

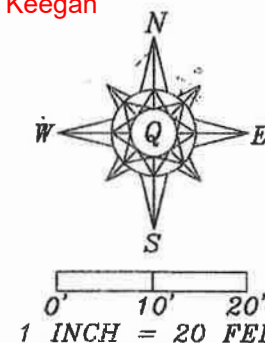
# MAP OF BOUNDARY SURVEY

CERTIFIED TO: EAST COAST DOCKS, INC.

Survey 21PZ00038 Keegan

## LEGEND:

- (P) DENOTES PLAT  
(F) DENOTES FIELD  
(D) DENOTES DESCRIBED



#395 ROSS AVE  
50' PUBLIC RIGHT-OF-WAY

SOUTHERLY PROLONGATION  
OF LOT 11 BLOCK J

FOUND 1/2"  
IRON ROD  
POINT OF  
COMMENCEMENT

C-1 (D)  
DELTA 19°56'44"  
RADIUS 322.00'  
ARC 112.09'

C-2 (D)  
DELTA 10° 26' 34"  
RADIUS 227.00'  
ARC 41.37'

C-3 (D)  
DELTA 06°16'38"  
RADIUS 227.00'  
ARC 25.00'

C-4 (D)  
DELTA 06°16'38"  
RADIUS 227.00'  
ARC 25.00'

C-1 (F)  
DELTA 19°57'24"  
RADIUS 322.00'  
ARC 112.16'

C-2 (F)  
DELTA 10°26'34"  
RADIUS 227.00'  
ARC 41.37'

C-2 (F)  
DELTA 06°15'44"  
RADIUS 227.00'  
ARC 24.81'

C-4 (F)  
DELTA 06°19'31"  
RADIUS 227.00'  
ARC 25.06'

