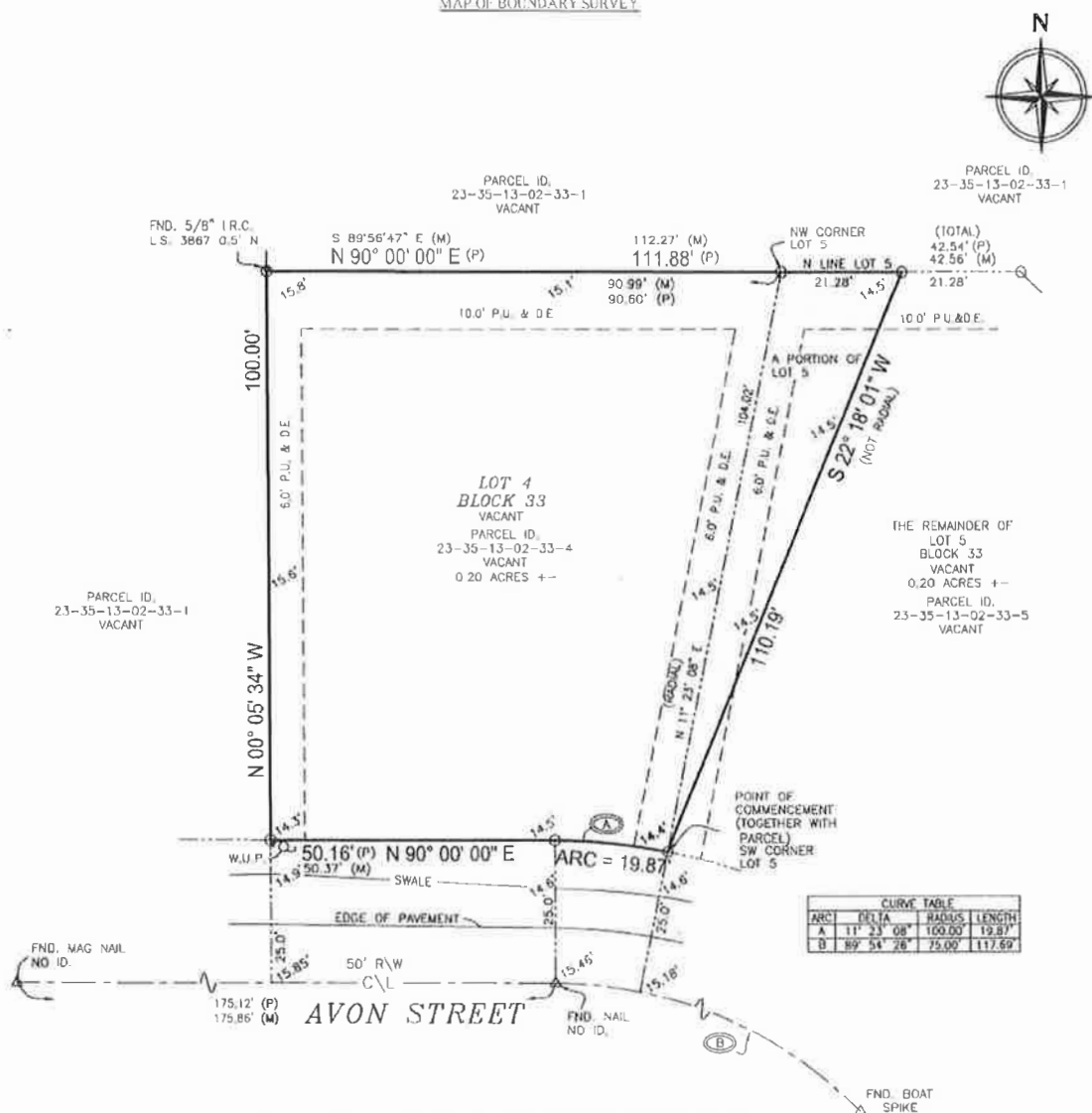


MAP OF BOUNDARY SURVEY



LOT 4, BLOCK 33, NORTH PORT ST JOHN UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE(S) 50 THROUGH 52, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF SAID LOT 5, BLOCK 33, NORTH PORT ST JOHN UNIT THREE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 33 NORTH PORT ST JOHN UNIT THREE AND RUN N 11°23'08" E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 104.02 FEET, TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN S 89°56'47" E, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 21.28 FEET; THENCE RUN S 22°18'01" W, ALONG A NON-RADIAL LINE, A DISTANCE OF 110.19 FEET TO THE POINT OF BEGINNING.

AFORE DESCRIBED PARCEL OF LAND CONTAINS 0.20 ACRES MORE OR LESS.

SURVEYORS' NOTES:

- This property is located in Flood Zone(s) X. The Residence is lying in Flood Zone(s) X, Map No. 12099C03101, Panel No. 310, Suffix H, Community No. 125092, Effective Date, January 29, 2021.
- The bearings shown are based on an Assumed North Meridian, Being S 90°00'00" W along the CENTER line of MANH AVE.
- This is Real Property being situated in Section 13, Township 23S, Range 35E.
- The Surveyor has not abstracted the property. Only plotted or furnished easements or encumbrances that affect the property are shown.

- Underground improvements are not located unless requested.
- Elevations if shown hereon based on NAVD83 BREVARD COUNTY B.M. # 386-04 Elev. = 19.05'
- Elevations shown as 22.93' are existing spot elevations, elevations shown as 22.93' are proposed elevations.

LEGEND & ABBREVIATIONS:

