

LEGAL DESCRIPTION

SHEET 1 OF 3

SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST
PARCEL ID NUMBER: 23-35-24-25-31-1
PURPOSE OF DESCRIPTION: VACATE EASEMENT

NOT VALID WITHOUT THE
SKETCH ON SHEETS 2&3 OF 3

LEGAL DESCRIPTION:

A PORTION ON THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING WEST OF AND ABUTTING THE EAST LINE OF LOT 1, BLOCK 31, AND A PART OF THE 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID LOT 1, BLOCK 31, PORT ST. JOHN UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 48 THROUGH 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

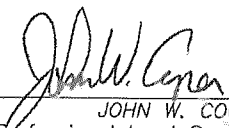
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 31; THENCE S. 00°19'20" W., ALONG THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 12.94 FEET; THENCE N. 89°40'35" W. PARALLEL WITH THE NORTH LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 6.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89°40'35" W., A DISTANCE OF 3.85 FEET TO A POINT LYING ON THE WEST LINE OF THE 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT THAT ABUTS THE EAST LINE OF SAID LOT 1 BLOCK 31; THENCE N. 00°19'20" E., ALONG SAID WEST LINE, A DISTANCE OF 6.94 FEET TO A POINT WHICH LIES ON THE SOUTH LINE OF THE 6 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID LOT 1, BLOCK 31; THENCE N. 89°40'35" W., ALONG SAID SOUTH LINE, A DISTANCE OF 12.62 FEET; THENCE N. 00°19'20" E., PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 3.44 FEET; THENCE S. 89°40'35" E., PARALLEL WITH THE NORTH LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 16.47 FEET; THENCE S. 00°19'20" W., PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 31, A DISTANCE OF 10.39 FEET TO THE POINT OF BEGINNING. CONTAINING 83.48 SQUARE FEET.

SURVEYOR'S NOTES:

1. Bearing shown hereon are based on the SOUTH LINE OF LOT 1 BLOCK 31, as being N 89°40'35" W, according to the Plat of PORT ST. JOHN UNIT TWO as recorded in plat book 14, at pages 48-51 of the Public Records of Brevard County, Florida.
2. This survey is prepared and certified for the exclusive use of the client named hereon.
3. Unless this sketch of legal description bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
4. Additions or deletions to this sketch of legal description by other than the signing party is prohibited without written consent of the signing party.
5. No underground utilities or improvements were located unless otherwise shown.

PREPARED FOR:

DALE O'CONNOR AND PATRICIA RIVERA
BREVARD COUNTY BOARD OF COMMISSIONERS


JOHN W. COOPER
Professional Land Surveyor, No. 5093
State of Florida
NOT VALID UNLESS SIGNED & SEALED

PREPARED BY: JOHN W. COOPER LAND SURVEYING, INC.

ADDRESS: 2326 S. HOPKINS AVENUE, TITUSVILLE, FLORIDA 32780

PHONE: 321-268-5646 L.B. NO. 6544

DRAWN BY: JAB

CHECKED BY: JWC

DRAWING NO. 25-06-33A

SECTION 24

DATE: 7/8/2025

SHEET 1 OF 3

REVISIONS

TOWNSHIP 23 SOUTH

RANGE 35 EAST

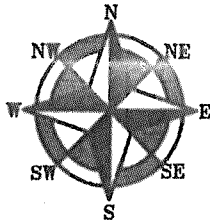
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SHEET 2 OF 3

