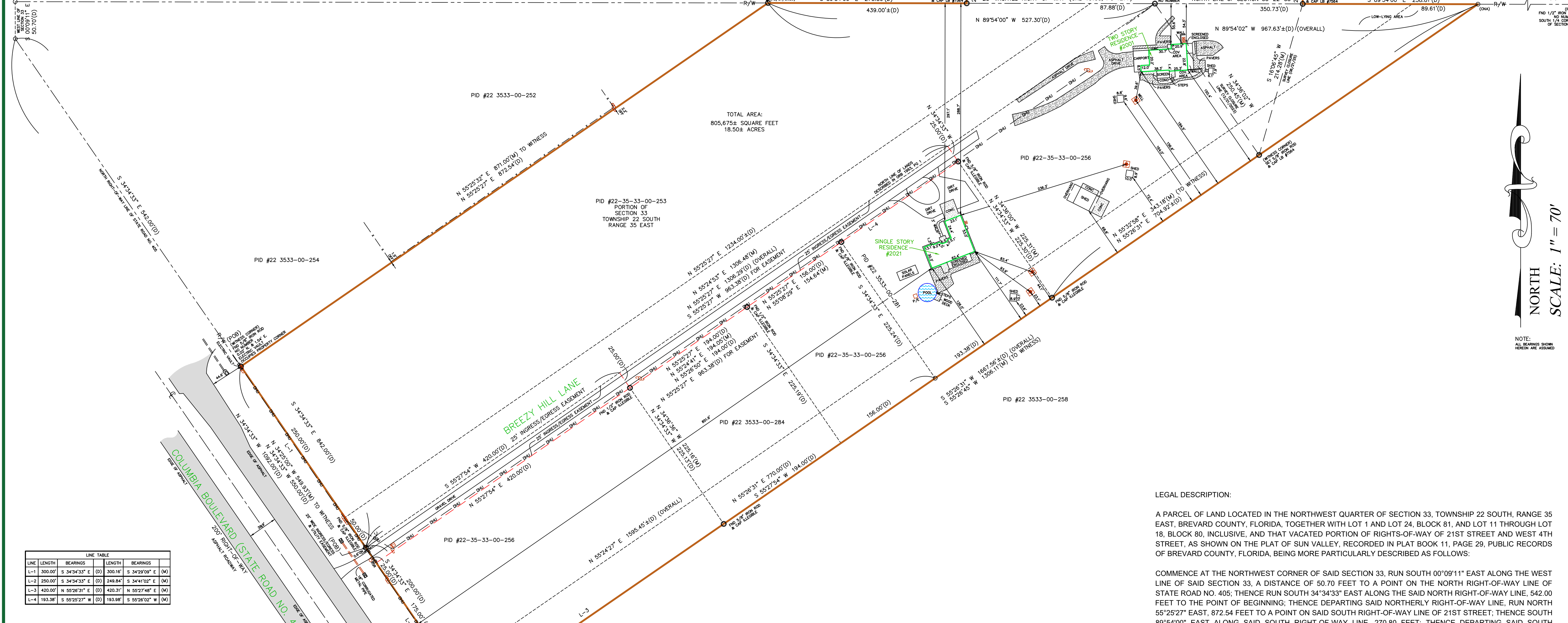


BOUNDARY SURVEY

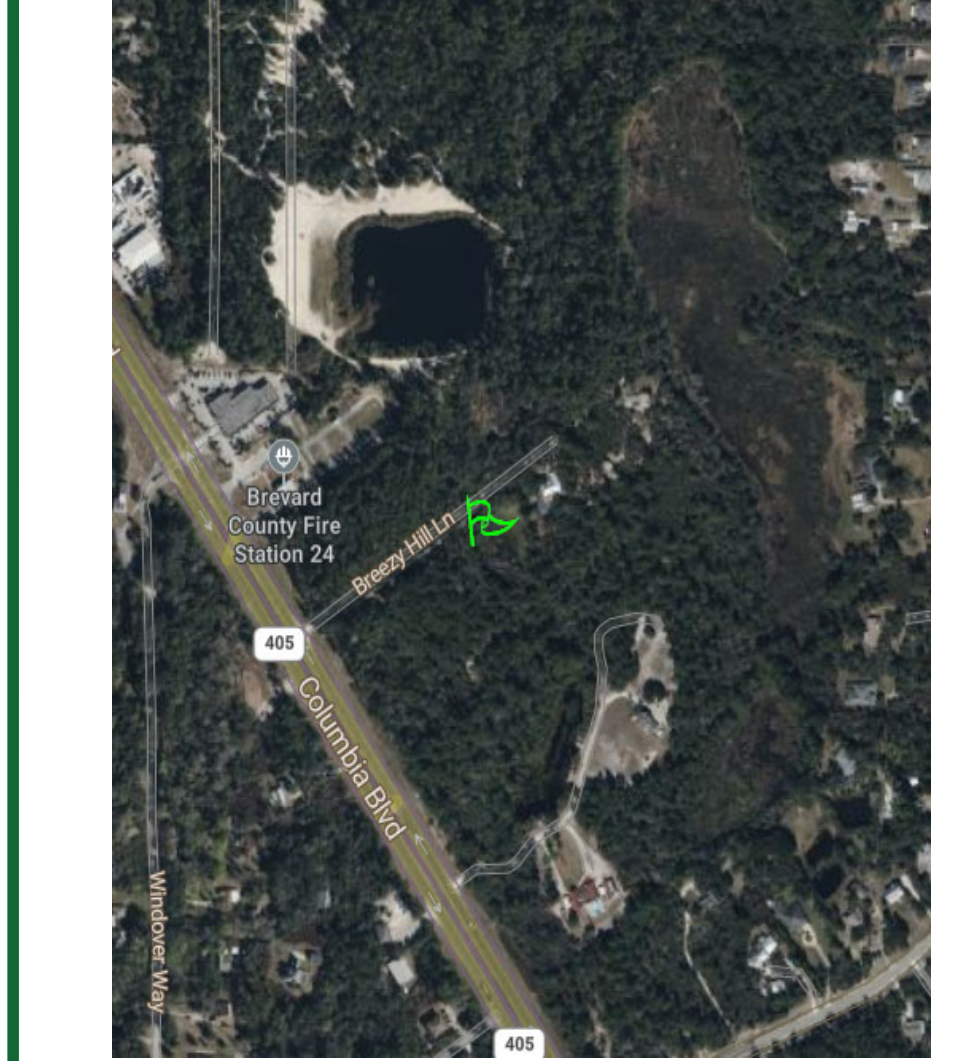
CURVE	RADIUS	Δ	LENGTH	BEARINGS	CHORD
C-1	25.00'	89°31'01"	39.06'	S 45°08'30" E	35.21' (P)
C-2	25.00'	90°28'59"	39.48'	S 44°51'30" W	35.50' (P)
C-3	25.00'	90°28'59"	39.48'	N 44°51'30" E	35.50' (P)
C-4	25.00'	89°31'01"	39.06'	N 45°08'30" W	35.21' (P)

(POC) THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, 50.70'(D)



LINE	LENGTH	BEARINGS	LENGTH	BEARINGS
L-1	300.00'	S 34°34'33" E	300.16'	S 34°29'09" E (O)
L-2	250.00'	S 34°34'33" E	249.84'	S 34°41'02" E (O)
L-3	420.00'	N 55°26'31" E	420.31'	N 55°27'48" E (O)
L-4	193.38'	S 55°25'27" W	193.98'	S 55°26'02" W (O)

AERIAL VIEW (NOT TO SCALE)



NORTH
SCALE: 1" = 70'

