

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND RUN SOUTH 89 DEGREES 34' 50" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 50.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FRIDAY ROAD; THENCE SOUTH 00 DEGREES 03' 18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 159.32 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 03' 18" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 159.32 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SATURDAY PLACE, AS SHOWN ON THAT PLAT OF ROBINSON ESTATES, AS RECORDED IN PLAT BOOK 29, PAGE 15 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE SOUTH 89 DEGREES 34' 39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 289.18 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION, THENCE NORTH 00 DEGREES 02' 46" EAST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 159.34 FEET; THENCE NORTH 89 DEGREES 34' 44" EAST, A DISTANCE OF 289.21 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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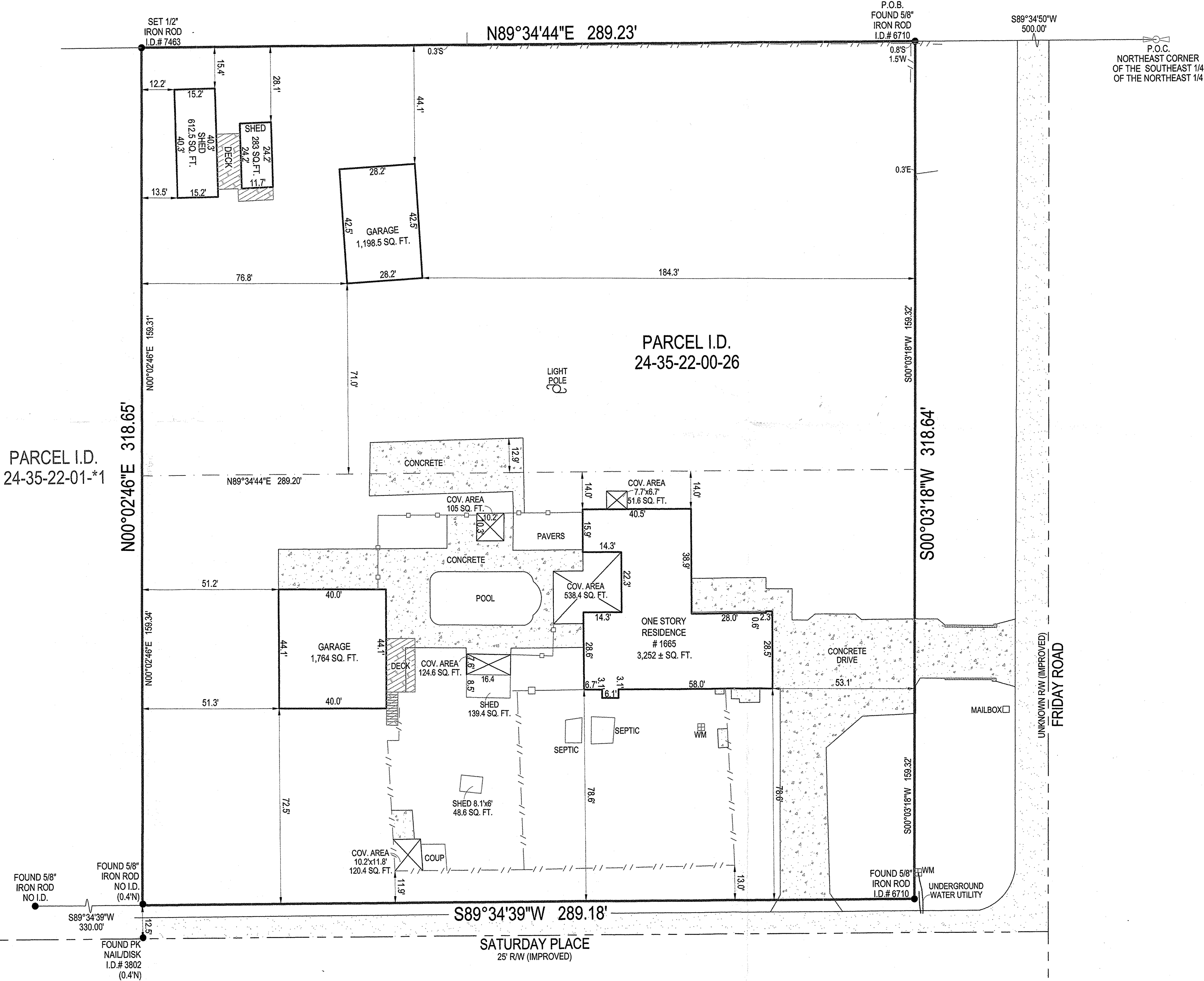
BOUNDARY SURVEY OF

