

## BOUNDARY SURVEY

IN A PORTION OF SECTION 4,

TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

## «LEGAL DESCRIPTION»

(ORB 7332, PG 1008)

Parcel 1 Lot 1, Block B, Kelly Park Subdivision, according to the plat thereof as recorded in Plat Book 4, Page 21, Public Records of Brevard County, Florida (Parcel No. 24-37-07-CF-B-1).

Parcel 2 Lots 3, Block A, and Lot 3, Block B, of Kelly Park according to the plat thereof as recorded in Plat Book 4 at Page 21 of the public records of Brevard County, Florida.

Parcel 3 Lot 4, Block B, and Lot 4, Block A, KELLY PARK, as recorded in Plat Book 4, Page 21, Public Records of Brevard County, Florida.

Parcel 4 Lot 5, Block A and Lot 5, Block B, KELLY PARK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Brevard County, Florida

Parcel 5 Lot 9, Block A, and Lot 9, Block B, MAP OF KELLY PARK, according to the Plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Brevard County, Florida.

Parcel 6 Lots 10 through 17, Block A, KELLY PARK SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Brevard County, Florida

Parcel 7 Lot 18, Block A, Kelly Park Subdivision, according to the plat thereof, as recorded in Plat Book 4, Page 21, Public Records of Brevard County, Florida, together with the vacant alley North of Lots 1-18 and the vacant part of London Boulevard West of Lot 18, Block A. (Parcel No. 24-37-07-CF-A-18).

Parcel 8 Lot 20, Block C, AND Lot 10, Block B, KELLY PARK, According to the plat thereof as recorded in Plat Book 4, Page 21, Public Records of Brevard County, Florida.

(ORB 7223, PG 1748)

A parcel of land being a part of the East 1/2 of the SE 1/4 of the SW 1/4, Brevard County, Florida, being more particularly described as follows:

Commence At the intersection of the North right of way line or Lambert Road and The West right of way line of Roosevelt Avenue per plat of Kelly Park subdivision, according to the plat therefor, as shown in Plat Book 1 - Page 10 of 10, recorded in O.R. Book 2422, Page 2496, of said Public Records, then continue S 75°06'18" W along said North right of way line a distance of 238.95 feet to the Point of Beginning, then continue S 75°06'18" W along said North right of way line, a distance of 27.50 feet to the point of curvature of a circle, then the circle, then run along the arc of said circle having a radius of 865.00 feet through a central angle of 0°05'31" an arc distance of 76.33 feet to a point on the East line of lands described in O.R. Book 2422, Page 2496, of said Public Records, then run N 1°04'21" E along said East line a distance of 231.00 feet, then run S 89°18'39" E a distance of 100.00 feet, then run S 0°04'21" W a distance of 202.90 feet to the North right of way line of said Lambert Road and the Point of Beginning; said Land is located in Section 7, Township 24 North, Range 37 East, Brevard County, Florida

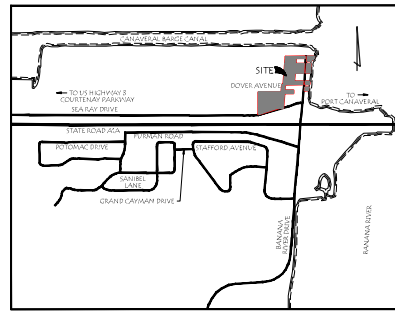
That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 and of Government Lot 4, lying North, South and East of lands owned by the Canaveral Port Authority, also lying North of the North right of way of State Road No 528 and West of Kelly Park Subdivision according to the Plat thereof as recorded in Plat Book 4, Page 21, of the Public Records of Brevard County, Florida, said land is located in Section 7, Township 24 South, Range 37 East, Brevard County, Florida LESS and Except lands described in Official Records Book 3510, Page 268, of the Public Records of Brevard County, Florida

