

# BOUNDARY & TOPOGRAPHIC SURVEY

## DESCRIPTION:

Parcel A:  
Plantation 20, as lies East of the Florida East Coast Railroad Right-of-way, Plate A, Section 13, Township 23 South, Range 35 East, Map of Delespine of Indian River, as recorded in Plat Book 2, Page 2, Public Records of Brevard County, being more particularly described as follows:

Begin at the intersection of the Easterly Right-of-way line of the Florida East Coast Railroad (a 100 foot r/w) and the South Right of way line of Kings Highway (a 60 ft r/w) thence N 89 degrees 48 minutes 30 seconds East (assumed bearing) along said South Right of way line of 295.05 feet to the Northeast corner of said Plantation 20; thence S 0 degrees 11 minutes 30 seconds E. along the East line of said Plantation 20, 883.94 ft. to said Easterly right-of-way of Florida East Coast Railroad; thence N 18 degrees 39 minutes 00 seconds W., along said Easterly Right of way line 931.87 feet to the Point of Beginning.

Parcel B:  
A parcel of land lying in Section 13, Township 23 South, Range 35 East and also being a part of Lot 21, Plate "A", MAP OF DELESPINE ON INDIAN RIVER as recorded in Plat Book 2, Page 2, of the Public Records of Brevard County, Florida, more particularly described as follows:

Commence at the Southeast corner of said Lot 21, thence run N 00 degrees 05' 24" W along the East line of said Lot 21 a distance of 581.00 feet; thence run S 89 degrees 58' 45" W a distance of 280.00 feet to the POINT OF BEGINNING; thence continue S, 89 degrees 58' 45" W a distance of 50.00 feet; thence run N 00 degrees 05' 24" W along the West line of said Lot 21 a distance of 409.00 feet; thence run N 89 degrees 58' 45" E a distance of 50.00 feet; thence run S 00 degrees 05' 24" E a distance of 409.00 feet to the POINT OF BEGINNING.

## NOTES:

- BEARINGS BASED ON THE WEST LINE OF LOT 21 AS BEING S00°15'06"E.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.
- ELEVATIONS BASED ON NGS BENCHMARK NUMBER 386-04. A BRASS DISK IN 14" ROUND CONCRETE MASS. ELEVATION=19.051', NAVD 1988 DATUM.
- SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT.

## LEGEND

- FO FIBER OPTIC CABLE BOX
- GA GUY ANCHOR
- SI SIGN
- WU WOOD UTILITY POLE
- OH OVERHEAD UTILITY LINE
- XXO (SIZE)" OAK TREE
- XXP (SIZE)" PALM TREE
- XXPN (SIZE)" PINE TREE
- XXTR (SIZE)" TREE OF UNKNOWN TYPE

James R Shannon  
Digitally signed by  
James R Shannon  
Date: 2023.04.28  
13:55:56 -04'00'

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898  
DATE OF SURVEY: 04/21/2023  
FIELD BY: JRS SCALE: 1" = 40'  
FILE NUMBER: 23Z-00049