1665 FRIDAY ROAD
COCOA, FL 32926

CERTIFIED TO:

CHERI WHITE

Flood Zone: X
Community Number: 125092
Panel: 12009C0320
Suffix: H
FIRM Date: 01/29/2021



LEGEND

A/C AIR CONDITIONER
B.P. BACKFLOW PREVENTER
C.B.S. CONCRETE BLOCK STRUCTURE
ELEVATION
F.F. FINISHED FLOOR
I.D. IDENTIFICATION
L.B. LICENSED BUSINESS
M. MEASURED
N.T.S. NOT TO SCALE
N&D NAIL & DISC
N.A.V. NORTH AMERICAN VERTICAL DATUM
N.G.V. NATIONAL GEODETIC VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.M.P. PERMANENT REFERENCE MONUMENT
P.B. PLAT BOOK
P.K. PARKER KYLON NAIL
RADIUS
TAN. TANGENT
T.B.M. TEMPORARY BENCH MARK
AND CENTERLINE
NUMBER
DELTA OR CENTRAL ANGLE
CONCRETE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
X CHAIN LINK FENCE
// WOOD FENCE
- MISCELLANEOUS FENCE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT



VICINITY MAP
NOT TO SCALE

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY PROPERTY LINE, HAVING A BEARING OF S89°34'39\"/>

DATE OF FIELD WORK: 11/03/2023
DATE OF MAP: 11/07/2023

REVISIONS:
1. LOCATED UTILITIES... 11/07/2023
2. REVISED BOUNDARY... 11/14/2023
3. ADD BUILDING SQ. FOOTAGE... 11/29/2023

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth J. Osborne*
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR & MAPPER #5415

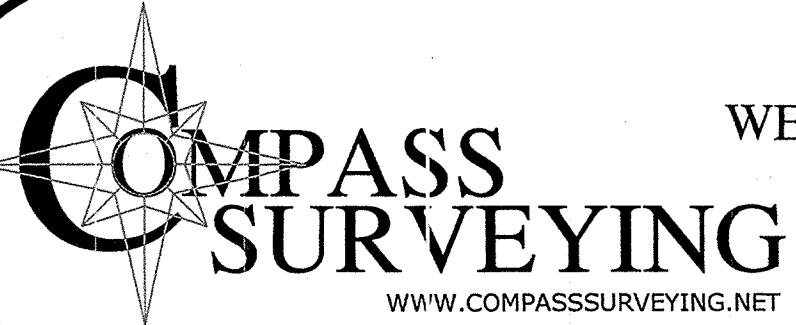
Project C-607373

Date 11/03/2023

Scale 1"=25'