## «SURVEYOR'S NOTES»

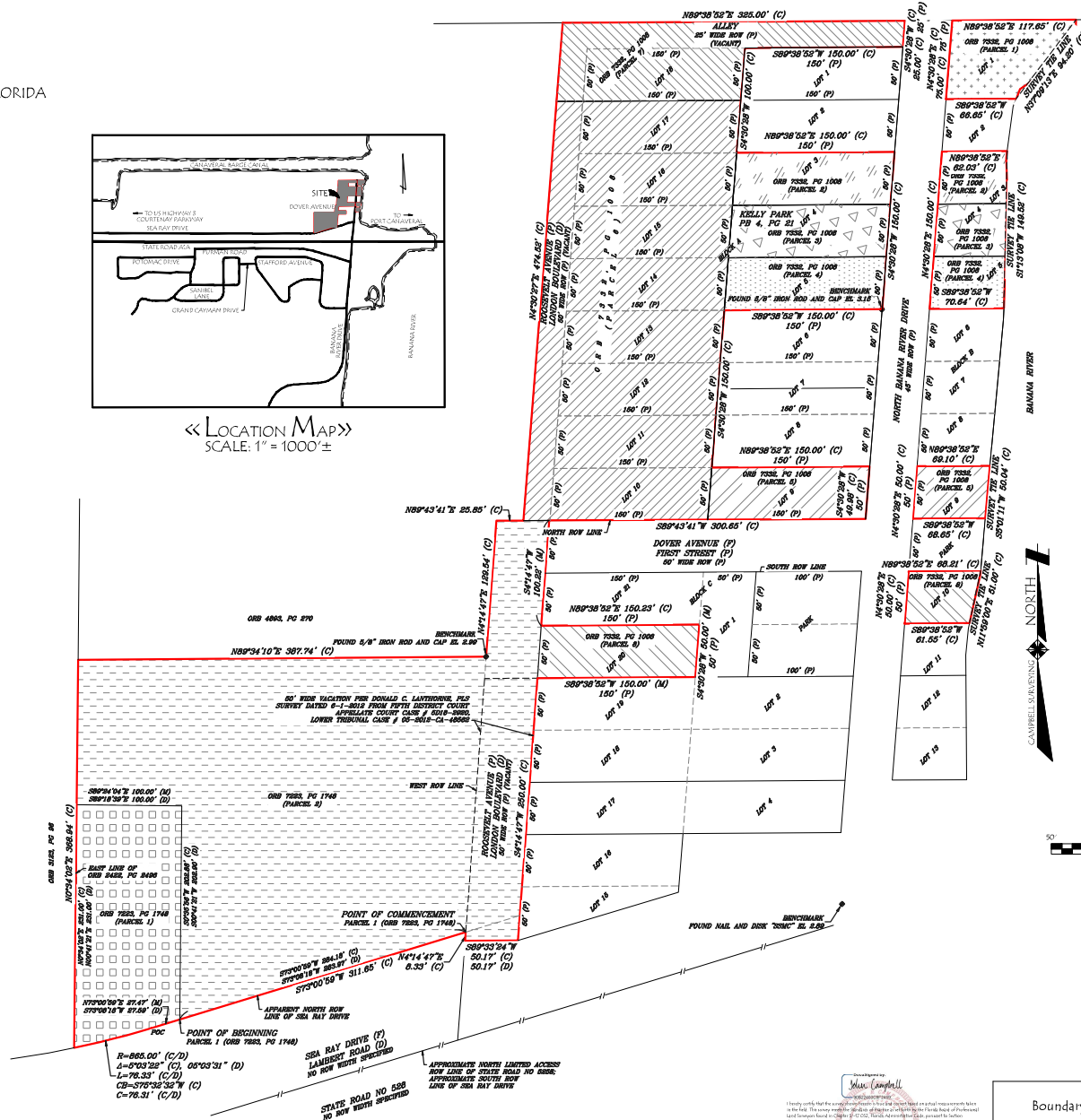
- The intended purpose of this boundary survey is to depict the limits of the subject parcels.
- The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title on boundary for the subject property.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimum horizontal control accuracy of 1/5000 for a Suburban survey.
- Measurements shown herein are expressed in feet and decimal parts thereof.
- Dimensions shown hereon at the exposed area of improvements, underground features, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- Beating shown hereon are based on the North right of way line of Dover Avenue having a bearing of S89°34'49"W between recent monumentation.
- This survey is not unique but is original in character and embraced fully by surveyors seal.
- This survey is a true and correct file of the Federal Emergency Management Agency (FEMA) Flood Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor files the current map appears to be in the latest Flood Insurance Rate Map Zone: 0 of 0/25 Annual Chance Flood Hazard, Zone AE-1 and Zone AE-1, 43 Community Flood #2020030001548, Dated 02/05/2020, from the National Water Data Institute of 1986
- Elevation shown hereon are based on United National Benchmarks, Permanent Identification 172403, being a 2.3' high Brown County Surveying and Mapping bench mark located in corner north east chain having a reading of 430.0