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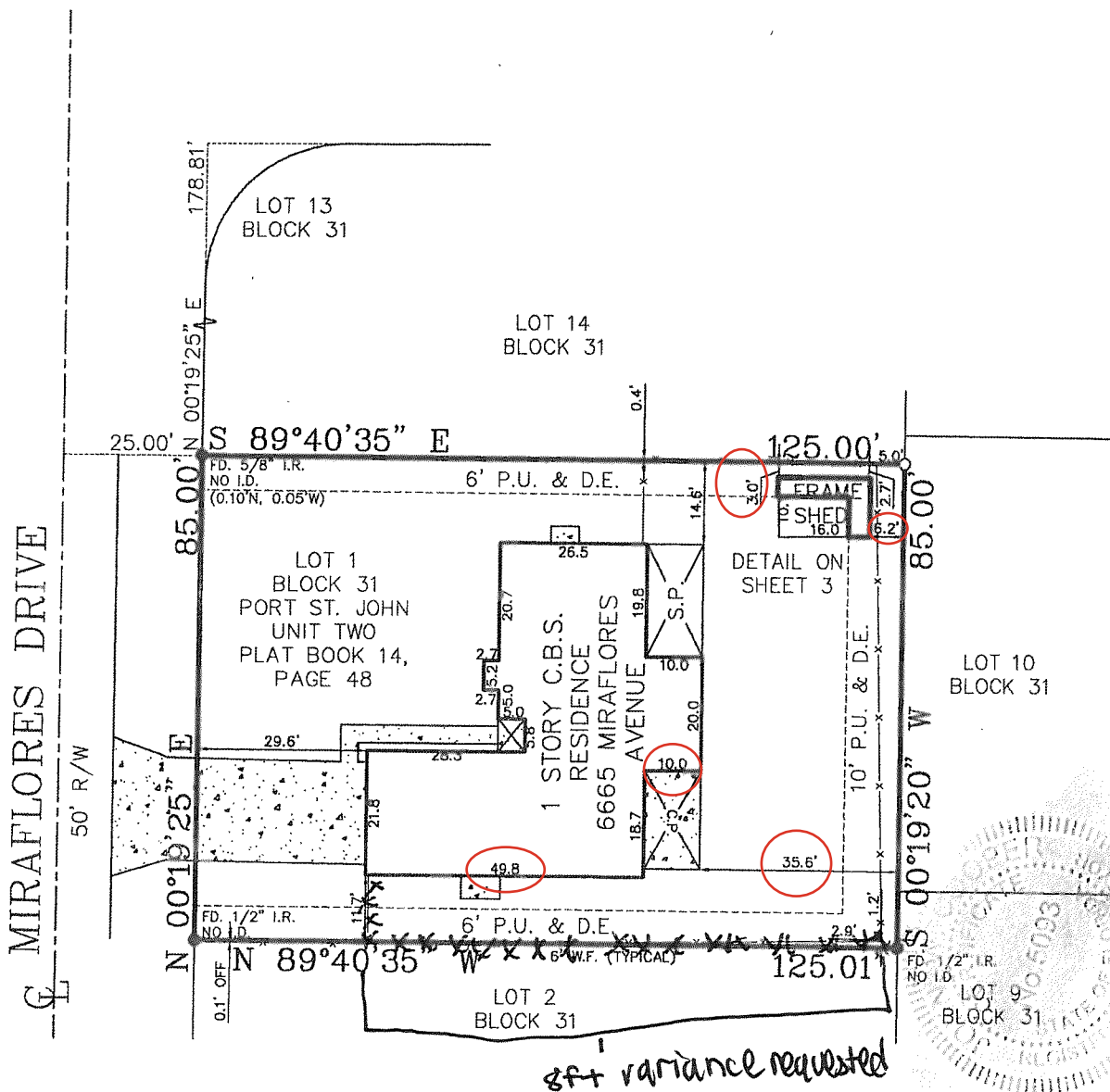
LEGEND OF ABBREVIATIONS



SCALE: 1" = 30'

PB	PLAT BOOK	©	CENTERLINE
PG	PAGE	I.D.	IDENTIFICATION
FD.	FOUND	I.R.	IRON ROD
C.B.S.	CONCRETE BLOCK STRUCTURE	I.P.	IRON PIPE
P.O.B.	POINT OF BEGINNING	L.B.	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT	N/D	NAIL & DISC
P	PLAT	ORB	OFFICIAL RECORDS BOOK
M	MEASURED	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
W.P.P.	WOOD POWER POLE	R/W	RIGHT OF WAY
O.H.W.	OVERHEAD WIRE		

= AREA TO BE VACATED



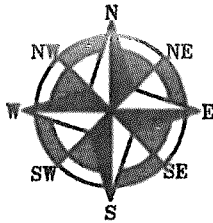
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SHEET 3 OF 3