○ = Set 3/8" IRC
 △ = Set nail with metal disc □ = Set concrete monument with disc
 — = 4' C.L.F. — = 6' VINYL FENCE
 — = 6' W.F. — = OHPL — = Center line
 (B.M.) = Benchmark, (C.C.H.) = Concrete, (C.V.) = Centaline, (C.B.S.) = Concrete Block Structure
 (C.B.S.) = Concrete Block Structure, (C.S.) = Covered and Screened,
 (C.M.) = Concrete Monument, (C.M.P.) = Corrugated Metal Pipe, (C.L.F.) = Chain Link Fence
 (D.) = Dead, (E.M.) = Electric Meter, (F.F.E.) = Finished Floor Elevation, (F.) = Found,
 (F.P.R.) = Fixed Point of Reference, (H.C.) = Iron Rod with Cap, (I.P.) = Iron Pipe
 (G.M.) = Gas Meter, (L.B.) = Licensed Business, (L.S.) = Licensed Surveyor, (M.) = Measured
 (M.E.S.) = Metered End Section, (H.D.) = Nail & Disc, (O.R.B.) = Official Records Book,
 (O.H.P.) = Over Head Power Line, (P.C.P.) = Permanent Control Point, (P.) = Plot
 (P.O.B.) = Point of Beginning, (P.O.C.) = Point of Commencement
 (P.R.M.) = Permanent Reference Monument, (P.U. & D.E.) = Public Utility & Drainage Easement
 (R.G.) = Range, (R.C.P.) = Reinforced Conc. Pipe, (R.W.) = Right of Way, (S.E.) = Section
 (T.M.P.) = Township, (W.U.) = Wood Utility Pole, (W.F.S.) = Wood Frame Structure, (W.M.) = Water Meter

CERTIFIED TO: RALPH MCCOIG

Eric Nielsen

Digitally signed by Eric Nielsen
Date: 2022.07.28 12:44:02

Certified By:

Eric Nielsen Professional Surveyor & Mapper, No. 5366, L.B. 6940, State of Florida
certify this map of survey meets the standards set per Florida Administrative Code
52-17.051 pursuant to Chapter 473.027 per Florida Statutes

Eric Nielsen Land Surveying, Inc.

