

TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN
- FENCE OWNERSHIP IS NOT DETERMINED
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) & ZONE AE (WITHOUT BASE FLOOD ELEVATION) AS SHOWN ON COMMUNITY PANEL NO. 12009C0425G, EFFECTIVE DATE OF 03/17/2014.

BEARINGS SHOWN HEREON ARE BASED ON
RECORDED BOOK 1206 PAGE 360

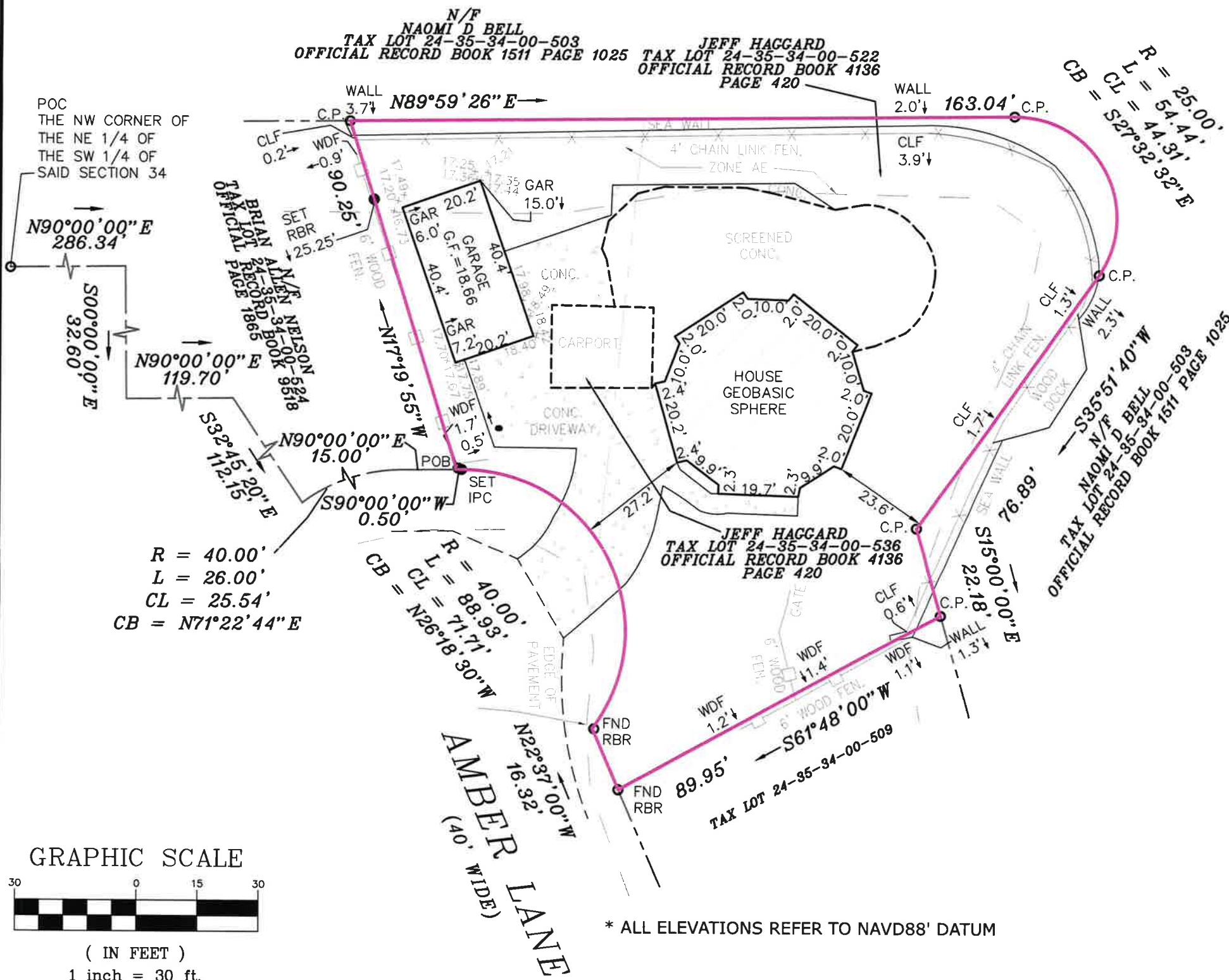
LEGAL DESCRIPTION

TAX PARCEL 24-35-34-00-522

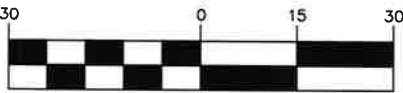
COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND RUN EAST ALONG THE NORTH LINE OF SAID NE 1/4 OF TH SW 1/4 OF SECTION 34, 551.04', THENCE RUN DUE SOUTH, 32.60' TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE RUN EAST AND PARALLEL TO THE SAID NORTH LINE, 90.74' TO THE POINT OF CURVE TO THE RIGHT, THENCE RUN 54.92' ALONG THE ARC OF A 25' RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 125°51'40" TO THE POINT OF TANGENCY, THENCE RUN S35°51'40"W, 76.89', THENCE RUN S15°00'E, 22.18', THENCE RUN S61°48'W, 89.95' TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 40' WIDE ROAD, THENCE RUN N22°37'W, ALONG THE SAID EAST RIGHT OF WAY LINE, 16.32' ALONG THE ARC OF A 40' RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 70°05'16", TO A POINT, THENCE RUN N06°24'45"E, 105.21' TO THE POINT OF BEGINNING

TAX PARCEL 24-35-34-00-536

A PARCEL IN THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LAND DESCRIBED IN ORIGINAL RECORD BOOK 1206, PAGE 360, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 34, THENCE EAST, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 286.34', THENCE SOUTH, A DISTANCE OF 32.60'; THENCE EAST, PARALLEL TO SAID NORTH LINE OF