

BOUNDARY SURVEY

PARENT PARCEL:
Lots 1, 2 and 3, Block 1, and Lots 1, 2, 3, 4, and 5, Block 2, and the vacated right of way of Goldenrod Street lying adjacent to said Lots; River Cliff Subdivision, according to the plat of said subdivision recorded in Plat Book 3, Page 56, Public Records of Brevard County, Florida, together with riparian or littoral rights and the submerged lands in the Indian River appertaining to said property, if any;

and:
A portion of Government Lot 2, Section 2, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

Begin at the intersection of the Easterly extension of the North line of River Cliff Subdivision, as recorded in Plat Book 3, Page 56, Public Records of Brevard County, Florida, and the Westerly right of way of a county road known as Tropical Trail, 60 foot right of way, for a Point of Beginning; thence run North 19°37'31" West along said Westerly right of way, a distance of 90.50 feet; thence North 89°56'31" West, a distance 487.02 feet; thence South 82°51'59" West, a distance of 80.80 feet to a point hereinafter referred to as point "A"; thence continue South 82°51'59" West, a distance of 29 feet more or less to the waters of the Indian River, thence run Southwesterly along the waters of the Indian River, a distance of 80 feet more or less to the intersection of the North line of said River Cliff Subdivision; thence East along said North line a distance of 31 feet more or less to point lying South 16°25'01" East, 78.25 feet from said point "A"; thence continue East along said North line, a distance of 597.68 feet to the Point of Beginning, together with riparian rights thereunto appertaining.

PARCEL ONE:
A part of Lot 1, Block 1, Lots 1, 2, 3, 4, and 5, Block 2, and the vacated right of way of Goldenrod Street lying adjacent to said Lots; River Cliff Subdivision, according to the plat of said subdivision recorded in Plat Book 3, Page 56, Public Records of Brevard County, Florida, together with riparian or littoral rights and the submerged lands in the Indian River appertaining to said property, if any and a portion of Government Lot 2, Section 2, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

Begin at the intersection of the Easterly extension of the North line of River Cliff Subdivision, as recorded in Plat Book 3, Page 56, Public Records of Brevard County, Florida, and the Westerly right of way of a county road known as Tropical Trail, 60 foot right of way, for a Point of Beginning; thence run North 19°37'31" West along said Westerly right of way, a distance of 90.50 feet; thence North 89°56'31" West, a distance of 487.02 feet; thence South 82°51'59" West, a distance of 109.80 feet more or less to the waters of the Indian River, thence run South 14°36'09" East along the waters of the Indian River, a distance of 120.73 feet to the intersection of the North line of Lot 2, Block 1 of said River Cliff Subdivision; thence North 89°39'45" East along said North line a distance of 229.89 feet; thence South 12°53'41" East along the East line of said Lot 2 and Lot 3, Block 1 a distance of 70.80 feet; thence run North 89°39'45" East a distance of 25.61 feet; thence run South 12°53'41" East a distance of 23.46 feet; thence run North 89°39'45" East a distance of 25.61 feet; thence run South 12°53'41" East along the West line of Lot 4, Block 2 of said River Cliff Subdivision a distance of 47.13 feet; thence run North 89°39'45" East along the South line of said Lot 4, Block 2 a distance of 193.76 feet; thence run North 24°10'45" West along the East lines of Lots 2, 3 and 4 of Block 2 of said River Cliff Subdivision a distance of 150.88 feet; thence run North 89°39'45" East along the South line of Lot 5, Block 2 of said River Cliff Subdivision a distance of 182.25 feet to the Point of Beginning. Containing 109,612 square feet or 2.516 acres more or less.

PARCEL TWO:
Lot 2 and 3, Block 1, and a portion of the vacated right of way of Goldenrod Street lying adjacent to said Lot 3; River Cliff Subdivision, according to the plat of said subdivision recorded in Plat Book 3, Page 56, Public Records of Brevard County, Florida, together with riparian or littoral rights and the submerged lands in the Indian River appertaining to said property, if any more particularly described as follows:

Begin at the Northeast corner of Lot 2, Block 1, River Cliff Subdivision, as recorded in Plat Book 3, Page 56, Public Records of Brevard County, Florida; thence run South 89°39'45" West along the North line of said Lot 2 to the waters of the Indian River a distance of 229.89 feet; thence run South 02°43'22" East along the waters of the Indian River a distance of 92.08 feet to the intersection of the South line of Lot 3, Block 1 of said River Cliff Subdivision; thence run North 89°39'45" East along said South line of Lot 3, Block 1 a distance of 272.16 feet; thence run North 12°53'41" West a distance of 23.46 feet; thence run South 89°39'45" West a distance of 25.61 feet; thence run North 12°53'41" West along the East line of said Lot 2, Block 1 a distance of 70.80 feet to the Point of Beginning. Containing 22502 square feet or 0.517 acres more or less.

- LEGEND:
- CLEAN OUT
 - WOOD UTILITY POLE
 - WATER METER
 - WELL
 - M— OVERHEAD UTILITY LINE

NOTES:

- BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF TROPICAL TRAIL AS BEING S19°38'12"E.
- NO UNDERGROUND UTILITIES WERE LOCATED.
- ACCORDING TO F.I.R.M. PANEL NUMBER 12009C04300, DATED MARCH 17, 2014, THE DESCRIBED PARCEL LIES PARTIALLY IN ZONE AE WITH A BASE FLOOD ELEVATION OF 3.7' AND PARTIALLY IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PARCEL ONE CONTAINS 109,612 SQ. FEET OR 2.516 ACRES; TO LINE OF DESCRIPTION THE PARCEL CONTAINS 108,886 OR 2,500 ACRES'S UPLANDS FROM THE FACE OF THE SEAWALL LANDWARD.

BREVARD COUNTY ZONING APPLICATION - 25Z00023

James R Shannon
Digitally signed by James R Shannon
Date: 2025.07.07 16:09:55 -04'00'

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
521 YEW COURT
ALAMONTIC SPRINGS, FLORIDA, 32714
(407) 353-0353, LID # 6898

DATE OF SURVEY: 05/28/2025
FIELD BY: JS SCALE: 1"=30'
FILE NUMBER: 02-25-36 LOT SPLIT

