



DESCRIPTION:

All of Lots 1 and 15, and the West 10 feet of Lot 2, Block C, MERRITT PARK PLACE, according to plat thereof, as recorded in Plat Book 5, Page(s) 48, of the Public Records of Brevard County, Florida.

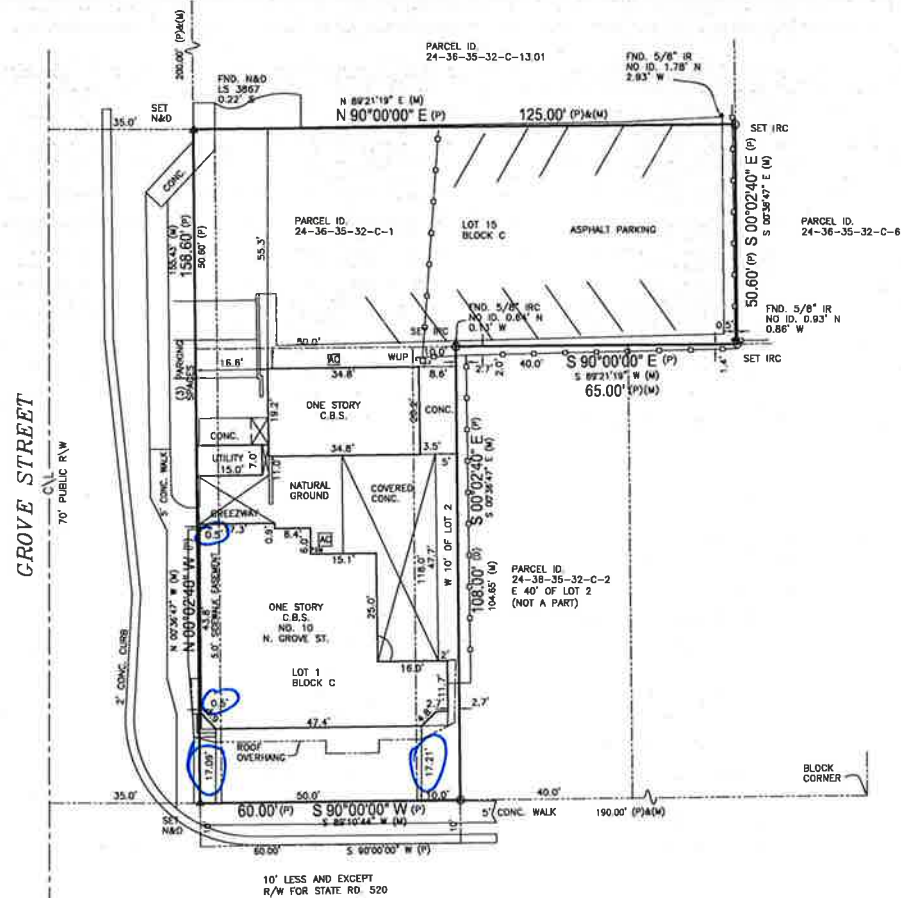
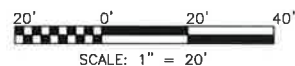
SURVEYORS NOTES:

1. This property is located in Flood Zone(s) X. The Structure is in Flood Zone(s) X. Map No. 1200922427H, Panel No. 427, Suffice H, Community No. 125092, Effective Date, January 29, 2021.
2. The bearings shown are based on an Assumed North Meridian, Being N 00° 35' 47" W along the East R/W line of N. Grove Street.
3. This is Real Property being situated in Section 35, Township 24S, Range 36E.
4. The Surveyor has not abetted the property. Only plotted or furnished easements or encumbrances that may affect the property are shown.
5. This map of survey is for the sole use of the certified to individual or entity as shown hereon and is non-transferable. It is not to be used or relied upon by any other individual(s) or entity.
6. Underground improvements are not located unless requested.
7. Elevation shown hereon based on NAVD83 Originating B.M. Brevard County P.I.D.

8. Elevation shown as (00.00') are existing spot elevations.
Elevations shown as (00.00') are proposed elevations.

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

(B.M.)=Benchmark, (CONC.)=Concrete, (C.I.F.)=Centerline, (C.B.)=Concrete Block
(C.B.S.)=Concrete Block Structure, (C.A.S.)=Covered and Screened, (C.M.)=Concrete Monument, (C.M.P.)=Corrugated Metal Pipe, (C.L.F.)=Chain Link Fence
(E.M.)=Electric Meter, (F.F.)=Finished Floor, (F.D.)=Found, (F.P.)=Fixed Point of Reference, (R.C.)=Iron Rod with Cap, (P.P.)=Pole Pipe
(G.M.)=Gas Meter, (L.B.)=Licensed Business, (L.S.)=Licensed Surveyor, (M.)=Measured
(M.E.)=Metal End Section, (M.D.)=Mud & Dug, (O.B.)=Official Records Book, (O.P.)=Overhead Power Line, (P.C.P.)=Permanent Control Point, (P.I.)=Plot
(P.D.B.)=Point of Beginning, (P.D.C.)=Point of Commencement, (P.R.M.)=Permanent Reference Monument, (P.U.A. D.E.)=Public Utility & Endorsement, (R.M.)=Right of Way, (R.C.P.)=Right of Way, (R.W.)=Right of Way, (S.E.)=Section
(T.W.)=Township, (W.P.)=Wood Frame Structure, (W.M.)=Water Meter



E MERRITT ISLAND CSWY.
STATE ROAD NO. 520



JOB NO.		REVISIONS	
25-263-10		DATE	DESCRIPTION
DRAWN	NS		
CHECKED	EN		
DATE	11-12-2025		
SCALE	1" = 20'		
SHEET NO.	1 OF 1		

MAP OF BOUNDARY SURVEY

PREPARED FOR: STEPHAN PROPERTIES OF FLORIDA INC

SITE ADDRESS: 10 N. GROVE STREET MERRITT ISLAND, FLORIDA 32953

PREPARED BY:

Eric Nielsen Land Surveying, Inc.

L.S. 6946

12 STONE STREET, COCOA, FL. 32922

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Eric Nielsen

Digitally signed by Eric Nielsen

Certified By: Eric Nielsen Professional Surveyor & Mapper, No. 5346, L.B. 6946, State of Florida

certify this map of survey meets the standards set per Florida Administrative Code

5J-17.001 pursuant to Chapter 472.022 per Florida Statutes.