

**"THIS IS NOT A BOUNDARY SURVEY"  
SKETCH BASED ON RECORDED PLATS**

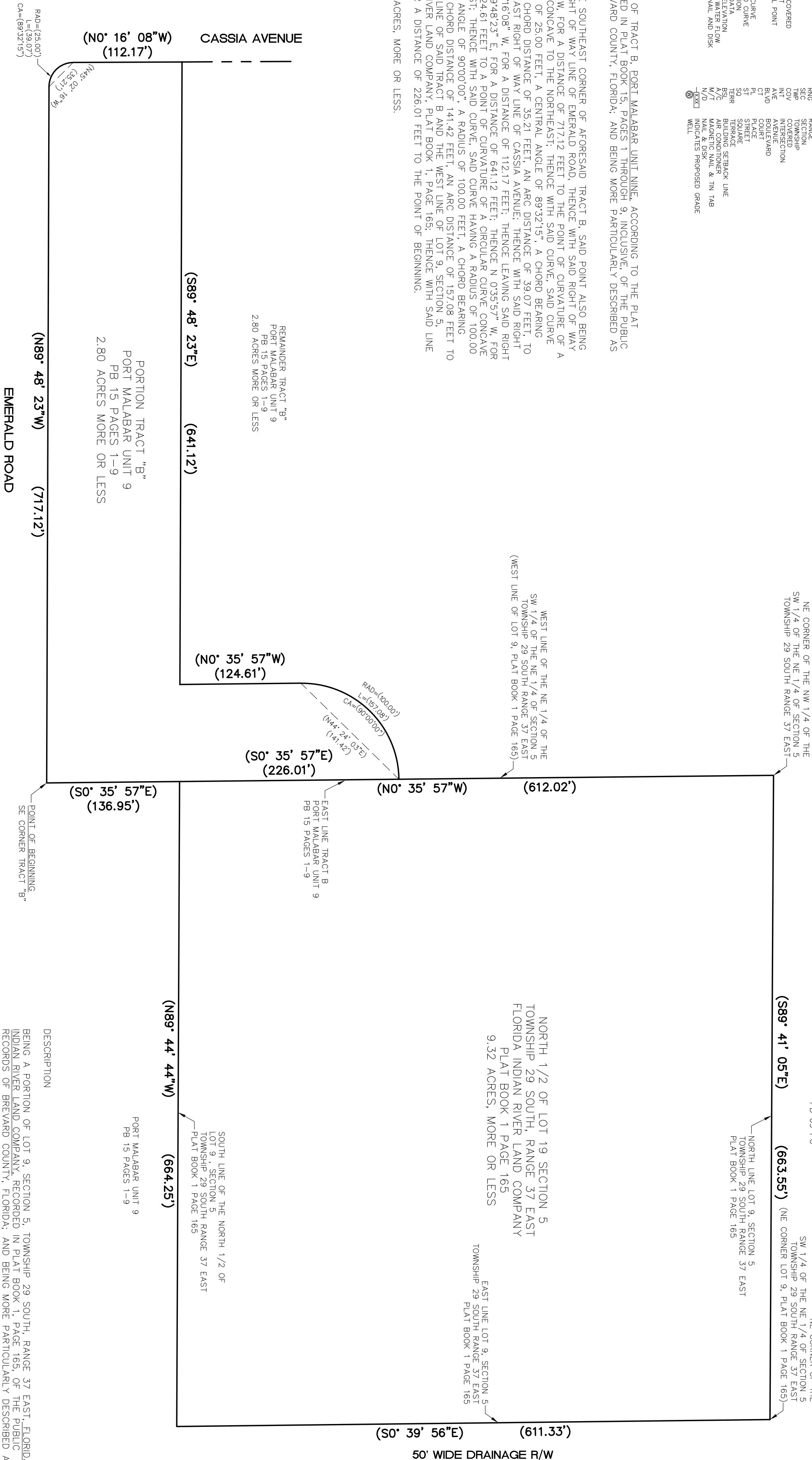
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DESCRIPTION

BEING A PORTION OF TRACT B, PORT MACABAR UNIT NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 1 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF ACRESAD TRACT B, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE WEST LINE OF SAID TRACT B, THENCE WITH SAID POINT IN THE NORTH RIGHT OF WAY LINE OF EMBEALD ROAD, THENCE SAID RIGHT OF WAY LINE N 89°48'23" W, FOR A DISTANCE OF 717.12 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE WITH SAID CURVE, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89.3215", A CHORD BEARING THAWING A RADIUS OF 35.21 FEET, AN ARC DISTANCE OF 39.07 FEET, TO A POINT IN THE EAST RIGHT OF WAY LINE OF CASSIA AVENUE; THENCE WITH SAID RIGHT OF WAY LINE N 01°16'08" E, FOR A DISTANCE OF 114.17 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 89°48'23" E, FOR A DISTANCE OF 62.11 FEET; THENCE N 0°35'57" W, FOR A DISTANCE OF 124.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE WITH SAID CURVE, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 100.00 FEET, A CHORD BEARING S 44°24'03" E, A CHORD DISTANCE OF 141.42 FEET, AN ARC DISTANCE OF 157.08 FEET TO A POINT IN EAST LINE OF SAID TRACT B AND THE WEST LINE OF LOT 9, SECTION 5, T40N R10E S40E, BEING THE POINT OF BEGINNING OF THE WEST LINE OF SAID TRACT B, THENCE ALONG INDIAN RIVER LAND COMPANY, PLAT BOOK 1, PAGE 165; THENCE WITH SAID LINE N 0°35'57" E, FOR A DISTANCE OF 226.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.80 ACRES, MORE OR LESS.

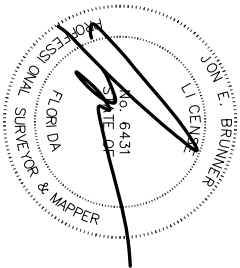


DESCRIPTION

BEING A PORTION OF LOT 9, SECTION 5, TOWNSHIP 29 SOUTH, RANGE 37 EAST, FLORIDA INDIAN RIVER LAND COMPANY, RECORDED IN PLAT BOOK 1, PAGE 165, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 9.32 ACRES, MORE OR LESS.

CONTAINING 9.32 ACRES, MORE OR LESS.



DATE OF FIELD SURVEY:

PROFESSIONAL SURVEYOR & MAPPER 6431

GRAPHIC SCALE IN FEET

10  
0  
5  
10  
20

1 inch = 20 feet

|                 |                 |
|-----------------|-----------------|
| F.B.P.          | DATE: 5/24/25   |
| DRAWN BY: JEB   | SCALE: 1" = 80' |
| CHECKED BY: JEB | DWG. # 226--25  |



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LAND SURVEYORS  
CONSULTING ENGINEERS

LAND SURVEYORS  
CONSULTING ENGINEERS

## PRICE FAMILY

## PRICE FAMILY HOMES

|             |        |
|-------------|--------|
| PROJECT NO: | 226-25 |
| SEC. 5      |        |
| TWP. 29 S.  |        |
| RNG. 37 E.  |        |

| REVISION NO. | DATE | DESCRIPTION |
|--------------|------|-------------|
|              |      |             |
|              |      |             |
|              |      |             |
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