

BOUNDARY SURVEY

RECEIVED
NOV 07 2025
BY: *DL*

LEGAL DESCRIPTION:
THE NORTH 150.50 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 40 FEET FOR ROAD, OF SECTION 17 TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

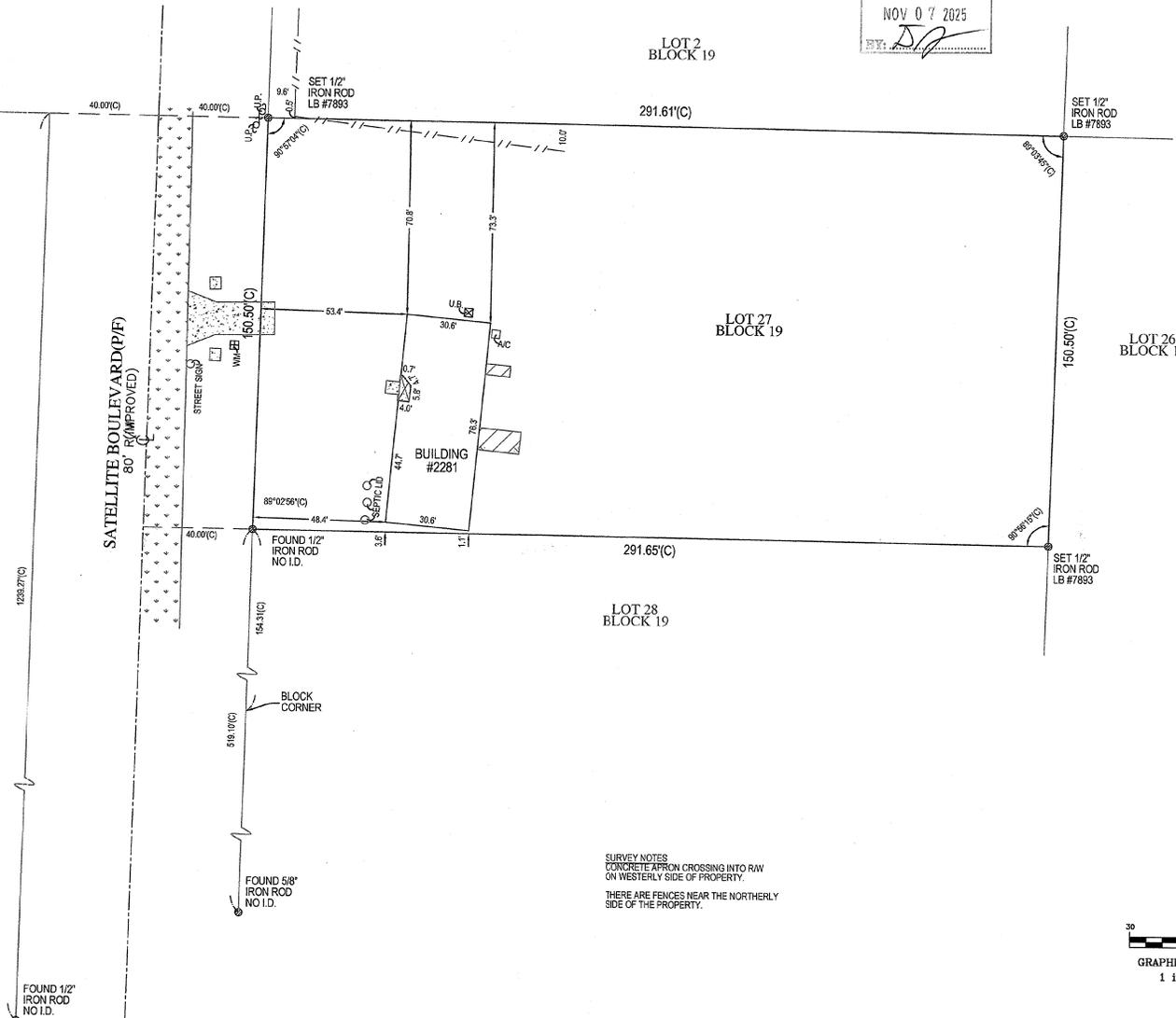
ALSO KNOWN AS TRACT 27, BLOCK 19, OF A MAP RECORDED IN BREVARD COUNTY, FLORIDA, SURVEY BOOK 2, PAGE 63, CANAVERAL GROVES UNRECORDED.

CERTIFIED TO:
TYLER GARDNER AND SHELBY GARDNER; DOCKSIDE TITLE, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COUNTRYPLACE MORTGAGE LTD

COMMUNITY NUMBER: 125092
PANEL: 0325
SUFFIX: G
FLOOD ZONE: X
FIELD WORK: 10/10/2025

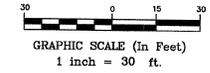
PROPERTY ADDRESS:
2281 SATELLITE BOULEVARD
COCCOA, FL 32926

SURVEY NUMBER: 712733
CLIENT FILE NUMBER: 26-1710



SURVEY NOTES
CONCRETE APRON CROSSING INTO R/W ON WESTERLY SIDE OF PROPERTY.
THERE ARE FENCES NEAR THE NORTHERLY SIDE OF THE PROPERTY.

SCALE
1" = 30'



ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F.E.L.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A.C.	AIR CONDITIONER	F.I.P.	FOUND IRON PIPS	P.B.	PLAT BOOK
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.C.	POINT OF CURVATURE
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.C.	POINT OF COMMENCEMENT
C.	CALCULATED	L.	LENGTH	P.O.B.	POINT OF BEGINNING
CA	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.C.	POINT OF COMMENCEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.R.	POINT OF REVERSE CURVE
CD	DEED / DESCRIPTION	M.	MEASURED / FIELD VERIFIED	P.T.	POINT OF TANGENCY
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	R.W.	RIGHT-OF-WAY
D.H.	DRILL HOLE	N.D.	NAIL & DISK	R.I.	RADIAL IRON DISK
D.M.	DRAINAGE	N.P.	NOT FACIAL	S.I.R.	SET IRON ROD
E.O.W.	EDGE OF WATER	N.S.	NOT TO SCALE	T.O.B.	TOP OF BANK
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

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

SURVEYORS 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.

(SIGNED) *DL*
DAVID W LEI
PROFESSIONAL SURVEYOR AND MAPPER #6203



GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXISTING UTILITIES, POLES, EASEMENTS AND RECORDS ARE SHOWN AS PROVIDED BY OTHERS.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER STRUCTURES ARE NOT TO BE USED FOR CONSTRUCTION OF BOUNDARY LINES.
- ALL WALLS ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED FOR CONSTRUCTION OF BOUNDARY LINES.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FLORIDA STATUTE 402.03(1) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(2) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(3) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(4) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(5) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(6) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(7) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(8) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(9) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.
- FLORIDA STATUTE 402.03(10) PROVIDES THAT THE LOCATION OF THE IMPROVEMENTS IS OVER, SAID, PLATS AND MAPS.

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