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BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE SOUTH 5 ACRES OF NORTH 20 ACRES OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, AND RUN THENCE NORTH 00 DEGREES 04'12" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 642.31 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 42'12" EAST; ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 172.03 FEET; THENCE RUN NORTH 89 DEGREES 58'30" EAST, A DISTANCE OF 1,267.46 FEET; THENCE RUN SOUTH 01 DEGREES 30'49" WEST, A DISTANCE OF 172.07 FEET; THENCE RUN SOUTH 89 DEGREES 58'30" WEST, A DISTANCE OF 1,265.03 FEET TO A POINT ON THE WEST LINE OF SECTION 17 AND THE POINT OF BEGINNING.

CERTIFIED TO:
 LUZ NELLY NOGUEROLES

COMMUNITY NUMBER: 125092
 PANEL: 12009C0425 SUFFIX: G
 F.I.R.M. DATE: 03/17/2014
 FLOOD ZONE: AE

FIELD WORK: 06/14/2023

PROPERTY ADDRESS:
 1455 MARTIN ROAD
 ROCKLEDGE, FL. 32955

SURVEY NUMBER: 590886
 CLIENT FILE NUMBER: 2022050424CD

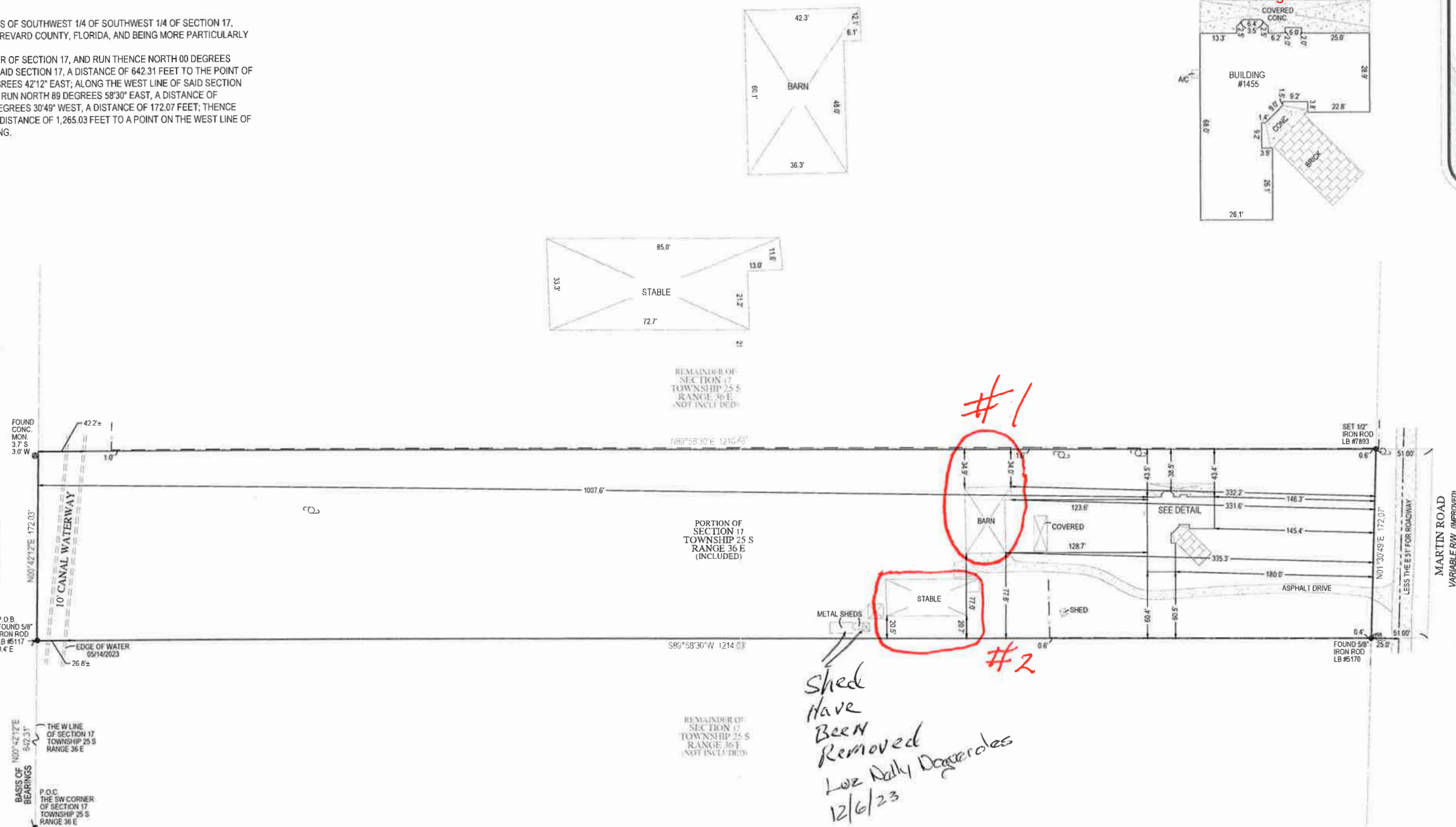
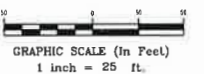
BUILDING DETAIL
 SCALE: 1"=20'

