

DESCRIPTION:

**LOT 61, BLOCK A
WYNDHAM AT DURAN**
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 53, PAGE(S) 63 THROUGH 65
OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

CURVE DATA:

- (A) RADIUS=180.00'
DELTA= 49°38'13"
ARC= 155.94'
- (B) RADIUS=50.00'
DELTA= 67°16'06"
ARC= 58.70'
- (C) RADIUS=25.00'
DELTA= 48°11'23"
ARC= 21.03'

**BUILDING SETBACK LINES "B.S.L."
PER SURVEY DATED 01-05-2006
PERFORMED BY STEPENSON SURVEYING,
INC. JOB # M05-3261**

FRONT B.S.L. 25.0'
REAR B.S.L. 20.0'
SIDE B.S.L. 10.0'
SIDE LOAD B.S.L. 20.0'

SURVEYORS NOTES:

1. This property is located in Flood Zone(s) X. The Structure is in Flood Zone(s) X, Map No. 12009C05056, Panel No.505, Suffix G, Community No. 125092, Effective Date, 03-17-2014 .
2. The bearings shown are based on an Assumed North Meridian, Being N 03° 15' 23" W along the Center line of Gorda Peak Ct.
3. This is Real Property being situated in Section 9, Township 26S, Range 36E.
4. The Surveyor has not abstracted the property. Only platted 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. Elevations if shown hereon based on NAVD88. Originating B.M. Brevard County P.I.D. XXV
8. Elevations 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.L.F. --- = Center Line
- = 6" W.F. --- = 6" VINYL FENCE
- = OHPL

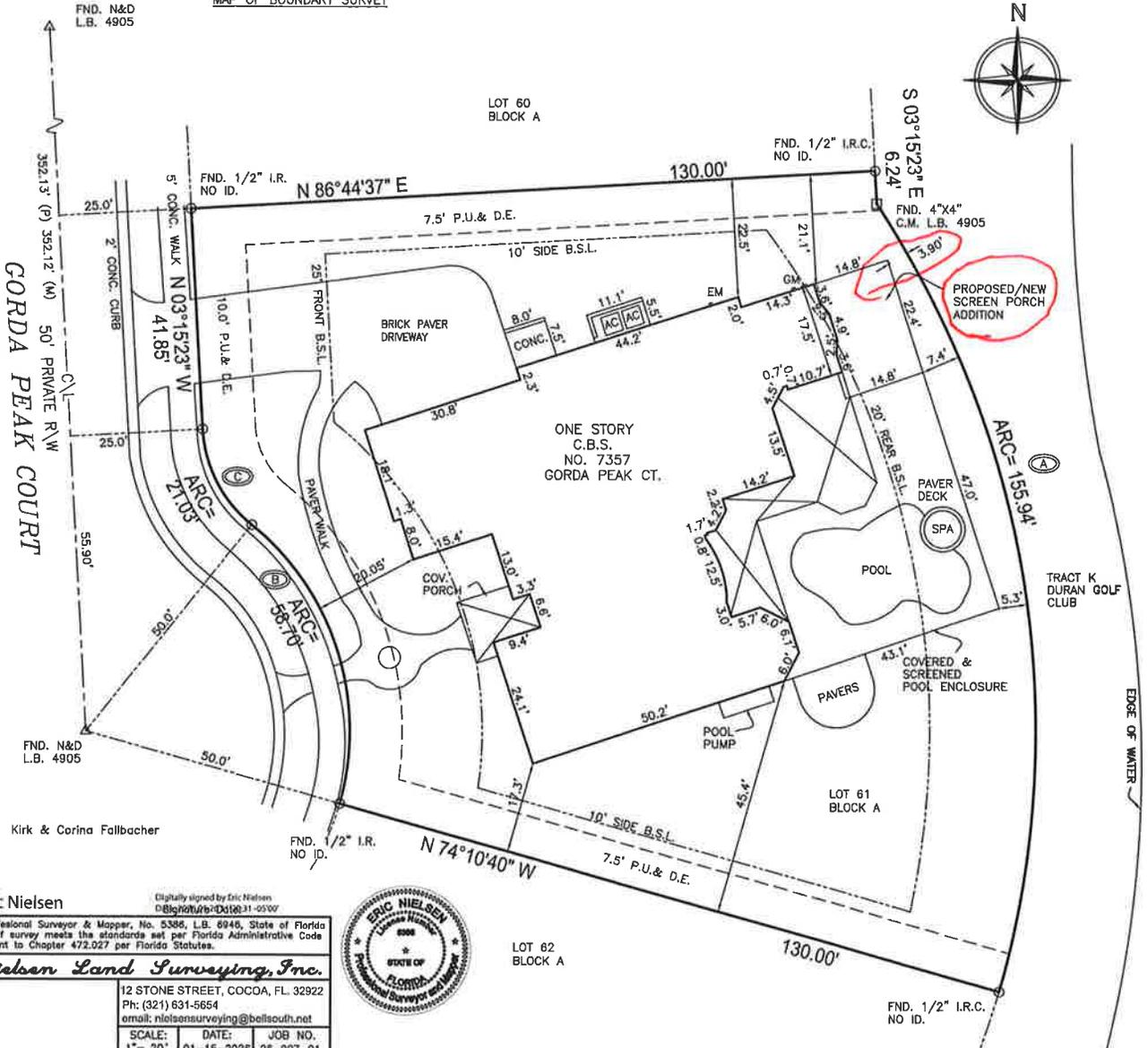
(B.M.)=Benchmark,(CONC.)=Concrete,(C.L.)=Centerline,(C.B.S.)=Concrete Block Structure
(C.B.S.)=Concrete Block Structure,(C.A.S.)=Covered and Screened, (C.M.)=Concrete
Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence
(O)=Odeed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,
(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.)=Marked End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,
(OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Pit
(P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement (P.R.M.)=Permanent
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: Kirk & Corina Fallbacher

Certified By: Eric Nielsen
Digitally signed by Eric Nielsen
DN: cn=Eric Nielsen, o=Eric Nielsen, ou=Eric Nielsen, email=eric@ericnielsen.com, c=US

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Revisions:
SCALE: 1" = 20'
DATE: 01-15-2026
JOB NO.: 26-007-01



UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.