SAID SW 1/4, A DISTANCE OF 119.70', THENCE S32°45'20"E, A DISTANCE OF 112.15' TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00', SAID RADIUS BEARS S37°13'58"E, THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°14'32" AN ARC DISTANCE OF 26.00' TO THE POINT OF TANGENCY, THENCE EAST A DISTANCE OF 14.50' TO THE POINT OF BEGINNING, THENCE CONTINUE EAST A DISTANCE OF 0.50', TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00', THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°17'44" AN ARC DISTANCE OF 40.00', THENCE N06°24'45"E, A DISTANCE OF 105.21', THENCE WEST AND PARALLEL TO SAID NORTH LINE OF SAID SW 1/4, A DISTANCE OF 72.50'; THENCE S17°19'55"E, A DISTANCE OF 90.25' TO THE POINT OF BEGINNING



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

* ALL ELEVATIONS REFER TO NAVD88' DATUM

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

PREPARED FOR AND CERTIFIED TO:

JEFF HAGGARD

LOT AREA

18,753.05 S.F.
0.43 AC.

SCAN ME

REV	DATE	DESCRIPTION	TR	JDL
1	10/23/2023	REVISED SURVEY	BY	CHK

SCALICE

land surveying

mjslandsurveying.com P:904-413-9355

205 Marketside Avenue, Suite 200, Ponte Vedra, FL 32081

DR.:MC CREW.:TG SCALE: 1" = 30'

DATE SURVEYED: 10/17/2023 JOB No. B23-4395

TAX NO.

24-35-34-00-522

24-35-34-00-536

FIRM LB8534

BOUNDARY SURVEY

560 AMBER LANE, COCOA, FLORIDA 32926

A PARCEL IN THE NORTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 24 SOUTH, RANGE 35 EAST,
BREVARD COUNTY, FLORIDA.

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE DEEMED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, MOORING PATIERS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