Sheet

1 OF 1



6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

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BOUNDARY SURVEY OF

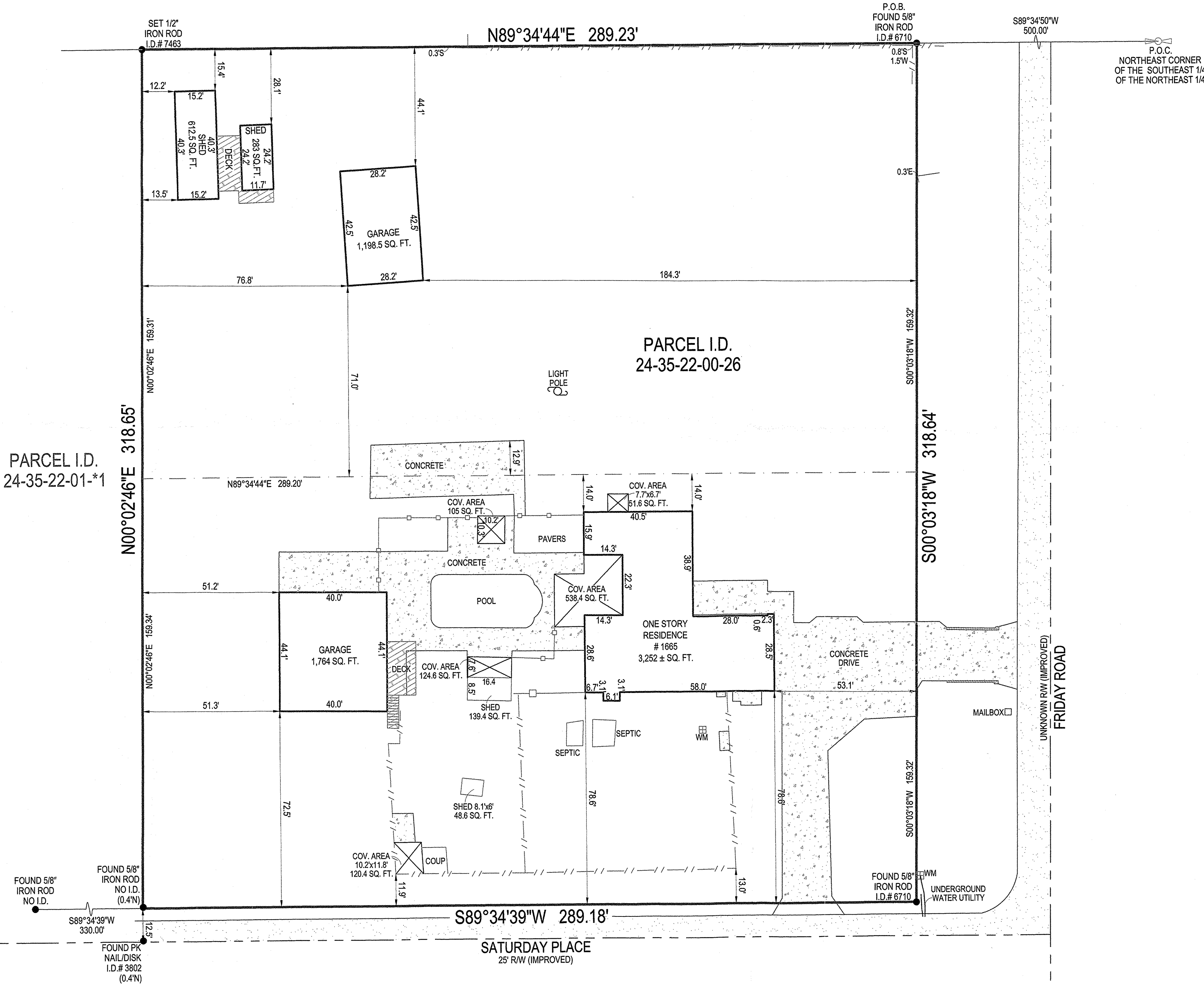
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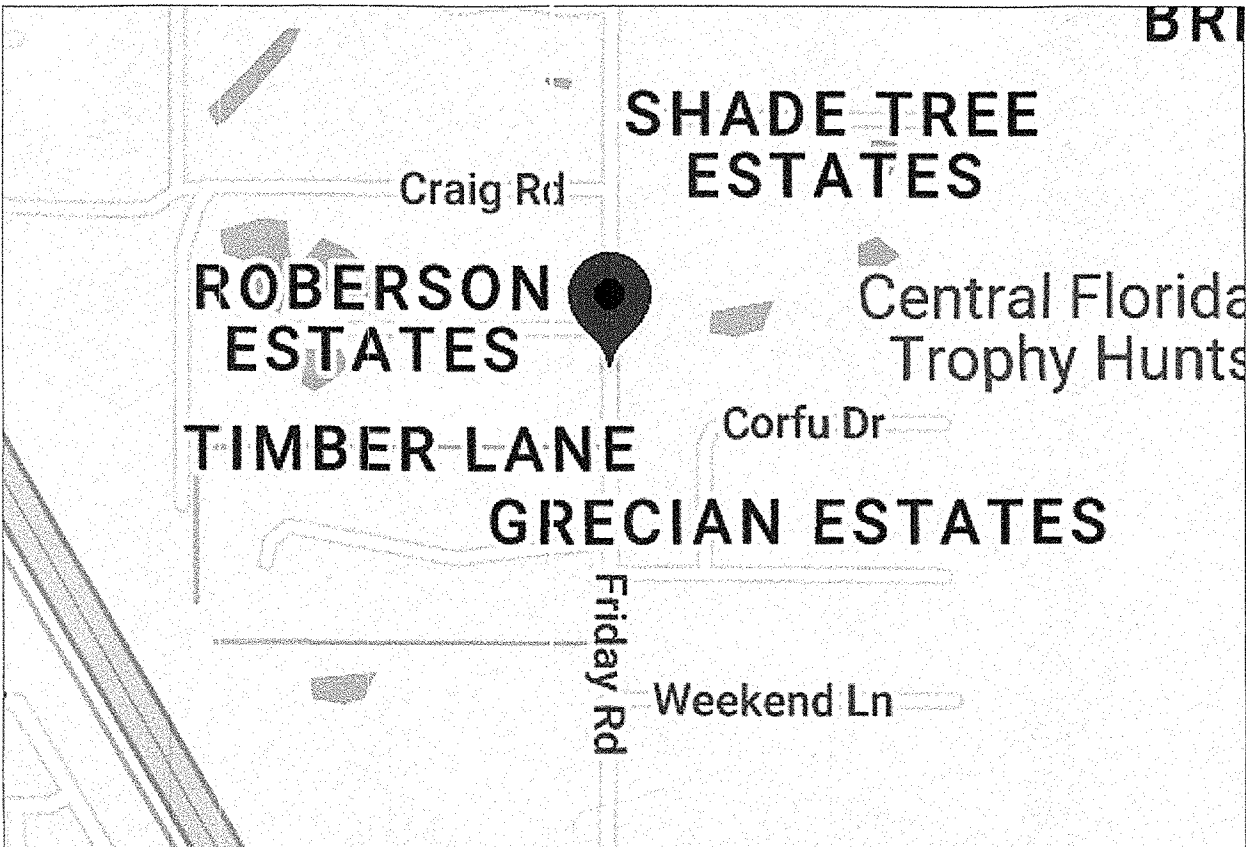
Flood Zone: X
Community Number: 125092
Panel: 12009C0320
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FIRM Date: 01/29/2021

