

LEGAL DESCRIPTION:

THE SOUTH 5 ACRES OF NORTH 20 ACRES OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17 AND RUN THENCE NORTH 00 DEGREES 04'12" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 842.31 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 42'12" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 172.03 FEET; THENCE RUN NORTH 89 DEGREES 58'30" EAST, A DISTANCE OF 1,267.46 FEET; THENCE RUN SOUTH 01 DEGREES 30'49" WEST, A DISTANCE OF 172.07 FEET; THENCE RUN SOUTH 89 DEGREES 58'30" WEST, A DISTANCE OF 1,265.03 FEET TO A POINT ON THE WEST LINE OF SECTION 17 AND THE POINT OF BEGINNING.

LESS THE EAST 51.00' FOR ROADWAY.

LESS THE NORTH 146.17' OF THE WEST 298.00' OF THE EAST 349.00' OF DESCRIBED PARCEL.

CERTIFIED TO:

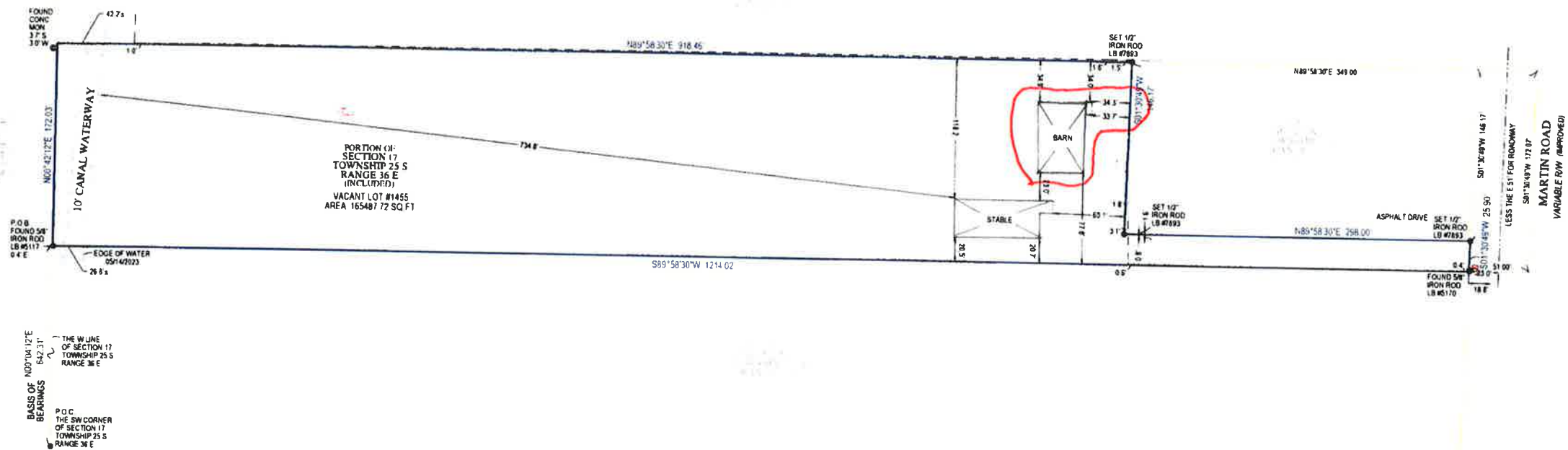
LUZ NELLY NOGUEROLES

COMMUNITY NUMBER: 125092
PANEL: 12009C0425 SUFFIX: G
F.I.R.M. DATE: 03/17/2014
FLOOD ZONE: AE

FIELD WORK: 06/14/2023

PROPERTY ADDRESS:
1455 MARTIN ROAD
ROCKLEDGE, FL 32955

SURVEY NUMBER: 590886
CLIENT FILE NUMBER: 2022050424CD

PAGE 1 OF 1
BOUNDARY SURVEY

ABBREVIATION DESCRIPTION

AE	ANCHOR EASEMENT	F.F.E.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
AC	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	P.A.T.	PLAT
BM	BENCH MARK	F.I.R.	FOUND IRON ROD	P.A.T.	PLAT
BR	BEARING REFERENCE	F.P.W.	FOUND PINE WOOD	P.C.	POINT OF CURVATURE
CH	CHORD	L	LENGTH	P.C.C.	POINT OF COMMENCEMENT
CL	CALCULATED	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMMENCEMENT
CO	COORDINATE	L.W.E.	LINE WIDE EASEMENT	P.C.C.	POINT OF COMMENCEMENT
DE	DEED DESCRIPTION	M	MEASURED / FIELD VERIFIED	P.C.C.	POINT OF COMMENCEMENT
DE	DRAINAGE EASEMENT	M.H.	MANHOLE	P.C.C.	POINT OF COMMENCEMENT
DM	DRILL HOLE	N.A.D.	NOT RADIAL	P.C.C.	POINT OF COMMENCEMENT
DM	DRIVEWAY	N.S.	NOT TO SCALE	P.C.C.	POINT OF COMMENCEMENT
E.O.W.	EDGE OF WATER	O.U.L.	OVERHEAD UTILITY LINES	P.C.C.	POINT OF COMMENCEMENT
F.C.W.	FOUND CONCRETE WALL	O.U.L.	OVERHEAD UTILITY LINES	P.C.C.	POINT OF COMMENCEMENT

SYMBOL DESCRIPTIONS

+	CATCH BASIN	+	WISC FENCE
+	CENTERLINE ROAD	+	PROPERTY CORNER
+	COVERED AREA	+	UTILITY BOX
+	EXISTING ELEVATION	+	UTILITY POLE
+	HYDRANT	+	WATER METER
+	MANHOLE	+	WELL
+	METAL FENCE	+	WOOD FENCE

GENERAL NOTES

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THE LAND SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- ADDITIONAL PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL, AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCUMBRANCES LOCATED.
- ENCUMBRANCES SHOWN ARE PLAT AND MEASUREMENTS UNLESS OTHERWISE SHOWN.

- FENCE OWNERSHIP NOT DETERMINED.
- THE SURVEY HAS BEEN COMPLETED FOR A WORKING "AS IS" BASIS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DETERMINATION OF THE BOUNDARY LINES. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

REVISIONS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5533

David Cutler
PROFESSIONAL SURVEYOR AND MAPPER #5533

TARGET
SURVEYING, LLC

LB #7893
SERVING FLORIDA
8250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33417
PHONE: (561) 840-4000
STATEWIDE PHONE: (800) 228-4807
STATEWIDE FACSIMILE: (800) 741-0676
WEBSITE: <http://targetsurveying.net>