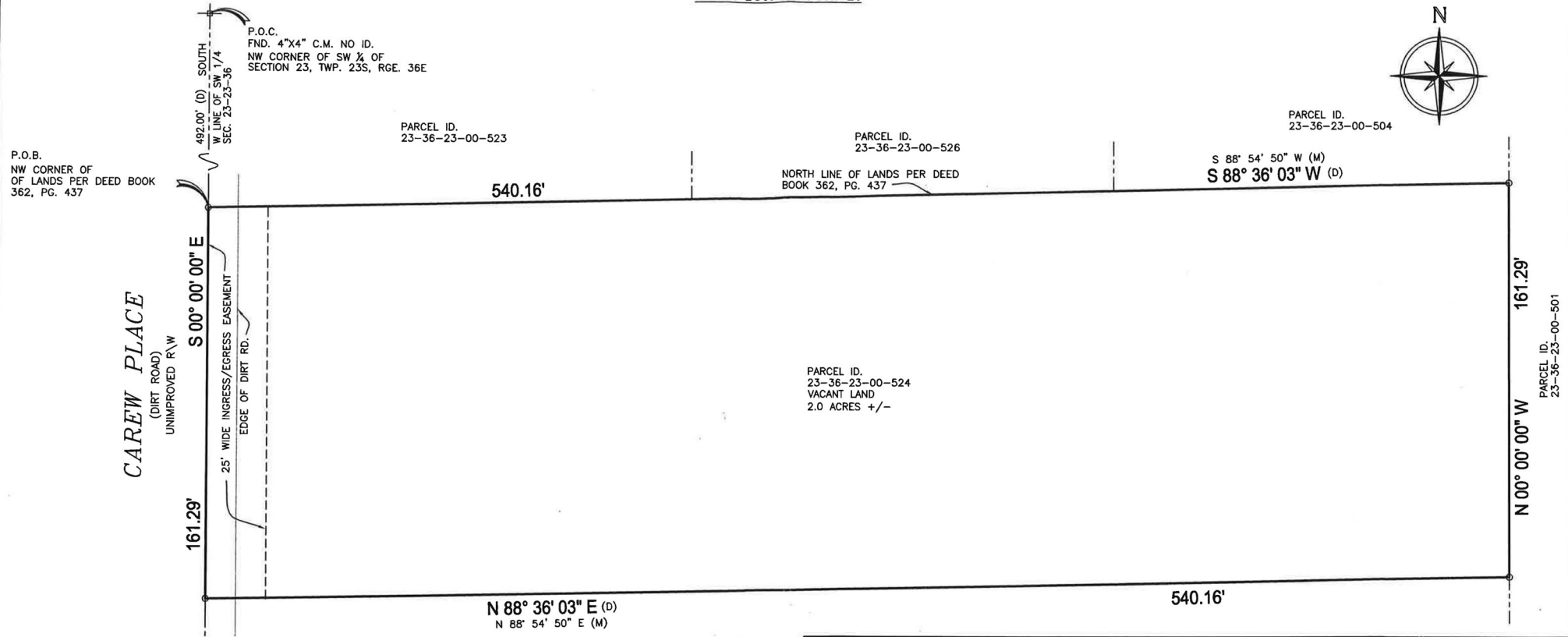


MAP OF BOUNDARY SURVEY



P.O.B.  
NW CORNER OF  
OF LANDS PER DEED BOOK  
362, PG. 437

P.O.C.  
FND. 4"x4" C.M. NO ID.  
NW CORNER OF SW 1/4  
SECTION 23, TWP. 23S, RGE. 36E

PARCEL ID.  
23-36-23-00-523

PARCEL ID.  
23-36-23-00-526

PARCEL ID.  
23-36-23-00-504

NORTH LINE OF LANDS PER DEED  
BOOK 362, PG. 437

S 88° 54' 50" W (M)  
S 88° 36' 03" W (D)

CAREW PLACE

(DIRT ROAD)  
UNIMPROVED R/W

S 00° 00' 00" E  
161.29'

25' WIDE INGRESS/EGRESS EASEMENT  
EDGE OF DIRT RD.

540.16'

PARCEL ID.  
23-36-23-00-524  
VACANT LAND  
2.0 ACRES +/-

N 00° 00' 00" W  
161.29'

PARCEL ID.  
23-36-23-00-501

N 88° 36' 03" E (D)  
N 88° 54' 50" E (M)

540.16'

PARCEL ID.  
23-36-23-00-523

**SURVEYORS' NOTES:**

- This property is located in Flood Zone(s) X, The Residence is lying in Flood Zone(s) X, Map No. 12009C0327H, Panel No. 327, Suffix H, Community No. 125092, Effective Date, January 29, 2021
- The bearings shown are based on an Assumed North Meridian, Being S 00° 00' 00" E along the W line of Sec. 23-23-36
- This is Real Property being situated in Section 23, Township 23S, 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 Assumed Datum

**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  
 - - - - = 6' W.F. - - - - = 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.)=Permanant 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

CERTIFIED TO: ANTHONY J. FALANGA

Certified By: *[Signature]* Signature Date: 9-27-22  
 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.

**Eric Nielsen Land Surveying, Inc.**

Revisions:	12 STONE STREET, COCOA, FL. 32922 Ph: (321) 631-5654 email: nielsensurveying@bellsouth.net
SCALE:	DATE: 9-12-2022
1" = 40'	JOB NO. 22-373-09

**DESCRIPTION:**

A PART OF THAT PARCEL OF LAND AS DESCRIBED IN DEED BOOK 362, PAGE 437 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 36 EAST; THENCE SOUTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 492.00 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED, SAID POINT ALSO LYING AT THE NORTHWEST CORNER OF SAID DEED BOOK 362, PAGE 437; THENCE CONTINUE SOUTH ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 161.29 FEET, THENCE NORTH 88 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 540.16 FEET; THENCE NORTH 161.29 FEET TO THE NORTH LINE OF SAID DEED BOOK 362, PAGE 437; THENCE SOUTH 88 DEGREES 36 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF SAID DEED BOOK 362, PAGE 437, A DISTANCE OF 540.16 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN EGRESS AND INGRESS EASEMENT ALONG THE WEST 25 FEET THEREOF.