SCALE: 1"=25'



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KENNETH J. OSBORNE
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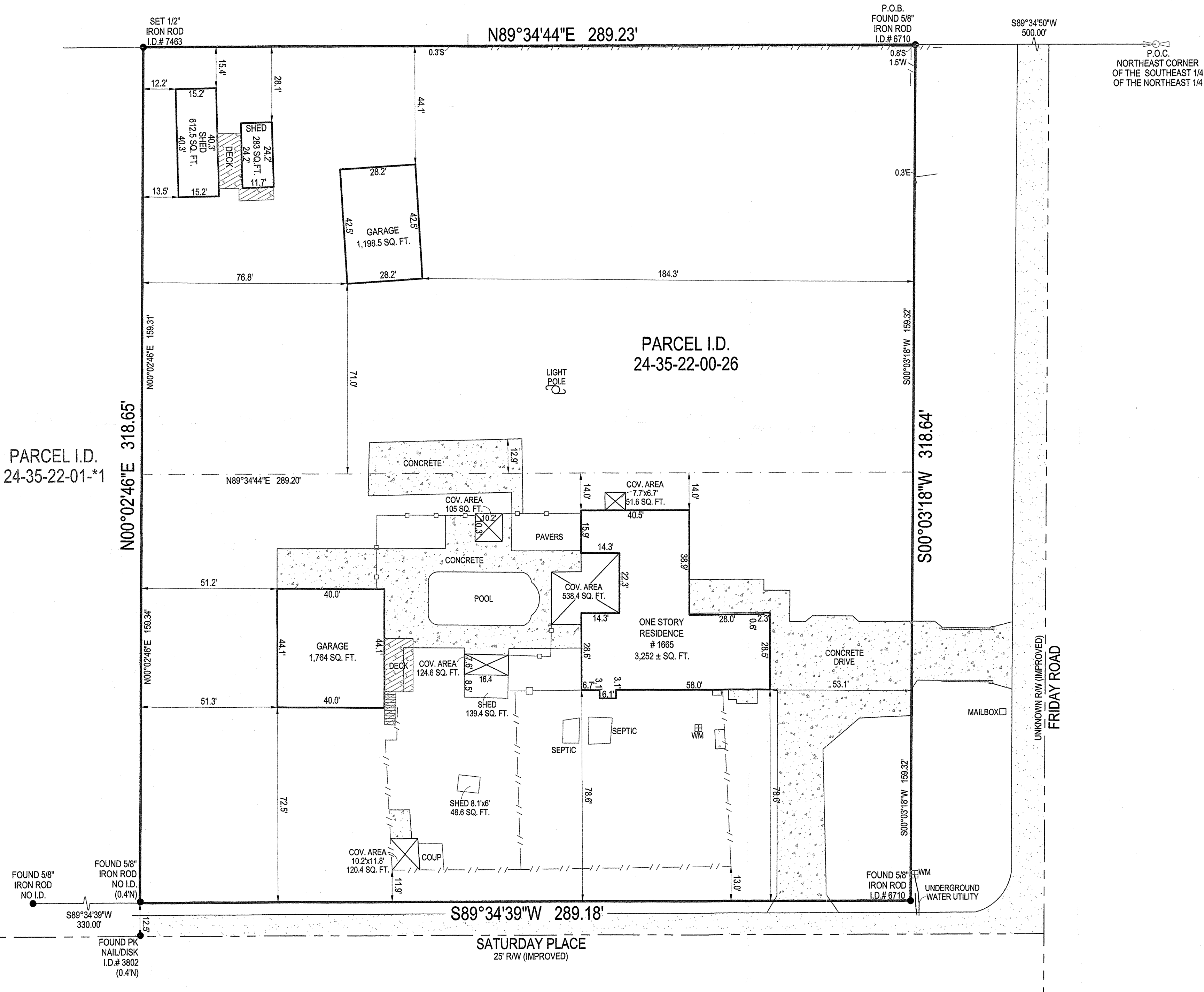
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