

DESCRIPTION

TITUSVILLE RESORT AND DESTINATION – PHASE 1A, PARCEL 2 DESCRIPTION
 A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA,
 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION BETWEEN THE SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE (FORMER TAYLOR STREET) AND THE WEST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET (US 1); THENCE RUN N89°46'14"W, ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE A DISTANCE OF 497.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN S00°13'46"W, A DISTANCE OF 249.97 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 94.39 FEET, A CHORD BEARING OF S 13°42'16" E AND A CHORD DISTANCE OF 39.10 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°54'35", A DISTANCE OF 39.39 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 36.00 FEET, A CHORD BEARING OF S 32°01'27" E AND A CHORD DISTANCE OF 7.29 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°37'46", A DISTANCE OF 7.31 FEET; THENCE RUN N89°46'14"W, A DISTANCE OF 336.46 FEET; THENCE RUN N00°13'46"E, A DISTANCE OF 294.05 FEET TO A POINT ON THE AFORE MENTIONED SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE; THENCE RUN S89°46'14"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 322.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.185 ACRES MORE OR LESS.

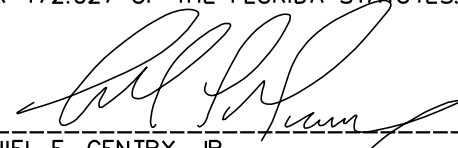
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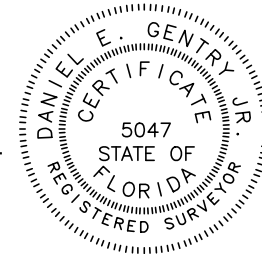
1. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE (FORMERLY KNOWN AS TAYLOR STREET), BREVARD COUNTY, FLORIDA SAID LINE BEING N89°46'14"W PER FLORIDA STATE PLANE COORDINATES ZONE EAST.
2. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHT OF WAY AND OTHER MATTERS OF RECORD.
3. THIS DOCUMENT CONSISTS OF 2 SHEETS AND WOULD BE CONSIDERED INCOMPLETE IF OTHERWISE.

LEGEND

- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- N.T. = NON-TANGENT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- P.C.C. = POINT OF COMPOUND CURVATRURE
- R/W = RIGHT OF WAY
- US = UNITED STATES
- ⊙ = LIGHT POLE

I HEREBY CERTIFY: THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

BY: 
 DANIEL E. GENTRY, JR.
 Florida Registration No. 5047
 Survey Date: August 1, 2024



NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ORIGINAL ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS NOTICE IS REQUIRED PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BOUNDARY SURVEY	PREPARED FOR AND CERTIFIED TO: TITUSVILLE MALL, LLC
JOB NO. C23-C015-01	
REVISIONS	
ON POINT SURVEYING, INC. 502 OAKLAND TERRACE LAKE MARY, FLORIDA 32746 407-989-8102 WWW.ON-POINTSURVEYING.COM LICENSE BUSINESS NUMBER 8319	