



LEGAL DESCRIPTION: AS FURNISHED (ORB 877, PAGE 1071)

PARCEL 1:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF TRACT 5, BLOCK 7, SECTION 15, TOWNSHIP 20 SOUTH, RANGE 34 EAST, INDIAN RIVER PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHWEST 1/4 OF TRACT 5, BLOCK 7, SECTION 15, TOWNSHIP 20 SOUTH, RANGE 34 EAST, INDIAN RIVER PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SHEET 1 OF 2
SKETCH ON SHEET 2

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY IN ACCORDANCE WITH THE FURNISHED LEGAL DESCRIPTION AND SHOW THE ABOVE GROUND IMPROVEMENTS TO ENABLE THE OWNERS OF THIS PROPERTY TO OBTAIN PERMITS/INSPECTIONS.

LEGEND:
 A/C = AIR CONDITIONER
 A.K.A. = ALSO KNOWN AS
 ALUM = ALUMINUM
 AVE = AVENUE
 BLK = BLOCK
 BLVD = BOULEVARD
 BM = BENCHMARK
 (CALC) = CALCULATED
 C.B.S. = CHORD BEARING
 CD = CHORD DISTANCE
 C.L. = CHAIN LINK FENCE
 C. = CENTER LINE
 CM = CONCRETE MONUMENT
 CONC. = CONCRETE
 CT = COURT
 (D) = DEED
 DR = DRIVE
 DB = DEED BOOK
 D/W = DRIVEWAY
 50x00 = PROPOSED ELEVATION
 50x00 = ELEVATION SHOT
 → = DRAINAGE FLOW
 ESMT = EASEMENT
 ELEV = ELEVATION
 FF = FINISH FLOOR
 FD = FOUND
 FH = FIRE HYDRANT
 I.P. = IRON PIPE
 I.R. = IRON ROD
 LB = LICENSED BUSINESS
 (M) = MEASURED
 N/D = NAIL & DISK
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 ORB = OFFICIAL RECORDS BOOK
 OHW = OVERHEAD WIRE
 (P) = PLAT
 (P.R.) = PRO-RATED
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT

WETLAND FLAGS
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 PC = POINT OF CURVATURE
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.I. = POINT OF INTERSECTION
 PCP = PERMANENT CONTROL POINT
 PLS = PROFESSIONAL LAND SURVEYOR
 PG = PAGE
 PB = PLAT BOOK
 R/W = RIGHT-OF-WAY
 R.P. = RADIUS POINT
 S.P. = SCREEN PORCH
 ST = STREET
 S/W = SIDEWALK
 W.F. = WOOD FENCE
 WM = WATER METER
 WV = WATER VALVE

SURVEY SYMBOLS
 ± = MORE OR LESS
 O = POWER POLE
 → = GUY WIRE
 L = ARC LENGTH
 R = RADIUS
 Δ = DELTA
 [] = COVERED AREA
 [] = CONC.
 --- = CENTER LINE
 -X- = FENCE
 --- = EASEMENT
 ● = FOUND NAIL & DISK
 ▲ = FOUND CONCRETE MONUMENT
 ○ = SET 5/8" IRON ROD
 □ = SET NAIL & DISK
 ▣ = SET 4"x4" CONCRETE MONUMENT
 COOPER LB 6544
 COOPER LB 6544

DRAWN BY: JAB CHECKED BY: J.W.C.

SCALE: 1" = 50'

SECTION 15, TOWNSHIP 20 S., RANGE 34 E.

LEGAL DESCRIPTION:
SEE ABOVE

CERTIFIED TO:
JOSHUA AND JENNIFER LAW

PROJECT No.	DATE	REVISION

SURVEY DATE: 2/12/26 PROJECT # 26-02-10

- SURVEYORS' NOTES:**
- Unless otherwise noted, only platted easements are shown hereon.
 - No underground utilities or improvements were located unless otherwise shown.
 - The surveyor no longer certifies the F.E.M.A. Zone. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that this parcel lies in F.I.R.M. Zone A per Community Panel No. 125092C01005, dated 1/29/21.
 - Unless otherwise noted, any elevations shown are based on assumed datum.
 - Bearing shown hereon are based on the CENTERLINE OF PINE NEEDLE STREET as being N 78°46'23" E, according to the Plat of INDIAN RIVER PARK as recorded in plat book 2, at page 33 of the Public Records of Brevard County, Florida.
 - This survey is prepared and certified for the exclusive use of the client named hereon.
 - Unless this sketch of survey bears the signature and raised seal of John W. Cooper PLS 5093, it is for information purposes only and is not a valid survey.
 - Additions or deletions to this sketch of survey by other than the signing party is prohibited without written consent of the signing party.
 - Ownership of fences is unknown unless otherwise noted. Due to the nature of fences it is recommended that you contact the undersigned surveyor prior to removal or installation of any fence.

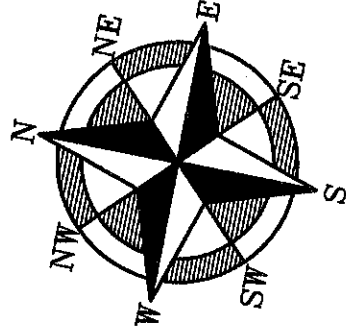
John W. Cooper
 LAND SURVEYING INC.
 2326 S. HOPKINS AVENUE
 Titusville, Florida 32780
 LB 6544
 (321) 268-5646

This is to certify that this survey was made under my supervision and that the sketch hereon is a true and accurate representation thereof and that said survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Section 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John W. Cooper
 John W. Cooper PSM 5093 Date Signed
 3/10/26

SKETCH OF SURVEY

BOUNDARY SURVEY



SCALE: 1"=50'

10200/1779

6462/1578

PARCEL 1

9558/1604

10465/139

8727/1071

PARCEL 2

9160/2137

N 78°52'36" E 160.38'(M)

N 16°53'30" W

S 16°53'23" E

320.35'(M)

N 78°49'30" E 160.35'(M)

FD. 5/8" I.R.
NO I.D.
1.29'S, 0.25'E

S 16°53'15" E

640.99'(M)

(UN-IMPROVED ROAD)
40' R/W

FD. 3/4" I.R.
NO I.D.

N 78°46'23" E

PINE NEEDLE STREET
R/W VARIES
(40' R/W PER PLAT)
2638.79'(M)

FD. 1/2" I.R.
NO I.D.
(5.27' OFFSET)

320.65'(M)

20.10'

320.20'(M)

FD. NAIL

MEADOW GREEN ROAD

SHEET 2 OF 2
LEGAL ON SHEET 1
PROJECT# 26-02-10