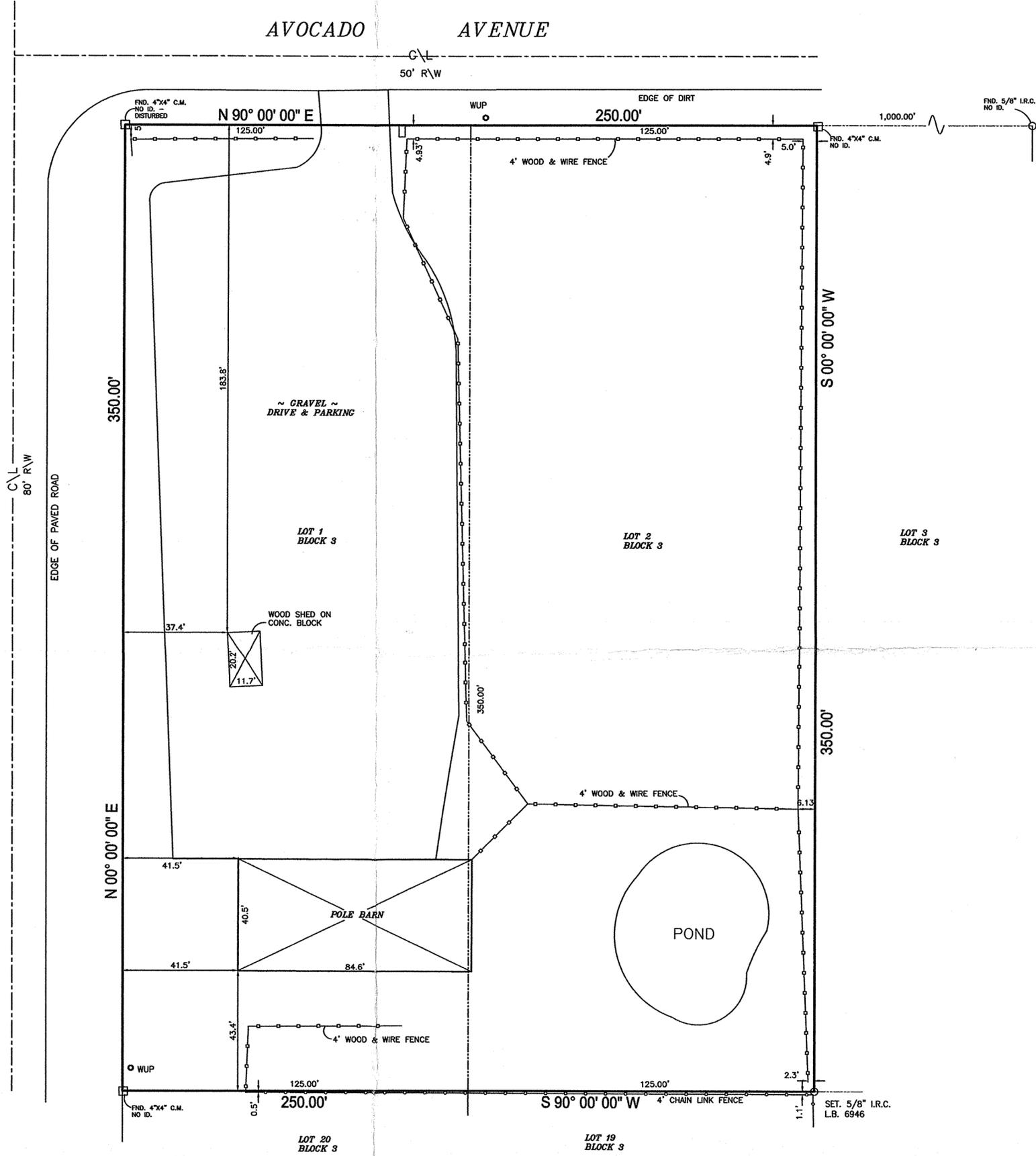


LEGAL DESCRIPTION:

LOT(S) 1 & 2, BLOCK 3  
 CANAVERAL GROVES SUBDIVISION REPLAT OF UNIT 3  
 SHEET NO. 1  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 140  
 THROUGH 143, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SURVEYORS NOTES:

1. This property is located in Flood Zone(s) X. The Residence is lying in Flood Zone(s) X, Map No. 12009C0329G, Panel No. 325, Suffix G, Community No. 125092, Effective Date, March 17, 2014.
2. The bearings shown are based on an Assumed North Meridian, Being N 90°00'00" East along the South R/W line of Avocado Avenue.
3. This is a Real Property being situated in Section 9, Township 24 S, Range 35 E
4. Underground improvements are not located unless requested.
5. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY. ONLY PLATTED OR FURNISHED EASEMENTS OR ENCUMBRANCES THAT MAY RESTRICT THE PROPERTY ARE SHOWN.

LEGEND & ABBREVIATIONS:

○ = Set 5/8" iron rod with plastic cap  
 △ = Set nail with metal disc □ = Set concrete monument with disc  
 —○— = 4' C.L.F.  
 —○— = 4' W.F.      XXX = Existing Elevations  
 —○— = OHPL      (XXX) = Proposed Elevations

(B.M.)=Benchmark,(CONC.)=Concrete,(C.L.)=Centerline,(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)=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)=Plat  
 (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

JOB NO. 23-282-09	
DRAWN	ELN
CHECKED	EN
DATE 09-25-2023	
SCALE 1" = 30'	
SHEET NO. 1 OF 1	

REVISIONS	
DATE	DESCRIPTION

**MAP OF BOUNDARY SURVEY**

PREPARED FOR: BRITTON SUTHERLAND  
 KRISTY SUTHERLAND

SITE ADDRESS:  
 4961 AVOCADO AVENUE, COCOA, FL 32926

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

12 STONE STREET, COCOA, FL. 32922  
 PHONE: (321) 631-5654 FAX: (321) 631-5974

RECEIVED  
 DEC 08 2023  
 BY: *ES*

Certified By: *Eric Nielsen* Signature Date: 9-28-23  
 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.