



**VICINITY MAP**  
285 DIANA BOULEVARD, MERRITT ISLAND, FL 32985  
(NOT TO SCALE)



**SUBJECT PARCEL**  
(AS PROVIDED BY CLIENT)

**LEGAL DESCRIPTION**  
(AS PROVIDED BY CLIENT)  
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. 1200503040H, DATED JANUARY 29, 2021 THE SUBJECT PARCEL DEPICTED HEREON LIES IN ZONE "2" 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 DECEMBER 18, 2024, IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 54-17, AND FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.028, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B. MITCHELL P.S.M. L.S.No. 5882

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	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	72.09'	71.85'	N 45°01'58" E	15°52'47"
C2	370.00'	102.55'	102.22'	S 45°01'59" W	15°52'49"
C3	280.00'	61.17'	61.03'	S 30°21'11" W	13°28'46"
C4	280.00'	72.09'	71.83'	S 60°54'46" W	15°52'47"

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
04-18-2024	SP	AND IMPROVEMENTS (AS SHOWN)			

**ADVANCED LAND SURVEYING**  
AND MAPPING, INC.  
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931  
PH: (407) 808-2505

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

ISSUE	DATE	BY	DESCRIPTION
FIELD DATE	DECEMBER 18, 2024		
FIELD BOOK	PLAT		
SCALE	1" = 20'		
PROJECT NO.			
FILE NAME	285 DIANA.DWG		
SHEET	1 OF 1		