SKETCH AND LEGAL DESCRIPTION OF A PORTION OF
SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE WEST 7/8 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, EXCEPT THE WEST 70 FEET THEREOF AND ROAD RIGHTS-OF-WAY, PAR 4 TO 9, LYING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

ABBREVIATIONS LEGEND
SEC=SECTION
TWP=TOWNSHIP
RGE=RANGE
R/W =RIGHT OF WAY
C/L OR ℄ =CENTERLINE
PB =PLAT BOOK
OR =OFFICIAL RECORDS BOOK
PG =PAGE
LB =LICENSED BUSINESS
PSM=PROFESSIONAL SURVEYOR &
    MAPPER

SURVEYOR'S NOTES:
1. BEARINGS SHOWN ARE REFERENCED TO NORTH LINE OF SECTION 4, HAVING AN ASSUMED BEARING OF N89°48'37"E. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
2. THIS IS NOT A SURVEY: NO FIELDWORK WAS PERFORMED IN THE PREPARATION OF THIS EXHIBIT.
3. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET)
4. THIS EXHIBIT CONSISTS OF 2 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS EXHIBIT HAS BEEN MADE UNDER
MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL
SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051,
FLORIDA ADMINISTRATIVE CODE, AND IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
WILLIAM J WRIGHT, PhD, PSM
LICENSE NO. 6868, STATE OF FLORIDA

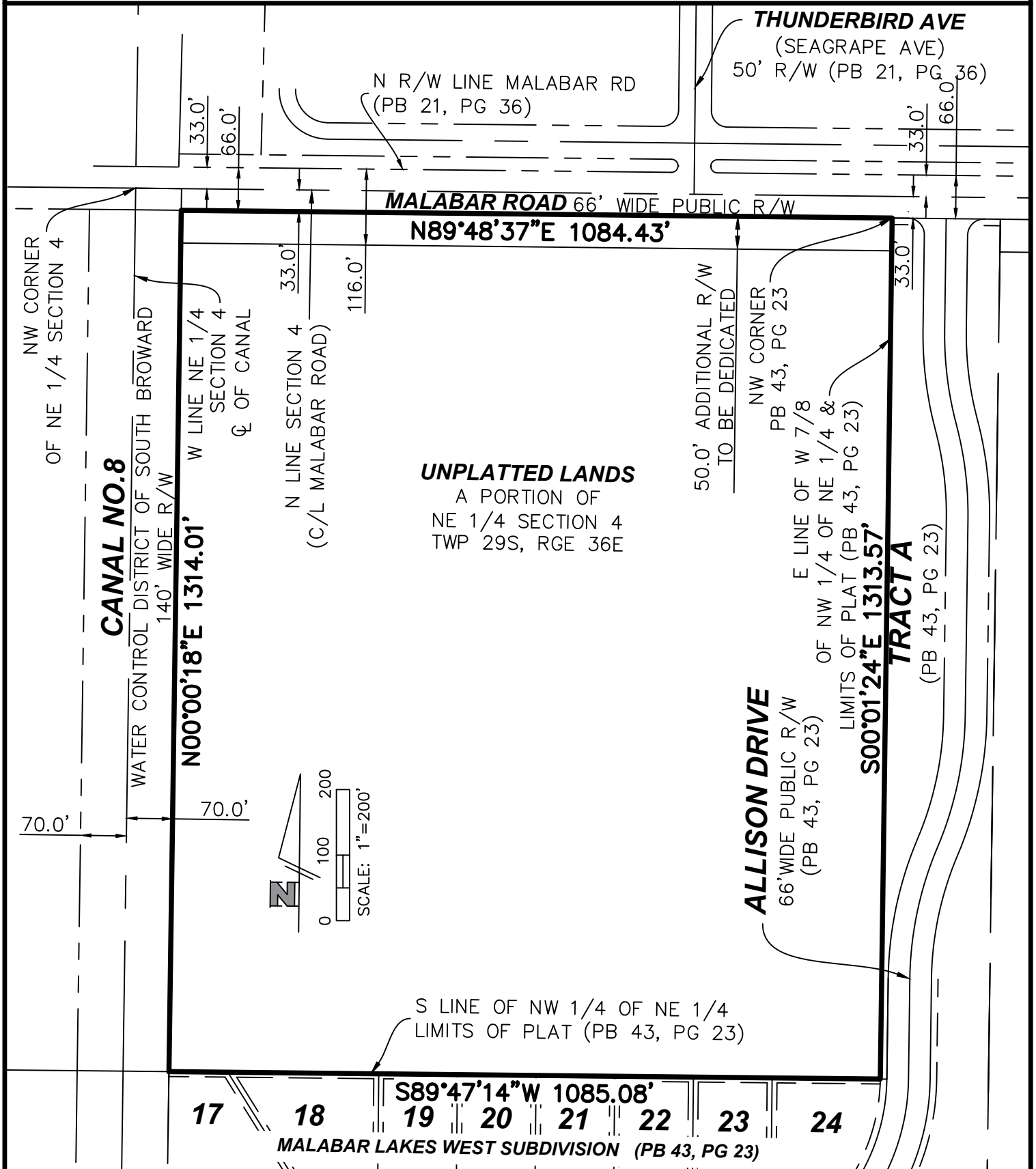| *WrightPSM, LLC*	SCALE: 1"=200'	DATE: 06/29/2023
PROFESSIONAL SURVEYING AND MAPPING *1248 SE 12TH AVE DEERFIELD BEACH, FL 33441* *(772) 538-1858 www.wrightpsm.com* *CERTIFICATE OF AUTHORIZATION NO. L.B.8186*	JOB NO. 23−0128	PAGE 1 OF 2

SKETCH AND LEGAL DESCRIPTION OF A PORTION OF
SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

THUNDERBIRD AVE
(SEAGRAPE AVE)
50' R/W (PB 21, PG 36)

N R/W LINE MALABAR RD
(PB 21, PG 36)

33.0'

66.0'

33.0'

66.0'

MALABAR ROAD 66' WIDE PUBLIC R/W

N89°48'37"E 1084.43'

NW CORNER
OF NE 1/4 SECTION 4

33.0'

116.0'

N LINE SECTION 4
(C/L MALABAR ROAD)

W LINE NE 1/4
SECTION 4
℄ OF CANAL

50.0' ADDITIONAL R/W
TO BE DEDICATED

NW CORNER
PB 43, PG 23

E LINE OF W 7/8
OF NW 1/4 OF NE 1/4 &
LIMITS OF PLAT (PB 43, PG 23)

33.0'

CANAL NO.8
WATER CONTROL DISTRICT OF SOUTH BROWARD
140' WIDE R/W

N00°00'18"E 1314.01'

UNPLATTED LANDS
A PORTION OF
NE 1/4 SECTION 4
TWP 29S, RGE 36E

E LINE OF W 7/8
OF NW 1/4 OF NE 1/4
LIMITS OF PLAT (PB 43, PG 23)

S00°01'24"E 1313.57'

TRACT A
(PB 43, PG 23)

N↑
SCALE: 1"=200'
0   100   200

70.0'

70.0'

ALLISON DRIVE
66' WIDE PUBLIC R/W
(PB 43, PG 23)

S LINE OF NW 1/4 OF NE 1/4
LIMITS OF PLAT (PB 43, PG 23)

S89°47'14"W 1085.08'

17	18	19	20	21	22	23	24

MALABAR LAKES WEST SUBDIVISION (PB 43, PG 23)

SCALE: 1"=200'

DATE: 06/29/2023

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