L-1 (D)  
19.40'  
S12°19'47"E

L-2 (D)  
28.27'  
N88°00'59"W

L-3 (D)  
26.00'  
N18°38'14"E

L-4 (D)  
16.00'  
S07°50'10"W

L-5 (D)  
26.64'  
N88°00'59"W

L-1 (F)  
21.00'  
S11°52'55"E

L-2 (F)  
28.27'  
N87°54'29"W

L-3 (F)  
26.00'  
N18°38'14"E

L-4 (F)  
16.00'  
S07°33'43"W

L-5 (F)  
26.63'  
N87°54'29"W

## LEGAL DESCRIPTION OF SUBJECT PARCEL:

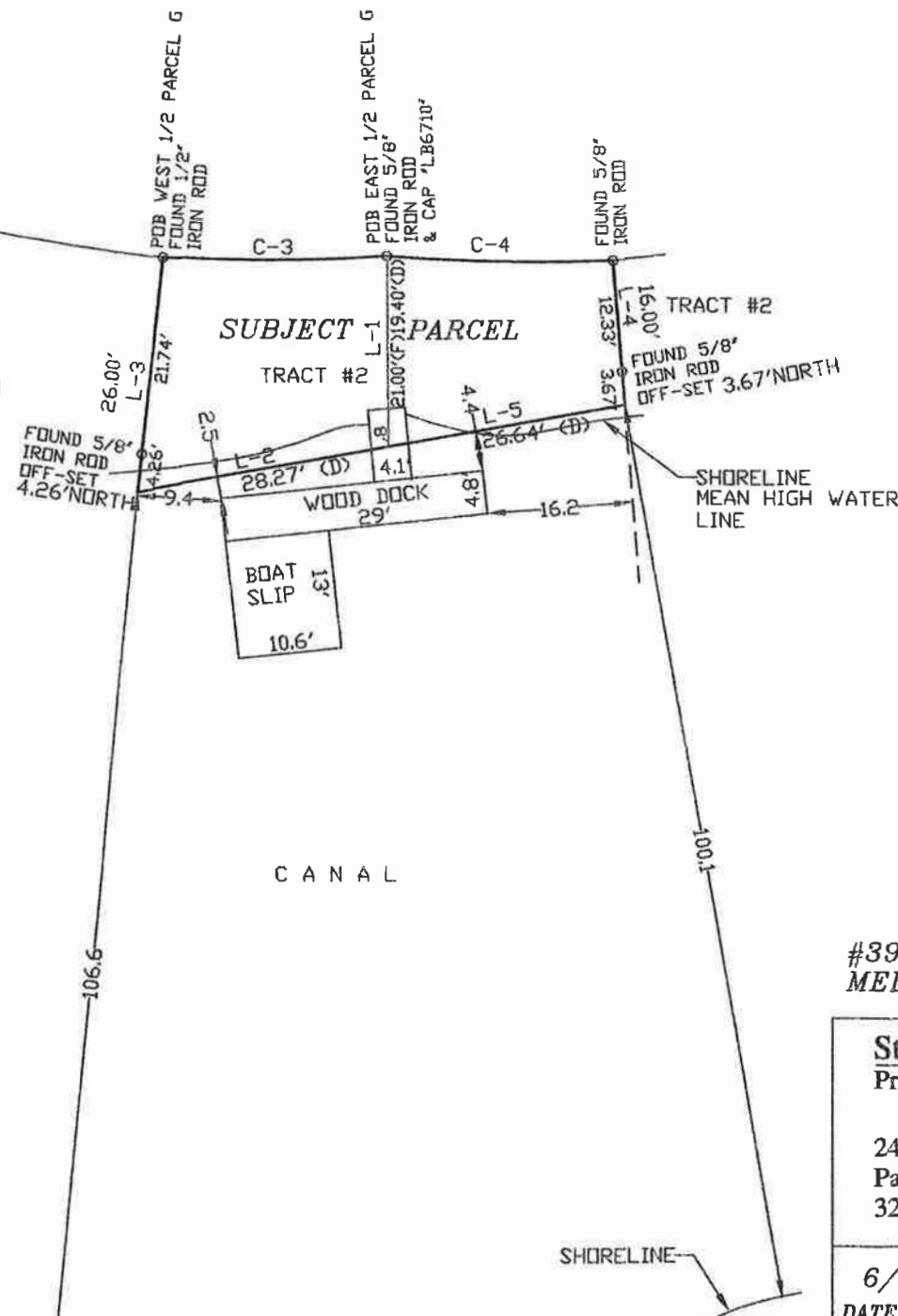
LEGAL DESCRIPTION WEST 1/2 PARCEL G  
A PART OF TRACT 2, CRYSTAL LAKE SECOND ADDITION, AS RECORDED IN PLAT BOOK 17, PAGE 57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH R/W LINE OF ROSS AVE. AND A SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 11, BLOCK J, REPLAT OF A PORTION OF CRYSTAL LAKES, AS RECORDED IN PLAT BOOK 22, PAGE 124, RUN EASTERLY ALONG THE SOUTHERLY R/W LINE OF ROSS AVE. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 322.00 FEET, AND A DELTA OF 09 DEGREES 56' 44" (19°56'44" SURVEYOR), AN ARC DISTANCE OF 112.09 FEET, TO A POINT OF REVERSE CURVE, THENCE CONTINUE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 227.00 FEET, A DELTA OF 10 DEGREES 26' 34" AND AN ARC DISTANCE OF 41.37 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID CURVE AN ARC DISTANCE OF 25 FEET HAVING A RADIUS OF 227.00 FEET AND A DELTA OF 06 DEGREES 16' 38", THENCE RUN SOUTH 12 DEGREES 19' 47" EAST A DISTANCE OF 19.40 FEET, THENCE RUN NORTH 88 DEGREES 00' 59" WEST A DISTANCE OF 28.27 FEET, THENCE RUN NORTH 18 DEGREES 38' 14" EAST A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LEGAL DESCRIPTION EAST 1/2 PARCEL G  
A PART OF TRACT 2, CRYSTAL LAKE SECOND ADDITION, AS RECORDED IN PLAT BOOK 17, PAGE 57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH R/W LINE OF ROSS AVE. AND A SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 11, BLOCK J, REPLAT OF A PORTION OF CRYSTAL LAKES, AS RECORDED IN PLAT BOOK 22, PAGE 124, RUN EASTERLY ALONG THE SOUTHERLY R/W LINE OF ROSS AVE. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 322.00 FEET, AND A DELTA OF 09 DEGREES 56' 44" (19°56'44" SURVEYOR), AN ARC DISTANCE OF 112.09 FEET, TO A POINT OF REVERSE CURVE, THENCE CONTINUE EASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 227.00 FEET, A DELTA OF 10 DEGREES 26' 34" AND AN ARC DISTANCE OF 41.37 FEET TO A POINT, THENCE CONTINUE ALONG SAID CURVE AND R/W LINE AN ARC DISTANCE OF 25.00 FEET HAVING A RADIUS OF 227.00 FEET AND A DELTA OF 06 DEGREES 16' 38" TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID CURVE AND R/W LINE AN ARC DISTANCE OF 25.00 FEET, SAID CURVE HAVING A RADIUS OF 227.00 FEET AND A DELTA OF 06 DEGREES 16' 38", THENCE RUN SOUTH 07 DEGREES 50' 10" WEST A DISTANCE OF 16.00 FEET, THENCE RUN NORTH 88 DEGREES 00' 59" WEST A DISTANCE OF 26.64 FEET, THENCE RUN NORTH 12 DEGREES 19' 47" EAST A DISTANCE OF 19.40 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR & MAPPER

*Stephen W. Quesnel* 6/15/21  
Stephen W. Quesnel, P.S.M.  
Florida Licensed Surveyor and Mapper #5306



## SURVEYOR'S NOTES:

- 1.) NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY OR PROVIDED TO THE UNDERSIGNED SURVEYOR, LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 2.) DIMENSIONS ARE AS DESCRIBED AND SURVEYED UNLESS OTHERWISE NOTED.
- 3.) NO IMPROVEMENTS LOCATED OR SURVEYED UNLESS SHOWN ON DRAWING.
- 4.) BEARINGS BASED ON THE ASSUMPTION THAT THE WEST LINE OF SUBJECT PARCEL BEARS N 18° 38' 14" E ASSUMED.
- 5.) PROPERTY LIES IN SECTION 3, TOWNSHIP 29 SOUTH, RANGE 38 EAST.
- 6.) PROPERTY LIES IN FLOOD ZONE AE, FLOOD INSURANCE RATE MAP NUMBER 12009C0 682 H DATED 1/29/21.
- 7.) MONUMENTATION HAS NO LEGIBLE NUMBER UNLESS NOTED.
- 8.) THIS MAP OF SURVEY IS FOR THE SOLE USE OF THE CLIENT SHOWN HEREON AND IS INVALID FOR ANY OTHER PURPOSE.
- 9.) DISTANCE AND ANGLE SHOWN ARE ROUNDED.
- 10.) NORTH IS ASSUMED AND APPROXIMATE.
- 11.) STREET IS ASSUMED TO BE PUBLIC.

#395 ROSS AVE.  
MELBOURNE BEACH, FLORIDA 32951

Stephen W. Quesnel  
Professional Land Surveyor

2417 Quimper Ave., SE  
Palm Bay, Florida 32909  
321-723-0702 321-537-4754

6/15/21  
DATE OF SURVEY

21-26  
MAP NUMBER

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