«SHEET 1 OF 3»

BOUNDARY, DESCRIPTION AND NOTES  
SEE SHEET 2 AND 3 OF 3 FOR BOUNDARY SURVEY



<< LOCATION MAP >>  
 SCALE: 1" = 1000' ±



## «LEGEND AND ABBREVIATIONS»

- |  |  |
|--|--|
|  | Found 1/2" Iron Rod and Cap with ID              |
|  | Found 5/8" Iron Rod and Cap with ID              |
|  | Found iron Pipe with Size and ID (if applicable) |
|  | Found Nail and Dial, No ID                       |
|  | Set 5/8" Iron Rod and Cap, L97979                |
|  | Back Flow Preventer                              |
|  | Sign with Description                            |
|  | Shop Box   |
|  | Telephone Hole                                   |
|  | Utility Pole with Guy Wire                       |
|  | Water Meter                                      |
|  | Water Valve                                      |
|  | Water Pull Box                                   |
|  | Arc Length                                       |
|  | Asphalt Drive                                    |
|  | Building Tie                                     |
|  | Calculated Information                           |
|  | Central Angle                                    |
|  | Chain Link Fence                                 |
|  | Clamp Bearing                                    |
|  | Cord Length                                      |
|  | Concrete Chalk                                   |
|  | Concrete Pad                                     |
|  | Corrugated Metal Pipe                            |
|  | General Concrete Work                            |
|  | Gush Tie   |
|  | Damage Inlet                                     |
|  | Edge of Water                                    |
|  | Fence Tie  |
|  | Field Information                                |
|  | Finished Floor Elevation                         |
|  | Hog Wire Fence                                   |
|  | Identification                                   |
|  | Licensed Business                                |
|  | Licensed Surveyor                                |
|  | Official Records Book                            |
|  | Overhead Utility Line                            |
|  | Paper Signs                                      |
|  | Base Drive                                       |
|  | Rd Book  |
|  | Rd Information                                   |
|  | Right of Concourse                               |
|  | Radius   |
|  | Right of Way                                     |
|  | Reinforced Concrete Pipe                         |
|  | Top of Bank                                      |

« SCALE  1"=50' »



**LICENSED Business #7978**  
115 Alma Blvd., Suite 102 / Mailing Address: P.O. Box 541866  
Merritt Island, FL 32954 Phone: (321) 507.4811

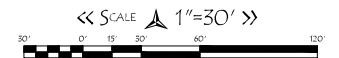
Boundary Survey

PREPARED FOR AND CERTIFIED TO  
David Kabboord

[illegible]

