



SURVEY PREPARED FOR:
STEVEN SNYDER AND JERI SNYDER
CONSTRUCT IT, INC.

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 22, AND RUN N 88°54'27" W, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1376.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N 88°54'27" W, 38.25 FEET; THENCE RUN N 41°06'02" W, 131.54 FEET; THENCE RUN N 88°51'47" W, 411 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RETURN TO THE POINT OF BEGINNING AND RUN N 01°05'33" E, 135.00 FEET; THENCE RUN S 88°54'27" E, 116.00 FEET; THENCE RUN N 60°00'28" E, 116.73 FEET; THENCE RUN S 88°32'25" W, 792 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RUN SOUTHEASTERLY, MEANDERING SAID WATERS TO AN INTERSECTION WITH THE SOUTH LINE OF THIS PARCEL.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 22 AND RUN N 88°54'27" W ALONG THE SOUTH LINE OF SAID SECTION 22 FOR 1260.69 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1502 AT PAGE 679 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 01°05'33" E ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 1502 AT PAGE 679 FOR 135.00 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT BEGINS THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE RUN N 60°00'28" E ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 3502 AT PAGE 996 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA FOR 116.78 FEET TO THE MOST NORTHERLY POINT THEREOF; THENCE RUN N 88°21'53" W FOR 216.02 FEET; THENCE RUN S 1°05'35" W FOR 62.35 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL OF LAND DESCRIBED IN O.R. BOOK 1502 AT PAGE 679; THENCE RUN S 88°54'27" E ALONG THE NORTH LINE THEREOF FOR 116.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 22 AND RUN N 88°54'27" W ALONG THE SOUTH LINE OF SAID SECTION 22 FOR 1260.69 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 3502, PAGE 996, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N 88°54'27" W, ALONG SAID SOUTH LINE, A DISTANCE OF 116.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 7469, PAGE 607, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 26°21'20" W, A DISTANCE OF 75.50 FEET; THENCE RUN N 68°51'05" W, A DISTANCE OF 48.11 FEET; THENCE RUN N 01°05'33" E, A DISTANCE OF 114.61 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN O.R. BOOK 8406, PAGE 1395, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 88°21'53" E, ALONG SAID SOUTH LINE, A DISTANCE OF 196.01 FEET; THENCE RUN S 01°05'33" W, A DISTANCE OF 196.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 22 AND RUN N 88°54'27" W ALONG THE SOUTH LINE OF SAID SECTION 22 FOR 1260.69 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 3502, PAGE 996, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 01°05'33" E, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°05'33" E, A DISTANCE OF 61.25 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN O.R. BOOK 8406, PAGE 1395, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 88°21'53" E, ALONG SAID SOUTH LINE, A DISTANCE OF 108.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 3502, PAGE 996, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 60°00'28" W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 116.78 FEET TO THE POINT OF BEGINNING.

The seal appearing on this document was authorized by Andrew W. Powshok, P.L.S. No. 5383, on 11-19-25.

This item has been electronically signed and sealed by Andrew W. Powshok, P.L.S. No. 5383, using a digital signature on 11-19-25.

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 F.L.R.M. #12080 0340 H, DATED JANUARY 28, 2021, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES X & AE.

BOUNDARY SURVEY

SCALE: 1" = 30'



JOB # 44518

REVISION: UPDATE FIELD DATE: 11-07-25

REVISION: PLOT PLAN: 10-07-25

REVISION: ADD EASEMENT: 04-22-21

FIELD SURVEY DATE: 04-13-21

SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST

L.B. #6623

NOTES:

- THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED. AND SHOULD NOT BE REPLIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA 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 EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
- BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
- ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.

1520 W. MANTON ROAD, WEST MELBOURNE, FL 32904 L.B.#6623

PHONE: (321) 768-8110 FAX: (321) 952-9771 E-MAIL: frontdesk@aalsurvey.com

ANDREW W. POWSHOK, P.L.S. No. 5383

DANIEL D. GARNER, P.L.S. No. 6189

LEGEND

- (P) - PLAT
- (M) - MEASURED
- (D) - DEED
- FND. - FOUND
- I.R. - IRON ROD
- I.P. - IRON PIPE
- C.M. - CONCRETE MONUMENT
- S - CENTERLINE
- R/W - RIGHT OF WAY
- PLS - PROFESSIONAL LAND SURVEYOR
- LB - LICENSE BUSINESS
- P.U. - PUBLIC UTILITY
- DE - DRAINAGE EASEMENT
- FF - FINISH FLOOR
- E - ELEVATION
- R - RADIUS
- DELTA - DELTA
- ARC - ARC LENGTH
- (B.B.) - BASIS OF BEARING
- (N.R.) - NON RADIAL
- N&D - NAIL AND DISK
- CONC. - CONCRETE
- ASPH. - ASPHALT
- P.O.L. - POINT ON LINE
- PRM - PERMANENT REFERENCE MARKER