

SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER, MARKED AS NOTED
- FOUND 5/8" IRON ROD AND CAP, ID# LB4905, UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD AND CAP, ID# LB4905, UNLESS OTHERWISE NOTED

SURVEY NOTES:

SURVEY OF A PARCEL OF LAND IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

SURVEY FOR BOUNDARY AND DESCRIPTION ONLY.

IMPROVEMENTS AND/OR UTILITIES, WHETHER ABOVEGROUND OR UNDERGROUND, ARE NOT LOCATED OR SHOWN ON THIS SURVEY.

BEARING REFERENCE: ASSUMED BEARING OF N89°19'54"W ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON DRIVE ACCORDING TO OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF LAST FIELD WORK: 01/23/24

RIVERWOOD AT EVERLANDS PHASE 1  
PB 74, PG 73

RIVERWOOD AT EVERLANDS PHASE 3  
PB \_\_\_, PG \_\_

BOUNDARY OF  
RIVERWOOD AT EVERLANDS  
PHASE 1

1/4 SECTION LINE

RIVERWOOD AT EVERLANDS PHASE 4  
±33.87 ACRES

PARKWAY CONVEYANCE  
EASEMENT #7  
(ORB 6149, PG 2612)

UNPLATTED

BOUNDARY OF  
RIVERWOOD AT EVERLANDS  
PHASE 3

COMMERCIAL PARCELS  
C-6 THROUGH C-9  
(ORB 5750, PG 7946)  
(NOT INCLUDED)

COMMERCIAL PARCELS  
C-2 THROUGH C-5  
(ORB 5750, PG 7946)  
(NOT INCLUDED)

EMERSON DRIVE  
(100' WIDE IMPROVED PUBLIC R/W, ORB 6149, PG 2602)

NORTHEAST CORNER OF  
SOUTHWEST 1/4  
FD 1/2" IRC, ID# LB4905

ABBREVIATIONS

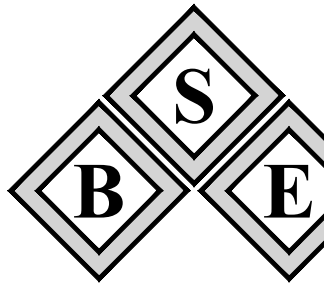
- A/C AIR CONDITIONER
- AL ARC LENGTH
- AVB AVENUE
- BLVD BOULEVARD
- BM BENCH MARK
- BOC BEGINNING OF CURVE
- CL CENTERLINE
- CB CENTRAL ANGLE
- CB BEARING
- CB CONCRETE BLOCK STRUCTURE
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- COR CORNER
- DEL DELTA / CENTRAL ANGLE
- DIR DEVELOPMENT OF REGIONAL IMPACT
- ELEV ELEVATION
- END END OF CURVE
- EDP EDGE OF PAVEMENT
- EDW EDGE OF WATER
- ENRP ELLIPTICAL REINFORCED CONCRETE PIPE
- ESMT EASEMENT
- FD FLOOD
- FEE FINISHED FLOOR ELEVATION
- FI FIRE HYDRANT
- FLR FLORIDA POWER AND LIGHT
- FT FEET
- Hwy HIGHWAY
- ID# IDENTIFICATION NUMBER
- INV INVERT
- R IRON ROD
- IRC IRON ROD AND CAP
- LB LICENSED BUSINESS
- LWP LIGHTER WOOD POST
- NB NEIGHBORHOOD IDENTIFICATION
- NAD NAD AND DISK
- NAVDSB NORTH AMERICAN VERTICAL DATUM 1988
- NGVD83 NATIONAL GEODETIC VERTICAL DATUM 1988
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- NTS NOT TO SCALE
- OHE OVERHEAD ELECTRIC UTILITY
- ORCB OFFICIAL RECORDS BOOK
- PI PLAT BOOK
- POC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PGEI PAGE(S)
- PK PARKER KILN
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER/UTILITY POLE
- PRC POINT OF REVERSE CURVATURE
- PLD PLANNED UNIT DEVELOPMENT
- PLW POLYWYLL GEORGIE PIPE
- R RADIUS
- RW RIGHT-OF-WAY
- RCF REINFORCED CONCRETE PIPE
- RR RAILROAD
- ST STREET
- TYP TYPICAL