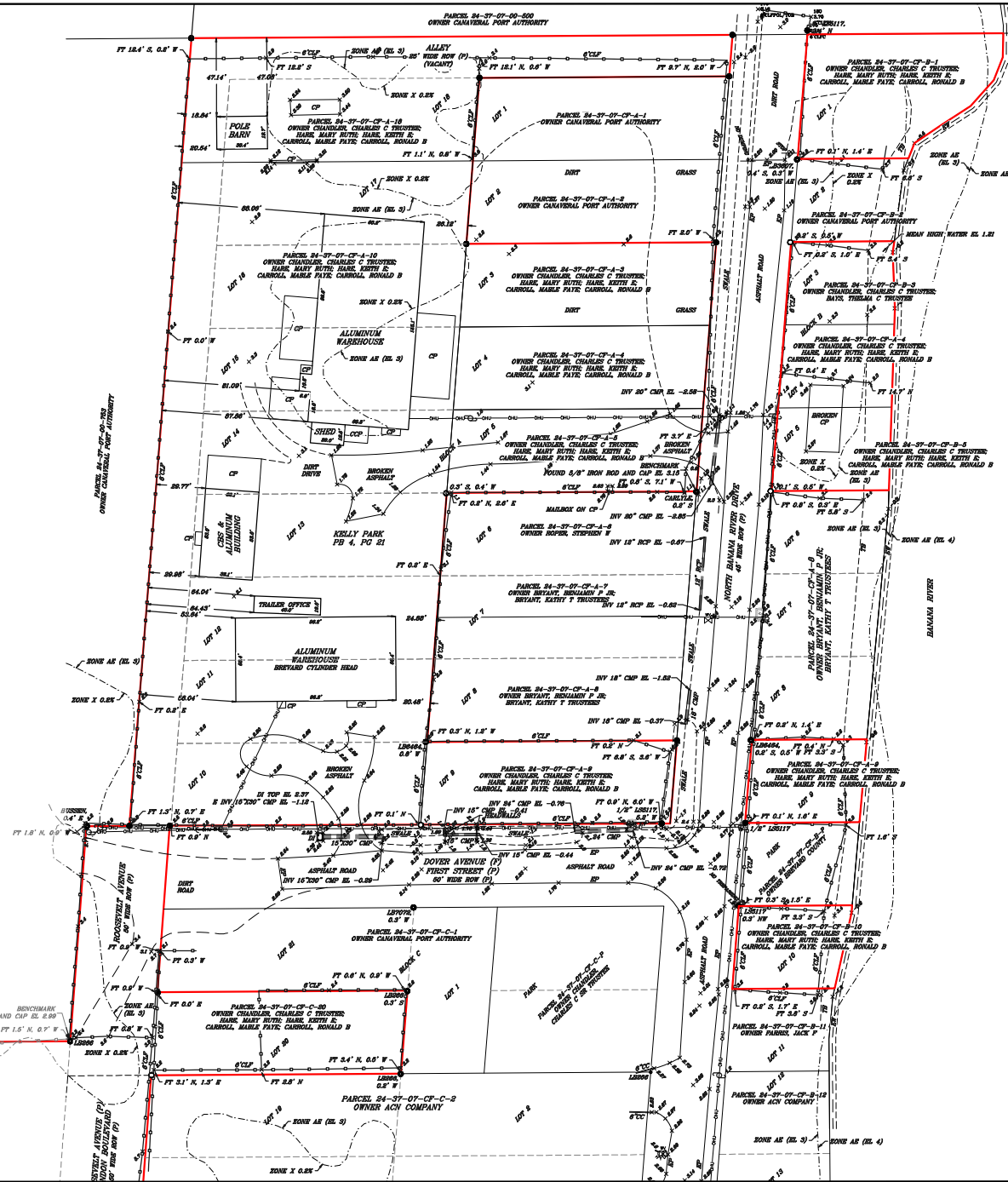
# BOUNDARY SURVEY

IN A PORTION OF SECTION 4,  
TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA



LICENSED Business #7978  
115 Alma Blvd, Suite 102 / Mailing Address: P.O. Box 541866  
Merritt Island, FL 32954 Phone: (321) 507-4811

Boundary Survey	SITE LOCATION: North Brevard State Park, Merritt Island, FL 32954	
	2023-053	SECTION 4, TOWNSHIP 24 SOUTH, RANGE 37 EAST
PREPARED FOR AND CERTIFIED TO: David Kahood	DATE: 07/15/2023	
	REVISIONS: 1. 8-25-2023 ADDITIONAL BOUNDARY	



SEE SHEET 3 OF 3 FOR CONTINUATION

«SHEET 2 OF 3»

SEE SHEET 1 OF 3 FOR  
BOUNDARY DESCRIPTION AND NOTES  
SEE SHEETS 3 OF 3 FOR  
DETAIL CONTINUATION