23V00049
 Nogueroles



LOCATION MAP NOT TO SCALE

SCALE
 1"=50'



*Shed
 Have
 Been
 Removed
 Luz Nelly Nogueroles
 12/6/23*

ABBREVIATION DESCRIPTION:		SYMBOL DESCRIPTIONS:	
A.E.	ANCHOR EASEMENT	[Symbol]	CATCH BASIN
A.C.	AIR CONDITIONER	[Symbol]	CENTERLINE ROAD
B.M.	BENCH MARK	[Symbol]	COVERED AREA
B.R.	BEARING REFERENCE	[Symbol]	EXISTING ELEVATION
(C)	CALCULATED	[Symbol]	HYDRANT
Δ	CENTRAL / DELTA ANGLE	[Symbol]	MANHOLE
CH	CHORD	[Symbol]	MANHOLE
(D)	DEED / DESCRIPTION	[Symbol]	MISC. FENCE
D.E.	DRAINAGE EASEMENT	[Symbol]	PROPERTY CORNER
D.H.	DRILL HOLE	[Symbol]	UTILITY BOX
D.W.	DRIVEWAY	[Symbol]	UTILITY POLE
E.O.W.	EDGE OF WATER	[Symbol]	WATER METER
F.C.M.	FOUND CONCRETE MONUMENT	[Symbol]	WELL
F.F.E.L.	FINISH FLOOR ELEVATION	[Symbol]	WOOD FENCE
F.I.P.	FOUND IRON PIPE	[Symbol]	
F.P.K.	FOUND PARKER-KALON NAIL	[Symbol]	
(L)	LENGTH	[Symbol]	
L.A.E.	LIMITED ACCESS EASEMENT	[Symbol]	
L.M.E.	LAKE MAINTENANCE EASEMENT	[Symbol]	
(M)	MEASURED / FIELD VERIFIED	[Symbol]	
M.H.	MANHOLE	[Symbol]	
N&D	NAIL & DISK	[Symbol]	
N.R.	NOT RADIAL	[Symbol]	
N.T.S.	NOT TO SCALE	[Symbol]	
O.H.L.	OVERHEAD UTILITY LINES	[Symbol]	
O.R.B.	OFFICIAL RECORDS BOOK	[Symbol]	
(P)	PLAT	[Symbol]	
P.B.	PLAT BOOK	[Symbol]	
P.C.	POINT OF CURVATURE	[Symbol]	
P.C.C.	POINT OF COMPOUND CURVE	[Symbol]	
P.O.B.	POINT OF BEGINNING	[Symbol]	
P.O.C.	POINT OF COMMENCEMENT	[Symbol]	
P.O.R.C.	POINT OF REVERSE CURVE	[Symbol]	
P.T.	POINT OF TANGENCY	[Symbol]	
R.W.	RIGHT-OF-WAY	[Symbol]	
(R)	RADIAL / RADIUS	[Symbol]	
S.I.R.	SET IRON ROD	[Symbol]	
T.O.B.	TOP OF BANK	[Symbol]	
U.E.	UTILITY EASEMENT	[Symbol]	

GENERAL NOTES

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
- ONLY VISIBLE ENCROACHMENTS LOCATED
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.S.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE
- IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS

REVISIONS

- ADDITIONAL TIES, DILAPIDATED STABLE & SHEDS ADDED... 11-30-2023
- UPDATED CERTS....12/1/2023

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) *Steven D. Marshall*
 STEVEN D. MARSHALL
 PROFESSIONAL SURVEYOR AND MAPPER #5378



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