



61.3
307 = 18.4
- 8.4
10.0
- 3.9
6.1 Breeze way
Variance

SURVEY PREPARED FOR:
PAUL S. PEARSON AND CHERYL A. PEARSON

DESCRIPTION: A PORTION OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1969, PAGES 448-449 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT ON THE EAST R/W OF U.S. HIGHWAY NO. 1, 1960 FEET, NORTH OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, AND 408.52 FEET, MORE OR LESS, EAST OF THE WEST BOUNDARY LINE OF U.S. GOVERNMENT LOT 3, PER SAID SECTION 32; THENCE GO S22°52'10" W ALONG SAID EAST R/W OF U.S. HIGHWAY NO. 1 A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S21°51'00" E ALONG SAID EAST R/W LINE A DISTANCE OF 150 FEET; THENCE GO N67°09'50" E, PERPENDICULAR TO U.S. HIGHWAY NO. 1, A DISTANCE OF 408 FEET, MORE OR LESS TO THE WATERS OF THE INDIAN RIVER; THENCE GO NORTHWESTERLY IN WATERS OF THE INDIAN RIVER TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1960 FEET OF SAID SECTION 32; THENCE GO S89°56'01" W PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SECTION 32, A DISTANCE OF 150 FEET, MORE OR LESS TO AN IRON ROD WHICH IS 292.55 FEET FROM THE POINT OF COMMENCEMENT; THENCE GO S89°23'22" W A DISTANCE OF 277.05 FEET TO THE POINT OF BEGINNING, THIS PARCEL BEING A PART OF LOTS 18 AND 19 PER UNRECORDED PLAT OF INDIAN RIVER ESTATES, NORTH EAT GALLIE.

This tool appearing on this document was authorized by Andrew W. Powshok, P.L.S. No. 5133, on 8-16-25.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

AAL LAND SURVEYING SERVICES, INC.	
ACCORDING TO FLA. STAT. § 220.01 (1) THIS SURVEY WAS PREPARED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.	
GENERAL NOTE: THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO COMPLY WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 220, FLORIDA STATUTES, AND THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 220, FLORIDA STATUTES.	
THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSES NOTED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.	
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.	
NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.	
THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO LIMITATIONS EITHER RECORDED OR UNRECORDED.	
BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	
NO UNRECORDED IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.	
ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.	
THIS SURVEY AND THIS SERVICE ARE SUBJECTS TO SUCH AN ATTEMPT BY THE SURVEYOR TO LOCATE ANY UNRECORDED IMPROVEMENTS, HOWEVER, NONE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.	
SECTION 32, TOWNSHIP 26 SOUTH, RANGE 37 EAST, PROJECT #51138	
DATE: 08-16-25	
DRAWN BY: Andrew W. Powshok	
CHECKED BY: Andrew W. Powshok	
DATE: 08-25-25	
PROJECT #51138	
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