

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



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

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)
SUBJECT PARCEL
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.

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

CURVE DATA					
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	SP	ADD UNDERGROUND MARKINGS			

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
BREVARD COUNTY, FLORIDA

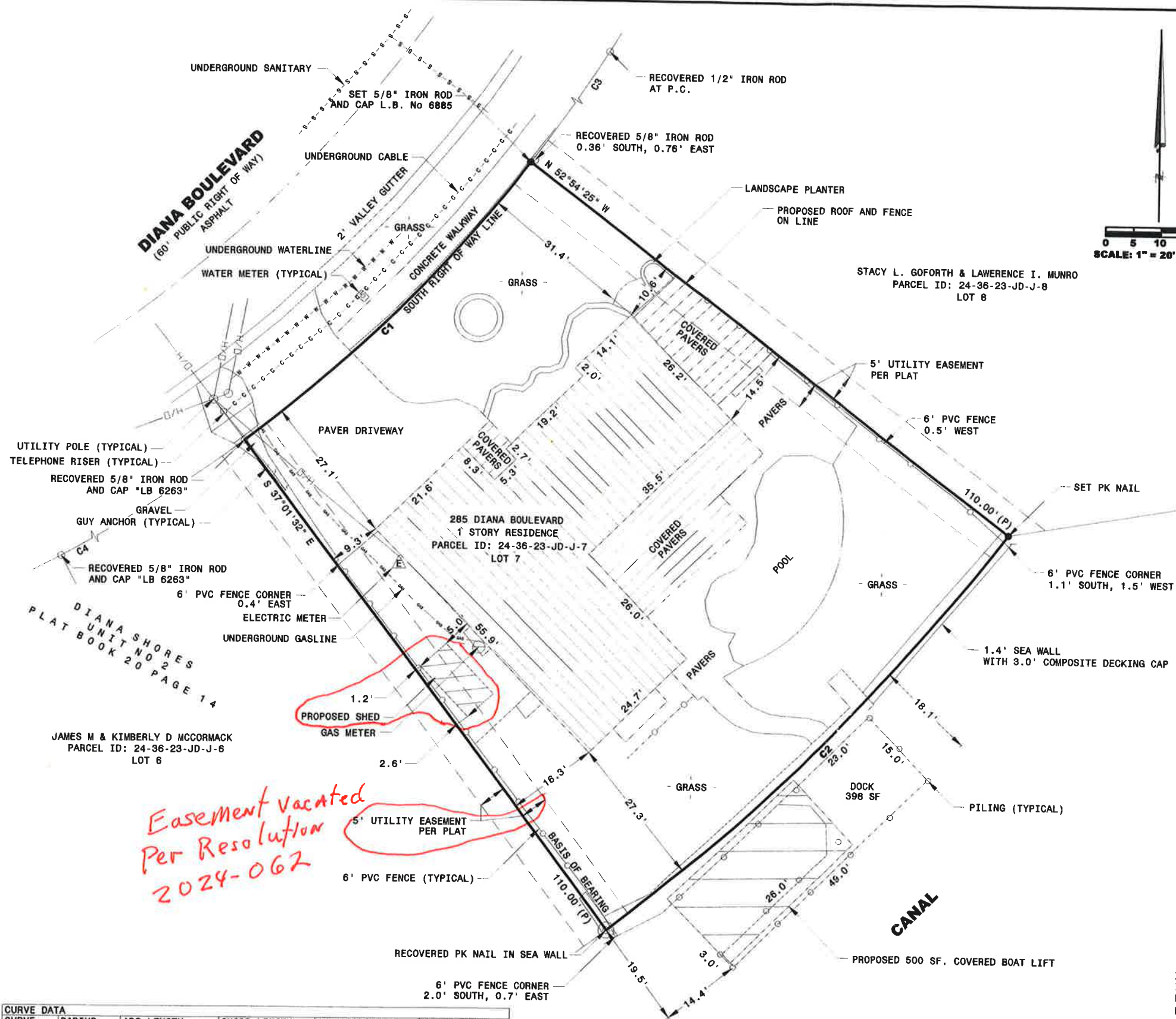
DATE	04-19-2024	BY	SP	DESCRIPTION	ADD UNDERGROUND MARKINGS
DRAWN	S. PETRAROLI	FIELD DATE	MARCH 29, 2024	FIELD BOOK	PRINT
SCALE	1" = 20'	PROJECT NO.		FILE NAME	285 DIANA.DWG
SHEET	1 OF 1				



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



DIANA BOULEVARD
(60' PUBLIC RIGHT OF WAY)
ASPHALT



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

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

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

*Easement vacated
Per Resolution
2024-062*

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BOUNDARY SURVEY
PREPARED FOR
TIMOTHY SCOTT GANNON AND DENISE IRENE GANNON
285 DIANA BOULEVARD
BREVARD COUNTY, FLORIDA

DATE	3/29/2024
SCALE	1" = 20'
PROJECT NO.	
FILE NAME	285 DIANA.DWG
SHEET	1 OF 1