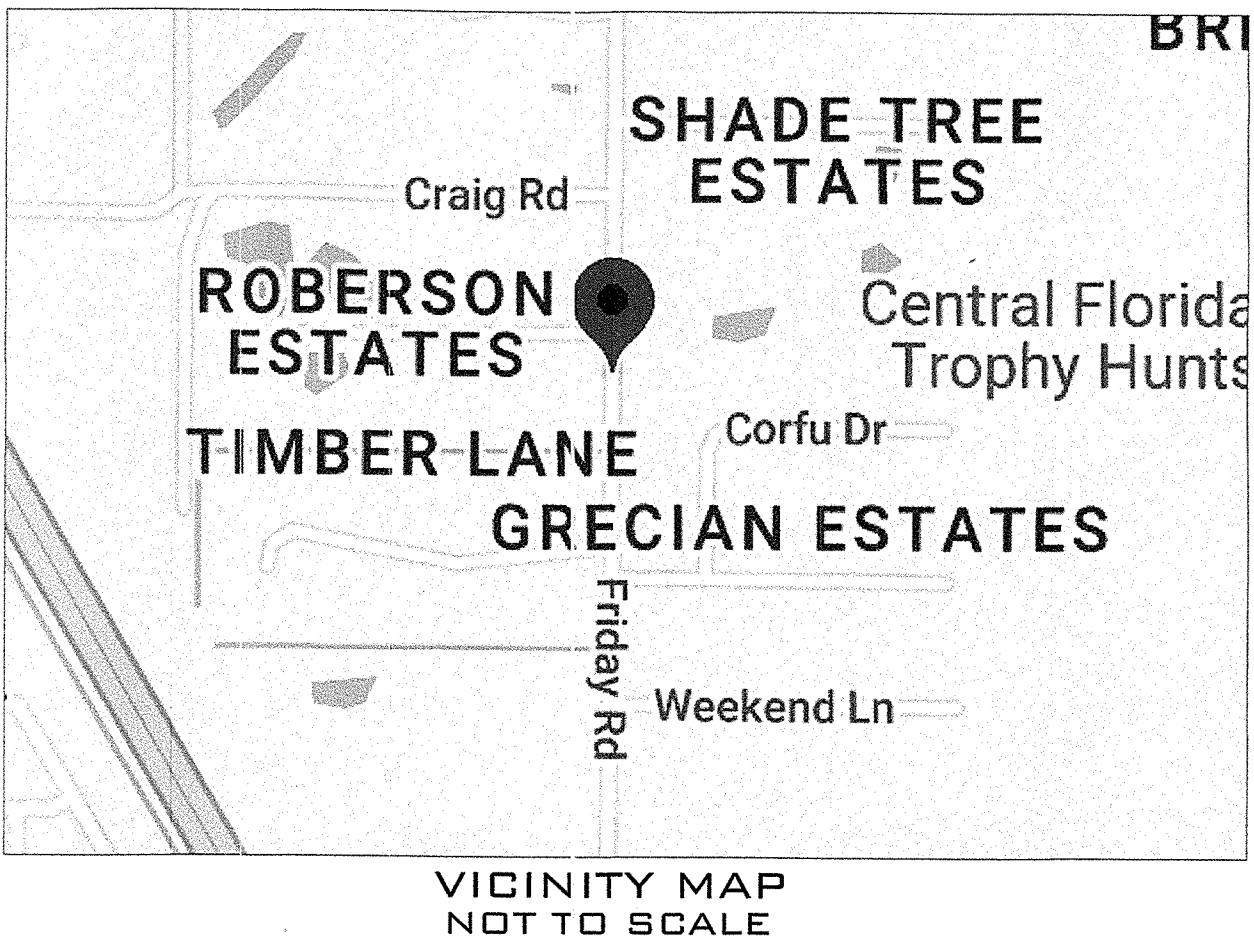
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Scale 1"=25'

COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

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