MAP OF BOUNDARY SURVEY

SECTIONS 14, 22 & 23 TOWNSHIP 23 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

DESCRIPTION: (AS PROVIDED)

PARCEL I:

COMMENCE AT THE STEEL POST IN THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND FOR A FIRST COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 132 FEET MORE OR LESS TO THE CENTER OF THE COUNTY ROAD AS AT PRESENT LOCATED; THENCE FOR A SECOND COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO SOUTHWESTERLY AND DOWN THE CENTERLINE OF SAID COUNTY ROAD AS AT PRESENT LOCATED TO POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 23; THENCE FOR A THIRD COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO SOUTH AND ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 434.5 FEET MORE OR LESS TO POINT OF INTERSECTION WITH THE CENTERLINE OF NEW STATE ROAD #3; THENCE FOR A FOURTH COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO NORTH 70 DEGREES 34' EAST 1403.2 FEET TO A POINT ON THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 23; THENCE FOR A FIFTH COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION GO NORTH AND ALONG THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 23 TO A STEEL POST AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SAID SECTION 23 AND THE POINT OF BEGINNING OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION.

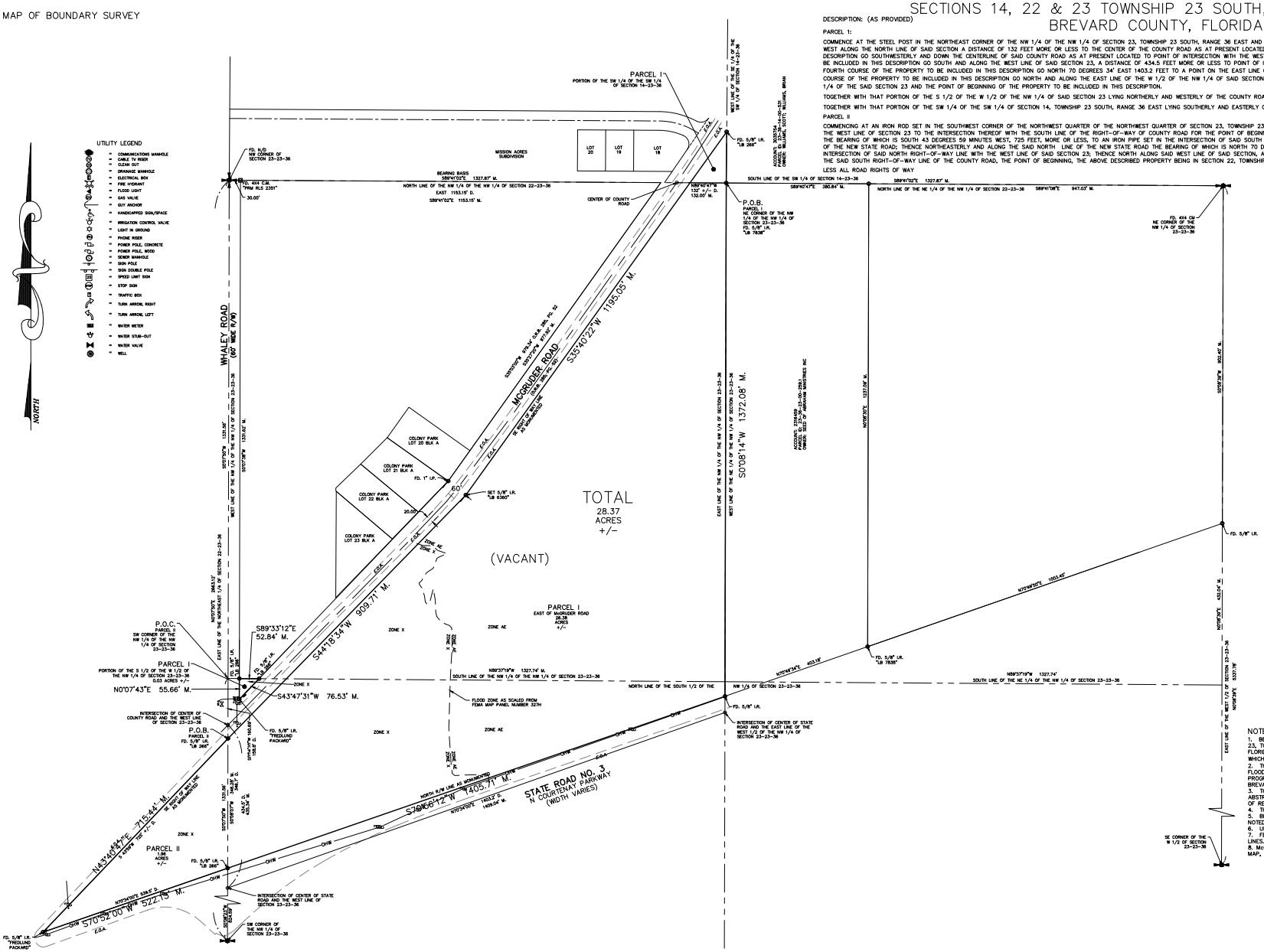
TOGETHER WITH THAT PORTION OF THE S 1/2 OF THE W 1/2 OF THE NW 1/4 OF SAID SECTION 23 LYING NORTHERLY AND WESTERLY OF THE COUNTY ROAD AFORESAID.

