



ARC	DELTA	RADIUS	LENGTH
A	04° 04' 52"	1334.45	95.05'
A(M)	04° 05' 59"	1334.45	95.48'
B	102° 00' 00"	20.00	35.60'
C	05° 09' 33"	1268.45'	114.22'

**SURVEYORS NOTES:**

- This property is located in Flood Zone(s) X&AE. The Structure is lying in Flood Zone(s) X, Map No. 12009C0340G, Panel No. 340, Suffix G, Community No. 125092, Effective Date, March 17, 2014.
- The bearings shown are based on an Assumed North Meridian, Being S 82° 01' 54" W along the North R/W line of Highview Drive.
- This is Real Property being situated in Section 17, Township 24S, Range 36E.
- The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may restrict the property are shown.
- Underground improvements are not located unless requested.
- Elevations if shown hereon based on NAVD 88.

**LEGEND & ABBREVIATIONS:** ○ = Set 5/8" iron rod with plastic cap  
 △ = Set nail with metal disc □ = Set concrete monument with disc  
 —○— = 4' C.L.F. — — — = Center Line  
 —□— = 4' W.F. — x — = 6' VINYL FENCE  
 — — — = OHPL

(B.M.)=Benchmark,(CONC.)=Concrete,(C/L)=Centerline,(C.B.)=Concrete Block  
 (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)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,  
 (F.P.R.)=Fixed Point of Reference, (I.R.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.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,  
 (OHPL)=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.M.)=Permanent Reference Monument,(P.U. & D.E.)=Public Utility & Drainage Easement,  
 (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R/W)=Right of Way,(SEC.)=Section  
 (TWP.)=Township,(WUP)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

**DESCRIPTION:**  
**LOT 2 AND SOUTH 1/2 OF LOT 3**  
**RIVER HEIGHTS**  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 16  
 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

JOB NO.  
20-362-09

DRAWN	TN
CHECKED	EN
DATE	09-15-2020
SCALE	1" = 20'
SHEET NO.	1 OF 1

REVISIONS	
DATE	DESCRIPTION
04-01-24	SITE PLAN FOR PORCH ADDITION

**MAP OF BOUNDARY SURVEY**

PREPARED FOR: VIRGIL L. SCHENCK JR.

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SITE ADDRESS:  
 3101 N INDIAN RIVER DRIVE COCOA, FL 32922

PREPARED BY:  
*Eric Nielsen Land Surveying, Inc.*  
 L.B. 6946

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12 STONE STREET, COCOA, FL. 32922  
 PHONE: (321) 631-5654  
 email: nielsensurveying@bellsouth.net

Certified By: Signature Date: 04-02-24  
 I, Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida  
 certify this map of survey meets the standards set per Florida Administrative Code  
 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