Revisions:

12 STONE STREET, GOCOA, FL 32022

Ph: (321) 631-5654

email: nielsenlandsurveying@earthlink.net

SCALE: 1" = 20' DATE: 6-28-2022 JOB NO: 22-280-06



UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.



AFORE DESCRIBED PARCEL OF LAND CONTAINS 0.20 ACRES MORE OR LESS.

ARC	DELTA	RADIUS	LENGTH
A	34° 22' 40"	100.00'	60.00'
B	85° 54' 26"	75.00'	117.89'
C	11° 23' 08"	100.00'	19.87'

SURVEYORS' NOTES:

1. This property is located in Flood Zone(a) X. The Residence is lying in Flood Zone(a) X, Map No. 12609C031DH, Panel No. 310, Suffolk H, Community No. 125092, Effective Date, January 29, 2021
2. The bearings shown are based on an Assumed North Meridian, Being S 95°00'00" W along the CENTER line of NANTH AVE.
3. This is Real Property being situated in Section 13, Township 23S, Range 35E,
4. The Surveyor has not obstructed the property. Only platted or furnished easements or encumbrances that affect the property are shown.
5. Underground improvements are not located unless requested.
6. Elevations if shown hereon based on NAVD88 BREVARD COUNTY N.M. # 385-04 Elev. = 19.05
7. Elevations shown as 22.95' or existing spot elevations.
- ~~elevations shown as~~ 22.95' are proposed elevations.

LEGEND & ABBREVIATIONS

○ = Sat 5/8" IRC

△ = Set nail with metal disc □ = Set concrete monument with disc
 —○— = C.L.F. — — — = 6" VINYL FENCE
 —◇— = 6" W.F. — — — — — = Center line
 —◇— = OHPL — — — — — = Center line

(B.S.)=Benchmark, (C.M.C.)=Concrete, (C.V.)=Centerline, (C.D.S.)=Concrete Block Structure
 (C.B.S.)=Concrete Block Structure, (C.A.S.)=Cleared and Screened,
 (C.M.)=Concrete Monument, (C.L.F.)=Chain Link Fence, (C.V.L.)=Chain Link Fence
 (D.C.)=Dead (N.)=Electric Meter, (F.F.)=Finished Floor Elevation, (F.D.)=Found,
 (F.P.R.)=Fixed Point of Reference, (R.C.)=Iron Rod with Cap, (P.I.)=Iron Pipe
 (C.G.)=Gas Meter, (L.B.)=Licensed Business, (L.S.)=Licensed Surveyor, (M.)=Measured
 (M.S.)=Mixed End Section, (N.D.)=Nail and Disc, (O.R.B.)=Official Records Book,
 (O.P.)=Over Head Power Line, (P.C.P.)=Permanent Control Point, (P.)=Pit
 (P.O.B.)=Point of Beginning, (P.O.C.)=Point of Commencement,
 (P.R.)=Permanent Reference Monument, (P.U.)=P.U.=Public Utility & Drainage Easement,
 (R.R.)=Range, (R.C.P.)=Reinforced Concrete Pipe, (R.W.)=Right of Way, (S.C.)=Section
 (T.W.)=Trench, (W.P.)=Wood Pole Utility, (W.F.S.)=Wood Frame Structure, (W.)=Water

CERTIFIED TO: RALPH MCCOIG

Certified By:

I, Eric Nielsen, Professional Surveyor & Mapper, No. 5385, L.B. 6946, State of Florida, certify this map of survey meets the standards set per Florida Administrative Code 50-17.051 pursuant to Chapter 472.027 per Florida Statutes.

Eric Nielsen Land Surveying, Inc.	
Revisions:	12 STONE STREET COCOA FL 32929

12 STONE STREET, WARWICK, N.S. W. 2101
Ph: (321) 631-5654
email: nielsen@surveyingofbellsouth.net

SCALE: 1" = 20'	DATE: 6-28-2022	JOB NO 22-281-C6
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UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.