TOGETHER WITH THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 36 EAST LYING SOUTHERLY AND EASTERLY OF THE COUNTY ROAD AFORESAID, LESS ALL ROAD RIGHTS OF WAY

PARCEL II

COMMENCING AT AN IRON ROD SET IN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 36 EAST; THENCE SOUTH 158.8 FEET, MORE OR LESS, AND ALONG THE WEST LINE OF SECTION 23 TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF COUNTY ROAD FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND ALONG THE SAID SOUTH RIGHT OF WAY LINE THE BEARING OF WHICH IS SOUTH 43 DEGREES 59 MINUTES WEST, 725 FEET, MORE OR LESS, TO AN IRON PIPE SET IN THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD WITH THE NORTH RIGHT-OF- WAY LINE OF THE NEW STATE ROAD; THENCE NORTHEASTERLY AND ALONG THE SAID NORTH LINE OF THE NEW STATE ROAD THE BEARING OF WHICH IS NORTH 70 DEGREES 34 MINUTES EAST, 539.5 FEET TO A CONCRETE MONUMENT SET IN THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST LINE OF SAID SECTION, A DISTANCE OF 346.7 FEET, MORE OR LESS TO THE INTERSECTION THEREOF WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THE POINT OF BEGINNING, THE ABOVE DESCRIBED PROPERTY BEING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

LESS ALL ROAD RIGHTS OF WAY



LEGEND OF ABBREVIATIONS

AKA	=	ALSO KNOWN AS
C	=	CURVE DESIGNATION
CBS	=	CONCRETE BLOCK STRUCTURE
CH	=	CHORD
C.M.	=	CONCRETE MONUMENT
D	=	DEED
Δ	=	DELTA (CENTRAL ANGLE)
E.O.A.	=	EDGE OF ASPHALT
FD.	=	FOUND
FPL	=	FLORIDA POWER & LIGHT COMPANY
I.R.	=	IRON ROD
L	=	LENGTH OF ARC
LB	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
M.	=	MEASURED
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
N/D	=	NAIL & DISK
NR	=	NON RADIAL
O.R.B.	=	OFFICIAL RECORDS BOOK
PC	=	POINT OF CURVATURE
PCP	=	PERMANENT CONTROL POINT
PID	=	PERMANENT IDENTIFIER
PG.	=	PAGE
PI	=	POINT OF INTERSECTION
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PRC	=	POINT OF REVERSE CURVATURE
PRM	=	PERMANENT REFERENCE MONUMENT
PT	=	POINT OF TANGENCY
P.U.E.	=	PUBLIC UTILITY EASEMENT
P.U. & D.E.	=	PUBLIC UTILITY & DRAINAGE EASEMENT
R	=	RADIUS
RNG	=	RANGE
R/W	=	RIGHT OF WAY
SSMH	=	SANITARY SEWER MANHOLE
TWP	=	TOWNSHIP

NOTES:

1. BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AS PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983, WHICH BEARS S89°41'02"E AND AS SHOWN HEREON.
2. THE PARCEL DESCRIBED HEREON IS IN ZONE "X" AND "AE" FLOOD PLAIN, BASE FLOOD ELEVATION = 3.00 FEET N.A.V.D. 1988, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM: FLOOD INSURANCE MAP #12009C 0427H DATED 1-29-21, COMMUNITY #125092, BREVARD COUNTY UNINCORPATED AREAS.
3. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS-OF-WAY OR RESERVATIONS OF RECORD.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. BEARINGS AND DISTANCES REFLECT BOTH MEASURED AND PLAT UNLESS OTHERWISE NOTED.
6. UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS MAP OF SURVEY.
7. FENCE TIES SHOWN HEREON ARE AS MEASURED BY PERPENDICULAR TO BOUNDARY LINES.
8. McGUIDER ROAD IS A 60 FOOT WIDE RIGHT OF WAY PER BREVARD COUNTY SECTION MAP, NO OTHER INFORMATION HAS BEEN PROVIDED.

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360
5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955
E-MAIL: INFO@HORIZONSURVEYORS.COM
PHONE : (321) 806-4171

SCALE 1" = 120'	REVISION TABLE			
DATE 6-12-25	DATE	DESCRIPTION	BY	APVD
FIELD BOOK 273 & PAGE 68				
FIELD DATE 6-10-25				

PREPARED FOR THE EXCLUSIVE USE OF:

EMTMAN

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT R DOERRER

Digitally signed by ROBERT R DOERRER
Date: 2025.06.12 12:01:14 -04'00'

ROBERT R. DOERRER, JR.
PROFESSIONAL LAND SURVEYOR #3982

NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.

ROBERT R. DOERRER, JR. License Number 3982 STATE OF FLORIDA Professional Surveyor and Mapper

SURVEY FOR:
EMTMAN

DRAWING NUMBER:
6737