DESCRIPTION OF RIVERWOOD AT EVERLANDS - PHASE 4

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN WESTERLY, ALONG THE ARC OF THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1490.00 FEET, A CENTRAL ANGLE OF 12°01'04", A CHORD BEARING OF S84°06'13"W AND A CHORD LENGTH OF 311.95 FEET), A DISTANCE OF 312.53 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S78°05'41"W, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 3°03'55", A CHORD BEARING OF S79°37'38"W AND A CHORD LENGTH OF 82.91 FEET), A DISTANCE OF 82.92 FEET TO THE SOUTHEAST CORNER OF COMMERCIAL PARCELS C-2 THROUGH C-5 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE N00°40'06"E, A DISTANCE OF 278.70 FEET; 2) THENCE N89°19'54"W, A DISTANCE OF 300.00 FEET; 3) THENCE N00°40'06"E, A DISTANCE OF 500.00 FEET; 4) THENCE N89°19'54"W, A DISTANCE OF 650.00 FEET TO THE NORTHWEST CORNER OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_, PAGE \_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 3, THE FOLLOWING TEN (10) COURSES AND DISTANCES: 1) THENCE N00°40'06"E, A DISTANCE OF 267.45 FEET; 2) THENCE S89°19'54"E, A DISTANCE OF 62.36 FEET; 3) THENCE N00°40'06"E, A DISTANCE OF 60.00 FEET; 4) THENCE N89°19'54"W, A DISTANCE OF 62.36 FEET; 5) THENCE N00°40'06"E, A DISTANCE OF 41.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 28°54'41", A CHORD BEARING OF N15°07'27"E, AND A CHORD LENGTH OF 112.33 FEET), A DISTANCE OF 113.54 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 7) THENCE N80°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 9°40'37", A CHORD BEARING OF N34°25'02"E, AND A CHORD LENGTH OF 42.17 FEET), A DISTANCE OF 42.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 32°51'43", A CHORD BEARING OF S73°54'52"E, AND A CHORD LENGTH OF 284.01 FEET), A DISTANCE OF 288.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 10) THENCE N12°00'58"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 290.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 1, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF S84°09'53"E, AND A CHORD LENGTH OF 38.76 FEET), A DISTANCE OF 38.84 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 695.00 FEET, A CENTRAL ANGLE OF 32°51'43", A CHORD BEARING OF S73°54'52"E, AND A CHORD LENGTH OF 393.18 FEET), A DISTANCE OF 398.62 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 27°47'09", A CHORD BEARING OF S04°43'51"W, AND A CHORD LENGTH OF 290.53 FEET), A DISTANCE OF 293.40 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 4) THENCE S04°43'51"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 1°58'33", A CHORD BEARING OF S86°15'26"E, AND A CHORD LENGTH OF 25.00 FEET), A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 1°58'33", A CHORD BEARING OF S86°15'26"E, AND A CHORD LENGTH OF 25.00 FEET), A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 25°35'08", A CHORD BEARING OF N02°55'43"E, AND A CHORD LENGTH OF 79.71 FEET), A DISTANCE OF 80.38 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 8°39'12", A CHORD BEARING OF N05°32'15"W, AND A CHORD LENGTH OF 186.34 FEET), A DISTANCE OF 186.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N89°56'57"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 95.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°29'10", A CHORD BEARING OF S46°18'28"E, AND A CHORD LENGTH OF 34.57 FEET), A DISTANCE OF 38.17 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 11) THENCE N87°26'07"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 2°17'21", A CHORD BEARING OF N01°25'12"W, AND A CHORD LENGTH OF 42.55 FEET), A DISTANCE OF 42.55 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 13) THENCE N89°43'29"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 246.67 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 21; THENCE S00°45'06"W, ALONG SAID EAST LINE, A DISTANCE OF 646.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'26"W, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER A DISTANCE OF 55.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59; THENCE S00°45'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1049.35 FEET TO THE POINT OF BEGINNING, CONTAINING 33.87 ACRES, MORE OR LESS.

FIELD BOOK: ---  
PAGE(S): ---  
DESIGN/DRAWN: LEH/LMO/EAK  
DATE: 03/11/2024



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RIVERWOOD AT EVERLANDS  
PHASE 4

BOUNDARY SURVEY

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PROJECT NO.

10860.710

DRAWING NO.

10860710\_100\_003

SHEET

1 of 1