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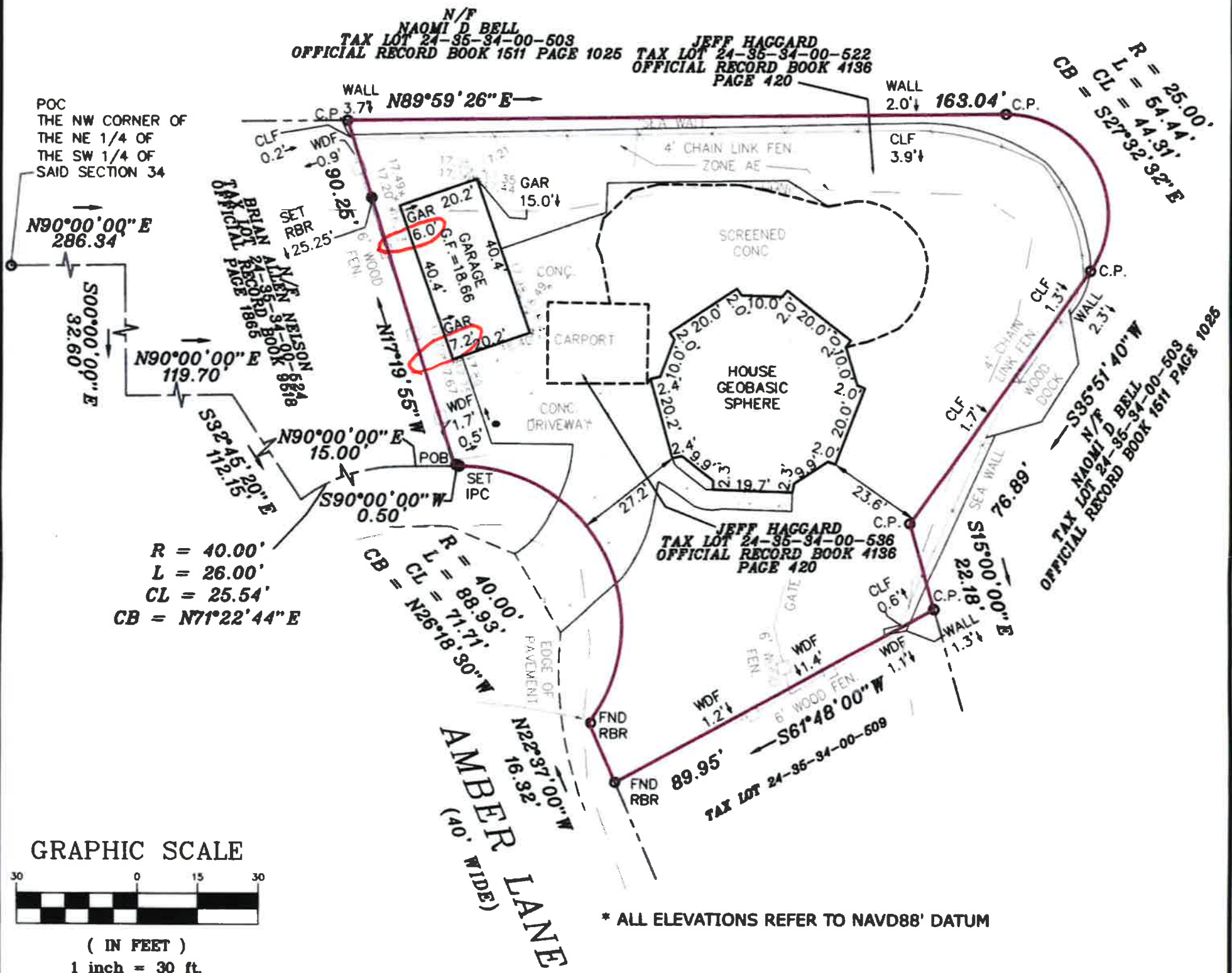
LEGAL DESCRIPTION

TAX PARCEL 24-35-34-00-522

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND RUN EAST ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 34, 551.04', THENCE RUN DUE SOUTH, 32.80' TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE RUN EAST AND PARALLEL TO THE SAID NORTH LINE, 90.74' TO THE POINT OF CURVE TO THE RIGHT, THENCE RUN 54.82' ALONG THE ARC OF A 25' RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 125°51'40" TO THE POINT OF TANGENCY, THENCE RUN S35°51'40"W, 78.80', THENCE RUN S15°00"E, 22.18', THENCE RUN S81°48'W, 80.95' TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 40' WIDE ROAD, THENCE RUN N22°37'W, ALONG THE SAID EAST RIGHT OF WAY LINE, 18.32' ALONG THE ARC OF A 40' RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 70°05'16", TO A POINT, THENCE RUN N06°24'45"E, 105.21' TO THE POINT OF BEGINNING

TAX PARCEL 24-35-34-00-538

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DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

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land surveying

mjslandsurvey.com P:904-413-9355

205 Marketside Avenue, Suite 200, Ponte Vedra, FL 32081

DR.: MC

CREW.: TG

SCALE: 1" = 30'

TAX NO.

24-35-34-00-522

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DATE SURVEYED: 10/17/2023

JOB No. 823-4395

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560 AMBER LANE, COCOA, FLORIDA 32926

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THE SOUTHWEST 1/4 OF SECTION 34,
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FIRM LB8534

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