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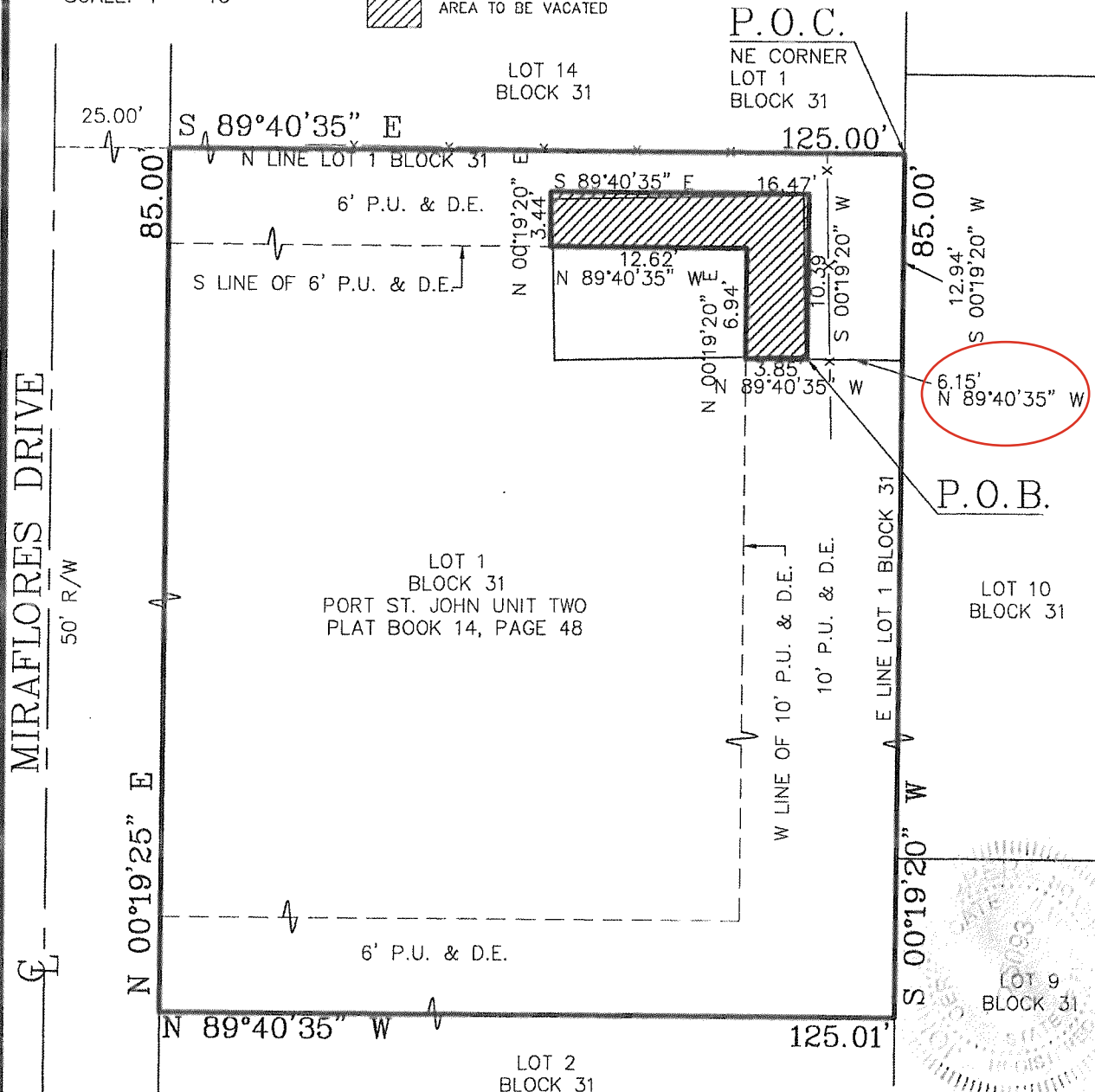


SCALE: 1" = 10'

PB PLAT BOOK
 PG PAGE
 FD. FOUND
 C.B.S. CONCRETE BLOCK STRUCTURE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 P. PLAT
 M MEASURED
 W.P.P. WOOD POWER POLE
 O.H.W. OVERHEAD WIRE

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 R/W RIGHT OF WAY

AREA TO BE VACATED



SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST

PROJECT NO. 25-06-33A
 PREPARED BY: JOHN W. COOPER