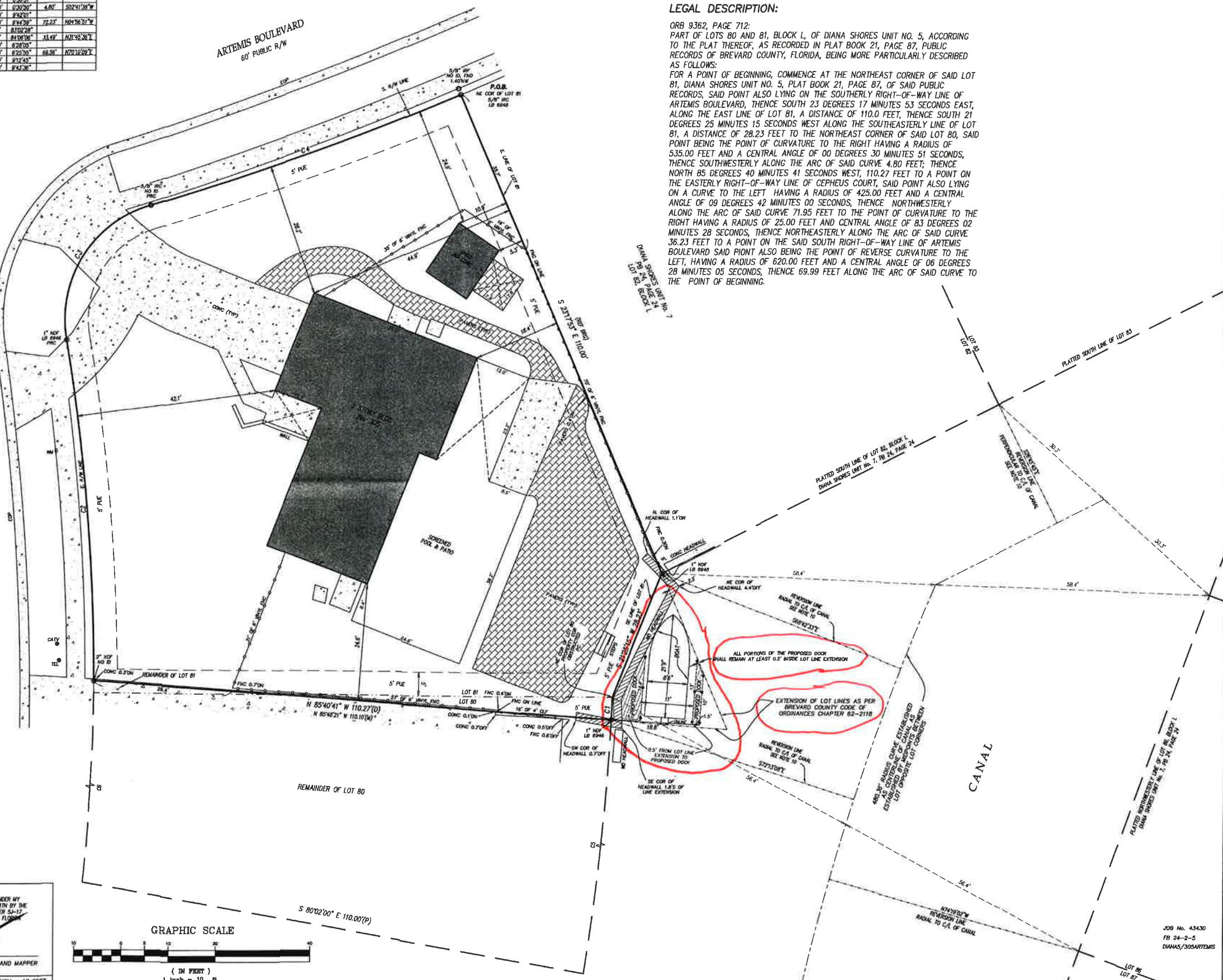
CERTIFIED TO:
JOHN N. BECKSTROM, JR AND LISA M. BECKSTROM

BOUNDARY SURVEY	FIELD WORK DATE: 4/18/24
ADDITIONAL DOCK DIMENSIONS	DATE: 8/14/24
AMMING REMOVED	DATE: 8/24/24
PROPOSED DOCK AND AMMING	DATE: 7/31/24
REMOVED AMMING	DATE: 8/21/24
PROPOSED DOCK DIMENSIONS ADDED	DATE: 8/21/24
ADDED DOCK DIMENSION	DATE: 9/30/24

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

JOB NO. 43430
FB 24-2-5
DIANAS/305ARTMS

CEPHEUS COURT
50' PUBLIC R/W



CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 45-F, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
JOEL A. SEYMOUR, PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 6133

DRAWN BY: JL SCALE 1 INCH = 10 FEET