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, TOGETHER WITH LOT 1 AND LOT 24, BLOCK 81, AND LOT 11 THROUGH LOT 18, BLOCK 80, INCLUSIVE, AND THAT VACATED PORTION OF RIGHTS-OF-WAY OF 21ST STREET AND WEST 4TH STREET, AS SHOWN ON THE PLAT OF SUN VALLEY, RECORDED IN PLAT BOOK 11, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33, RUN SOUTH 00°09'11" EAST ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 50.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 405; THENCE RUN SOUTH 34°34'33" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 542.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 55°25'27" EAST, 872.54 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF 21ST STREET; THENCE SOUTH 89°54'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 270.80 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN NORTH 00°22'59" WEST, 233.00 FEET; THENCE SOUTH 89°54'00" EAST, 458.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 55°26'31" WEST, 1667.56 FEET, MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLUMBIA BOULEVARD (STATE ROAD NO. 405); THENCE NORTH 34°34'33" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 550.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED 25 FOOT WIDE INGRESS - EGRESS AND UTILITY EASEMENT: A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION) WHICH MARKS THE NORTHWEST CORNER OF SAID SECTION 33, AND RUN SOUTH 00°09'11" EAST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 50.70 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 405; THENCE SOUTH 34°34'33" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 842.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 34°34'33" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 55°25'27" EAST, PARALLEL WITH THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1, A DISTANCE OF 963.38 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PACKARD / LS #3867"; THENCE NORTH 34°34'33" WEST, PARALLEL WITH THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1, SAID POINT BEING A 5/8 INCH IRON ROD WITH CAP STAMPED "PACKARD / LS #3867"; THENCE SOUTH 55°25'27" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 963.38 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, LIMITATIONS AND/OR RIGHT OF WAY RECORD.

First Choice Surveying
Your First Choice for Land Surveys

ORDERED BY: _____

CREATED BY: _____

DATE SIGNED: 07/02/25

CLIENT NO.: 888243

JOB NO.: 888243

FIELD DATE: 02/20/25

DRAWN BY: J.C.

CHECKED BY: J.S.

APPROVED BY: J.S.

SUBJECT: SURVEY TO BE PRINTED

U.S.A. & N.W. PROPERTY ONLY

Digitally signed by Jon M. Shoemaker Date: 2026.01.06 15:07:56 -05'00'

REVISION HISTORY:

NO. DATE BY DESCRIPTION

POINTS OF INTEREST:

ACRES: 18.50±

LEGEND:

- 1. UNDEVELOPED LAND
- 2. DEVELOPED LAND
- 3. EXISTING EASEMENTS
- 4. PROPOSED EASEMENTS
- 5. EXISTING BOUNDARIES
- 6. PROPOSED BOUNDARIES
- 7. EXISTING MONUMENTS
- 8. PROPOSED MONUMENTS
- 9. EXISTING UTILITIES
- 10. PROPOSED UTILITIES
- 11. EXISTING STREETS
- 12. PROPOSED STREETS
- 13. EXISTING LOT LINES
- 14. PROPOSED LOT LINES
- 15. EXISTING RIGHT-OF-WAY LINES
- 16. PROPOSED RIGHT-OF-WAY LINES
- 17. EXISTING ADJACENT SURVEYS
- 18. PROPOSED ADJACENT SURVEYS
- 19. EXISTING RECORDS
- 20. PROPOSED RECORDS
- 21. EXISTING RECORDS BOOK 1993, PAGE 1
- 22. PROPOSED RECORDS BOOK 1993, PAGE 1
- 23. EXISTING RECORDS BOOK 1993, PAGE 1
- 24. PROPOSED RECORDS BOOK 1993, PAGE 1
- 25. EXISTING RECORDS BOOK 1993, PAGE 1
- 26. PROPOSED RECORDS BOOK 1993, PAGE 1
- 27. EXISTING RECORDS BOOK 1993, PAGE 1
- 28. PROPOSED RECORDS BOOK 1993, PAGE 1
- 29. EXISTING RECORDS BOOK 1993, PAGE 1
- 30. PROPOSED RECORDS BOOK 1993, PAGE 1

PROPERTY ADDRESS: 2021 BREEZY HILL LANE AND 2001 BREEZY HILL LANE, TITUSVILLE, FLORIDA 32780

LEGAL DESCRIPTION: TO BE CREATED