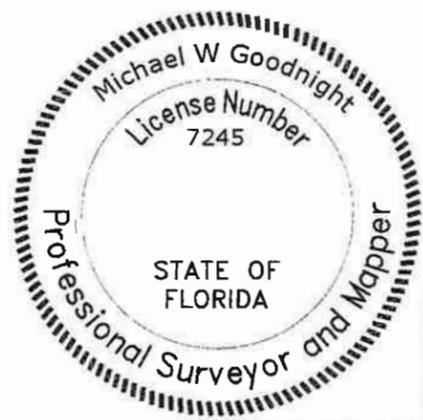
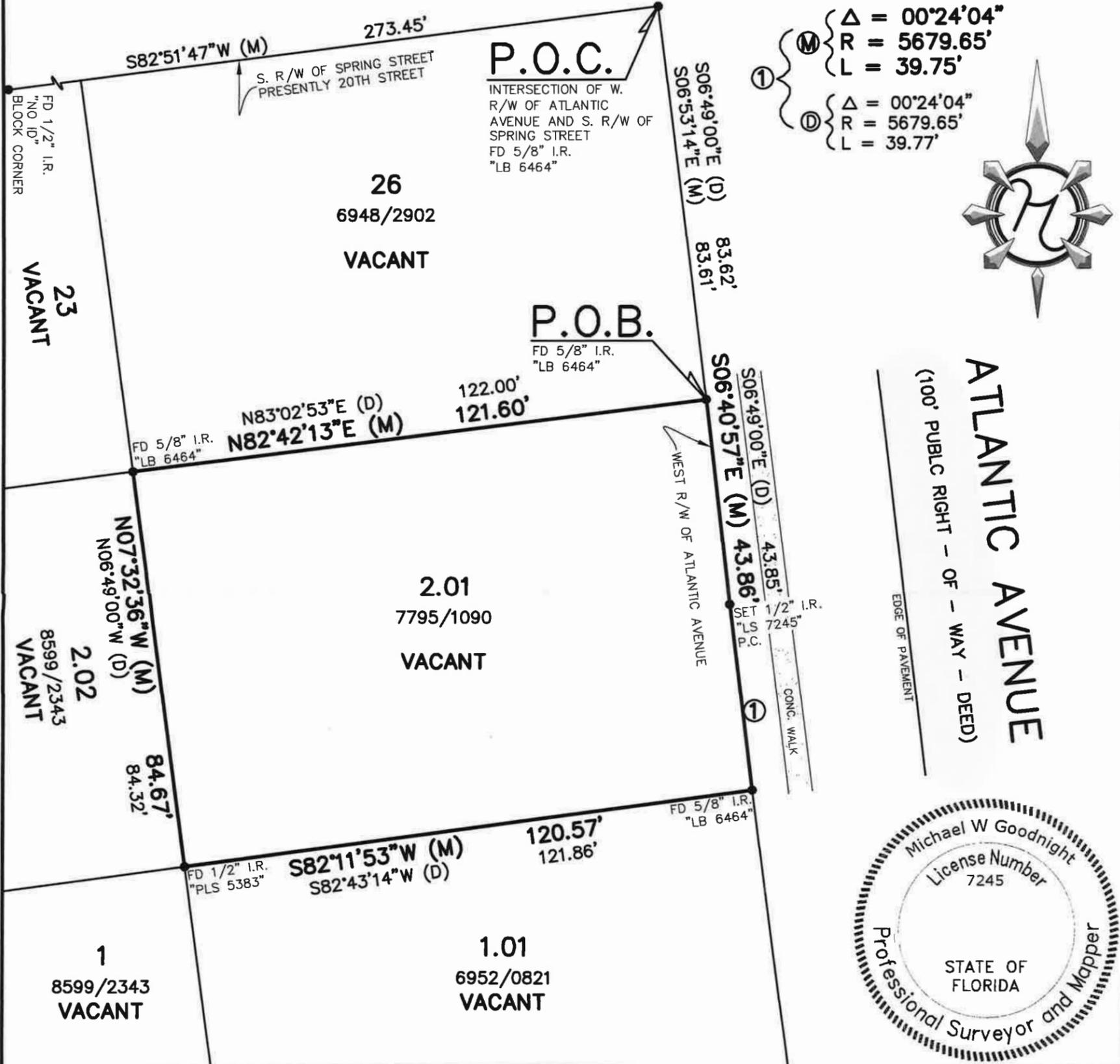


