

MAP OF BOUNDARY SURVEY

DESCRIPTION:

THE SOUTH 200 FEET OF THE NORTH 460 FEET OF THE WEST 397 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LESS THE EAST 30 FEET AND WEST 100 FEET THEREOF, DISTANCES MEASURED ALONG FRACTIONAL LINES, ALL LYING AND BEING IN BREVARD COUNTY, FLORIDA, ALSO KNOWN AS TRACT 2, BLOCK 41, CANAVERAL GROVES SUBDIVISION, UNRECORDED, AND FILED IN SURVEY BOOK 2, PAGE 65, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CERTIFIED TO: WADE L. ULRICH

Certified By: Signature Date:

I Eric Nielsen Profesional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

Eric Nielsen Land Surveying, Inc.

Revisions:	12 STONE STREET, COCOA, FL. 32922
SITE PLAN FOR GARAGE 06-15-2023	Ph: (321) 631-5654
SITE PLAN REVISION FOR GARAGE 06-29-2026	email: nielsensurveying@bellsouth.net
SCALE: 1"= 30'	DATE: 9-14-2022
	JOB NO. 22-375-09

SURVEYORS NOTES:

- This property is located in Flood Zone(s) A, The Residence is lying in Flood Zone(s) A, Map No. 12009C0320H, Panel No. 320, Suffix H, Community No. 125092, Effective Date, January 29, 2021. BFE 25.00'
- The bearings shown are based on an Assumed North Meridian, Being N 00° 09' 18" E along the West line of Hartville Avenue.
- This is Real Property being situated in Section 02, Township 24S, Range 35E.
- The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may restrict the property are shown.
- Underground improvements are not located unless requested.
- Elevations shown hereon based on NAVD88. Brevard County Benchmark P.I.D E5A59, Elev. = 23.67'

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. —x— = 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.&S.)=Covered and Screened,
(C.M.)=Concrete Monument,(C.M.P.)=Corrigated Metal Pipe,(C.L.F.)=Chain Link Fence
(D)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,
(F.P.R.)=Fixed Point of Reference, (IRC)=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.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,
(OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat
(P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement
(P.R.M.)=Permanant 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

