

SKETCH AND DESCRIPTION

(COVER & LEGAL DESCRIPTION)
SECTION 22, T23S, R36E
PARCEL I.D.: 23-36-22-01-A-10

PROPERTY ADDRESS:
6481 AND 6483 COLONY PARK DRIVE
MERRITT ISLAND, FL 32953

THE PURPOSE OF THIS SKETCH AND DESCRIPTION
IS TO VACATE A PORTION OF THE 5' UTILITY &
DRAINAGE EASEMENT ALONG THE NORTHERLY
BOUNDARY OF LOT 10, BLOCK "A", P.B. 18, PG. 60,
COLONY PARK IN BREVARD COUNTY.

LEGAL DESCRIPTION

A PORTION OF THE NORTHERLY 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, LOT 10, BLOCK A, PLAT BOOK/INSTRUMENT 18, PAGE 60, COLONY PARK IN BREVARD COUNTY FL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF AFOREMENTIONED LOT 10, BLOCK "A", THENCE S63°31'15"E, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 10, A DISTANCE OF 75.51 FEET, TO THE POINT OF BEGINNING; THENCE S17°30'18"W A DISTANCE OF 5.06 FEET; THENCE N63°31'15"W, ALONG THE EASEMENT LINE AND PARALLEL TO THE NORTHERLY BOUNDARY OF LOT 10, A DISTANCE OF 27.54 FEET; THENCE S74°06'22"E A DISTANCE OF 27.22 FEET AND BACK TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 68,862 SQ. FT./0.00158 ACRES

LINE LEGEND:

— = PLATTED LOT LINE
- - - = EASEMENT LINE
— = CENTERLINE
— = HIDDEN PROPERTY LINE
— = WATER
— = WOOD FENCE

ABBREVIATION LEGEND

CH=CHORD
L=LENGTH
N.R.=NON RADIAL
P=PLAT
P.B.=PLAT BOOK
PG.=PAGE
P.I.D.=PARCEL IDENTIFICATION NUMBER
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
R=RADIUS
U.E.=UTILITY EASEMENT
D.E.=DRAINAGE EASEMENT

SURVEY NO. 674269
SKETCH DATE: 09-25-2025



THIS IS **NOT** A SURVEY, TO
ACCOMPANY SKETCH ONLY

SURVEYORS CERTIFICATE
THEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS A TRUE
AND CORRECT REPRESENTATION PREPARED UNDER MY DIRECTION
AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED
SEAL AND SIGNATURE.

DL

(SIGNED)

DAVID W. LEI
PROFESSIONAL SURVEYOR AND MAPPER #6203

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(NOT COMPLETE WITHOUT PAGE 2)



**TARGET
SURVEYING, LLC**

LB #7893

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VACATING SKETCH: 1 OF 2

BOUNDARY SURVEY

CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	75.00'	34.05'	26°00'45"

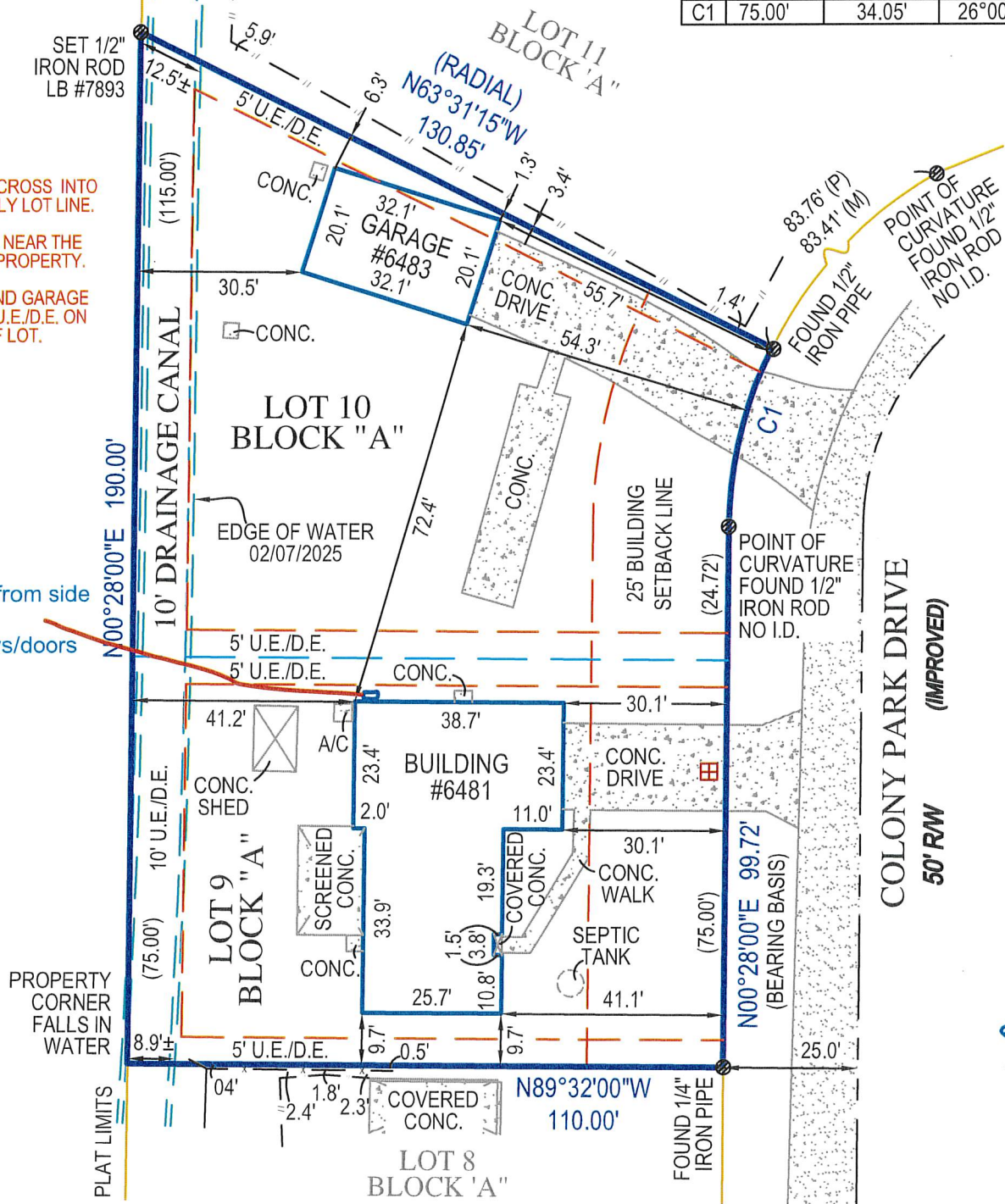
SURVEY NOTES

CONCRETE DRIVES CROSS INTO R/W ALONG EASTERLY LOT LINE.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

CONCRETE DRIVE AND GARAGE CROSS INTO THE 5' U.E./D.E. ON NORTHERLY SIDE OF LOT.

Generator 80ft from side
40 ft from rear
5ft from windows/doors



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SURVEY NUMBER:
674269

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

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