

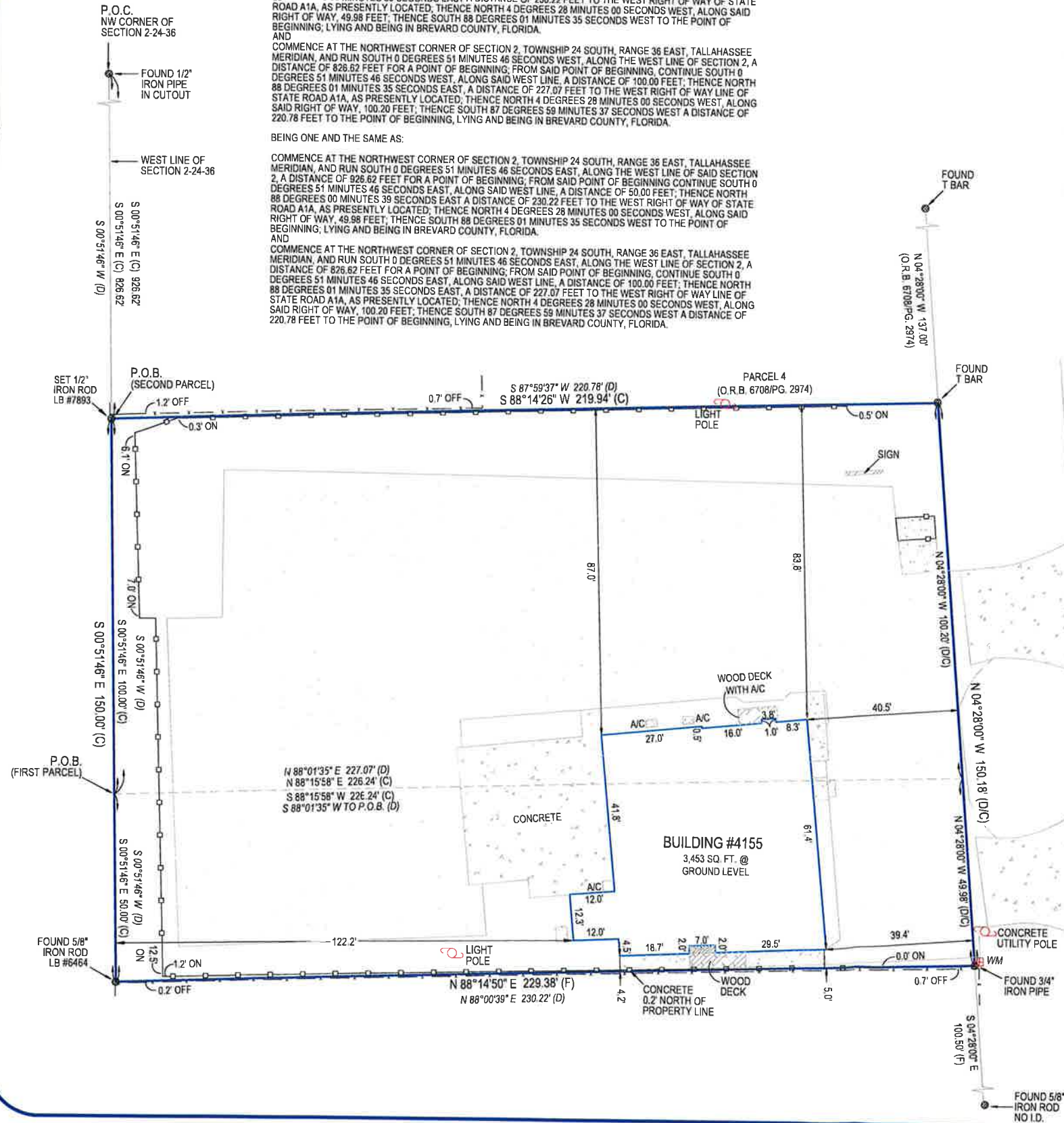
BOUNDARY SURVEY

LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE MERIDIAN, AND RUN SOUTH 0 DEGREES 51 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 926.62 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0 DEGREES 51 MINUTES 46 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 39 SECONDS EAST, A DISTANCE OF 230.22 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD A1A, AS PRESENTLY LOCATED; THENCE NORTH 4 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY, 49.98 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 35 SECONDS WEST TO THE POINT OF BEGINNING; LYING AND BEING IN BREVARD COUNTY, FLORIDA.
 AND
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE MERIDIAN, AND RUN SOUTH 0 DEGREES 51 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SECTION 2, A DISTANCE OF 826.62 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 0 DEGREES 51 MINUTES 46 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 35 SECONDS EAST, A DISTANCE OF 227.07 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A, AS PRESENTLY LOCATED; THENCE NORTH 4 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY, 100.20 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 37 SECONDS WEST A DISTANCE OF 220.78 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN BREVARD COUNTY, FLORIDA.

BEING ONE AND THE SAME AS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE MERIDIAN, AND RUN SOUTH 0 DEGREES 51 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SECTION 2, A DISTANCE OF 926.62 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0 DEGREES 51 MINUTES 46 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 39 SECONDS EAST, A DISTANCE OF 230.22 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD A1A, AS PRESENTLY LOCATED; THENCE NORTH 4 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY, 49.98 FEET; THENCE SOUTH 88 DEGREES 01 MINUTES 35 SECONDS WEST TO THE POINT OF BEGINNING; LYING AND BEING IN BREVARD COUNTY, FLORIDA.

AND
