

OFFICIAL RECORDS  
BOOK 2570,  
PAGE 401

OFFICIAL  
RECORDS  
BOOK 8204,  
PAGE 193

OFFICIAL RECORDS BOOK 3532, PAGE 4393

N89°04'00"E 317.00'

NORTH LINE OF LOT 7

NORTHEAST CORNER OF LOT 7

NORTHWEST CORNER OF LOT 7

EAST LINE OF LOT 7

OFFICIAL RECORDS BOOK 2815, PAGE 2107

*Patrick Meyer*  
Signature

PORTION OF LOT 7

(131,877 SQ. FT. ±  
3.03 ACRES ±)

N00°00'00"E (B.B.)

LOT 8

WEST LINE  
OF LOT 7

560.51'

POINT OF  
BEGINNING

REMAINDER  
OF LOT 7

L3  
L2  
113.99'

JULIA  
DRIVE

(50' R/W)

L1 POINT OF  
COMMENCEMENT

SOUTHWEST CORNER LOT 7 CARLTON STEWART  
GARDENS PLAT NO. 2 PLAT BOOK 10, PAGE 69A

NORTH 35.35' OF LOT 6  
NOT INCLUDED

S88°57'36"W 270.00'

REMAINDER OF LOT 7

SOUTHEAST CORNER OF LOT 7

SOUTH LINE OF LOT 7

500°24'00"E

373.84'

OFFICIAL RECORDS  
BOOK 7228,  
PAGE 438

OFFICIAL RECORDS BOOK 7790, PAGE 2624

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°57'36"W	30.36'
L2	N00°00'00"E	39.00'
L3	N00°20'47"W	74.99'
L4	S88°57'36"W	20.90'

OFFICIAL RECORDS BOOK 5751, PAGE 6956

DESCRIPTION:

A PORTION OF LOT 7 OF CARLTON STEWART GARDENS PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 69A OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 7 THENCE RUN NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 113.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°00'00" EAST, A DISTANCE OF 560.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89°04'00" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 317.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 00°24'00" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 373.84 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 88°57'36" WEST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 00°24'00" EAST, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 88°57'36" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.36 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST, A DISTANCE OF 39.00 FEET; THENCE NORTH 00°20'47" WEST, A DISTANCE OF 74.99 FEET; THENCE SOUTH 88°57'36" WEST, A DISTANCE OF 20.90 FEET TO THE POINT OF BEGINNING. CONTAINING 3.036 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

## AAL LAND SURVEYING SERVICES, INC.

### SKETCH OF DESCRIPTION

1. THIS SKETCH 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.  
2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

JOB # 23819

DATE: 2-18-2021

SECTION 17, TOWNSHIP 27S, RANGE 37E

L.B. #6623

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

3970 MINTON ROAD  
WEST MELBOURNE, FL. 32904  
(321) 768-8110

SHEET 1 OF 1

SCALE: 1" = 100'



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