

## LEGAL DESCRIPTION

SHEET 1 OF 3

SITUATED IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST

NOT VALID WITHOUT THE SKETCH  
ON SHEET 3 OF 3

PARCEL ID# 24-36-15-01-A-36

PARCEL ID: # 24-36-15-01-A.8

PURPOSE OF SURVEY: VACATING A PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND A PORTION OF TRACT "A", STORM WATER RETENTION EASEMENT.

### LEGAL DESCRIPTION: (EASEMENT 1)

THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

THE WEST 29.0 FEET OF THE EAST 93.7 FEET OF THE SOUTH 7.5 FEET OF THE NORTH 100 FEET OF LOT 36, BLOCK A, INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 94 AND 95, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 217.78 SQ.FT.+-, 0.005 ACRES +-.

TOGETHER WITH:

THAT PORTION OF TRACT "A", INDIAN RIVER VILLAGE, AS RECORDED IN PLAT BOOK 25, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID LOT 36, BLOCK A, THENCE N 89°41'02" W, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING; THENCE S 00°18'58" W, A DISTANCE OF 12.00 FEET; THENCE N 89°41'02" W, A DISTANCE OF 29.00 FEET; THENCE N 00°18'58" E, A DISTANCE OF 12.00 FEET; THENCE S 89°41'02" E, A DISTANCE OF 29.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 348.00 SQ.FT.+-, 0.008 ACRES +-.

### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE SOUTH R/W LINE OF VENETIAN WAY, BEING N 89°41'02" W AS AN ASSUMED BEARING PER PLAT OF INDIAN RIVER VILLAGE.

2. THE SKETCH ON SHEET 2 OF 2 IS NOT A BOUNDARY SURVEY, IT IS A SKETCH ONLY TO ACCOMPANY LEGAL DESCRIPTION.

3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ERIC NIELSEN LAND SURVEYING, INC. DATED 02-25-2025

### ABBREVIATION & SYMBOL LEGEND

C/L = CENTERLINE

R/W = RIGHT-OF-WAY

FND = FOUND

LB = LICENSED BUSINESS

I.R. = IRON ROD

L = LINE

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

PSM PROFESSIONAL SURVEYOR & MAPPER

P.U.E. = PUBLIC UTILITY EASEMENT

P.U.D.E. = PUBLIC UTILITY &  
DRAINAGE EASEMENT

A/C = AIR CONDITIONER

CONC = CONCRETE

W/M = WATER METER

E.M. = ELECTRIC METER

W.F.S. = WOOD FRAME STRUCTURE



*EN*  
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SURVEYOR & MAPPER, PSM NO. 5386  
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR:  
FRANCISCO B. BAUTISTA SR.  
JOSEPHINE BAUTISTA

PREPARED BY:  
ERIC NIELSEN LAND SURVEYING, INC.  
L.B. 6946, 12 STONE STREET, SUITE 4  
COCOA, FL. 32922

DRAWN BY: NS

CHECKED BY: EN

DRAWING NO. 25-038-02

SECTION 15  
TOWNSHIP 24 SOUTH  
RANGE 36 EAST

DATE: 06-26-2025

SHEET 1 OF 3

REVISIONS \_\_\_\_\_

## LEGAL DESCRIPTION

SHEET 2 OF 3

SITUATED IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST

NOT VALID WITHOUT THE SKETCH  
ON SHEET 3 OF 3

PARCEL ID# 24-36-15-01-A-36

PURPOSE OF SURVEY: VACATING A PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT

### LEGAL DESCRIPTION: (EASEMENT 2)

THAT PORTION OF A 7.5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, THENCE S 00°18'58" W ALONG THE EAST LINE OF SAID LOT 36, BLOCK A, A DISTANCE OF 25.2 FEET TO A POINT, THENCE N 89°42'18" W A DISTANCE OF 6.50 FEET, TO THE POINT OF BEGINNING; THENCE S 00°18'58" W A DISTANCE OF 42.40 FEET, THENCE N 89°42'18" W A DISTANCE OF 1.00 FEET, THENCE N 00°18'58" E 42.40 FEET, THENCE S 89°42'18" E 1.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 42.4 SQ.FT.+-, 0.001 ACRES +-,

### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED DESCRIPTION IS THE SOUTH R/W LINE OF VENETIAN WAY, BEING N 89°41'02" W AS AN ASSUMED BEARING PER PLAT OF INDIAN RIVER VILLAGE.
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TOWNSHIP 24 SOUTH  
RANGE 36 EAST

DATE: 6-26-2025

SHEET 2 OF 3

REVISIONS \_\_\_\_\_

# SKETCH OF DESCRIPTION

SHEET 3 OF 3

SITUATED IN SECTION 15, TOWNSHIP 24 SOUTH,  
RANGE 36 EAST

NOT VALID WITHOUT THE LEGAL  
DESCRIPTIONS ON SHEETS 1&2 OF 3

PARCEL ID# 24-36-15-01-A-36

PARCEL ID: # 24-36-15-01-A.8

"THIS IS A SKETCH ONLY, NOT A BOUNDARY SURVEY"