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE MERIDIAN, AND RUN SOUTH 0 DEGREES 51 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SECTION 2, A DISTANCE OF 826.62 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 0 DEGREES 51 MINUTES 46 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 35 SECONDS EAST, A DISTANCE OF 227.07 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A, AS PRESENTLY LOCATED; THENCE NORTH 4 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY, 100.20 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 37 SECONDS WEST A DISTANCE OF 220.78 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN BREVARD COUNTY, FLORIDA.



CERTIFIED TO:
 KRISHNA PATEL; GOLDMAN MONAGHAN THAKKAR & BETTIN, P.A.

COMMUNITY NUMBER: 125092
 PANEL: 0340 SUFFIX: H
 FLOOD ZONE: X

FIELD WORK: 1/30/2025

PROPERTY ADDRESS:
 4155 NORTH COURTENAY PARKWAY
 MERRITT ISLAND, FL 32953

SURVEY NUMBER: 673121



GRAPHIC SCALE (In Feet)
 1 inch = 20 ft.

SURVEY NOTES
 CONCRETE DRIVE CROSSING EASTERLY BOUNDARY INTO RIGHT-OF-WAY
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY

SYMBOL DESCRIPTIONS:

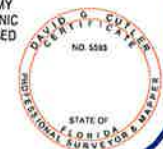
	CATCH BASIN		MISC FENCE
	CENTERLINE ROAD		PROPERTY CORNER
	COVERED AREA		UTILITY BOX
	EXISTING ELEVATION		UTILITY POLE
	HYDRANT		WATER METER
	MANHOLE		WELL
	METAL FENCE		WOOD FENCE

ABBREVIATION DESCRIPTION:

C/C	AIR CONDITIONER
C	CENTERLINE
A	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.L.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R.W.	RIGHT OF WAY

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) *David G. Cutler* January 31, 2025
 DAVID G. CUTLER
 PROFESSIONAL SURVEYOR AND MAPPER #5593



7) FENCE OWNERSHIP NOT DETERMINED.
 8) DIMENSIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988.
 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE REFERENCE LOTS AND PARCELS. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF TARGET SURVEYING, LLC. PRIOR TO SUCH USE, TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
 10) REPRESENTATIONS HAVE BEEN ENLARGED TO MAKE CLEARLY ALL USUARY BOUNDARY LINES. REPRESENTATIONS HAVE BEEN ENLARGED TO IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- EXISTING UTILITIES ARE SHOWN AS LOCATED.
- DIMENSIONS SHOWN ARE PUT AND MEASURED UNLESS OTHERWISE SHOWN.

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