GOODNIGHT SURVEYING AND MAPPING, LLC

BOUNDARY SURVEY OF:

A PARCEL OF LAND BEING A PORTION OF BLOCK H OF A. & B. BRUNERS RE-SUBDIVISION OF BLOCKS A, H, J, K, AND PARTS OF BLOCKS C & I OF A. L. BRUNERS RE-SUB OF BURCHFIELD & BRUNERS ADDITION TO CRESCENT BEACH, RECORDED IN PLAT BOOK 9, PAGE 4, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD MONUMENTING THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF ATLANTIC AVENUE, AS PRESENTLY LOCATED (A 100 FOOT WIDE RIGHT OF WAY) WITH THE SOUTH RIGHT OF WAY LINE OF SPRING STREET (A 42 FOOT WIDE RIGHT OF WAY) AND RUN S.06°49'00"E., ALONG SAID WEST RIGHT OF WAY OF ATLANTIC AVENUE, A DISTANCE OF 83.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S.06°49'00"E., ALONG SAID WEST RIGHT OF WAY LINE OF ATLANTIC AVENUE, A DISTANCE OF 43.85 FEET TO THE POINT OF CURVATURE OF 5679.65 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°24'04", A DISTANCE OF 39.77 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE RUN S.82°43'14"W., A DISTANCE OF 121.86 FEET; THENCE N.06°49'00"W., A DISTANCE OF 84.32 FEET; THENCE N.83°02'53"E., A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING.



SCALE: 1" = 30'
 DATE: 04/28/2021
 PROJECT: 21-107
 REVISION:

CERTIFIED TO: MARINE BANK & TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
DEROSA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
INTERNATIONAL TITLE AND ESCROW CO., LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY

- LEGEND**
- (AKA) = Also Known As
 - ⊕ = Centerline
 - C.B. = 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
 - ENCH. = Encroachment
 - FD = Found
 - ID = Identification
 - I.P. = Iron Pipe
 - I.R. = Iron Rod
 - L = Length
 - (M) = Measured
 - N/D = Nail & Disk
 - N.R. = Non Radial
 - (P) = Plat
 - P.C. = Point of Curvature
 - P.T. = Point of Tangency
 - PP = Power Pole
 - P.S.M. = Professional Surveyor & Mapper
 - P.U. & D. = Public Utility & Drainage
 - PVMT = Pavement
 - R = Radius
 - R/W = Right-of-way
 - (TYP.) = Typical
 - W.F. = Wood Fence
 - V.F. = Vinyl Fence
 - Δ = Delta Angle

GOODNIGHT SURVEYING & MAPPING
 1520 TARPON STREET
 MERRITT ISLAND, FL 32952
 PHONE: 321-720-9990
 www.goodnightsurveying.com
 michael@goodnightsurveying.com

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON AN ASSUMED BEARING OF N.06°49'00"E., ALONG THE WEST R/W LINE OF ATLANTIC AVENUE.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0461 H, INDEX DATED 01-29-2021, 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 10,181 SQUARE FEET OR 0.23 ACRES OF LAND MORE OR LESS.
- 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.

CERTIFIED BY: Michael W Goodnight
 2021.06.07 15:28:26 -04'00'
MICHAEL W GOODNIGHT
FLORIDA P.S.M. #7245
 (NOT VALID UNLESS SIGNED & SEALED)
 SHEET: 1 OF 1

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