

MAP OF BOUNDARY SURVEY  
WITH TOPOGRAPHIC INFORMATION AND TREES

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, THENCE SOUTH 89 DEGREES, 56 MINUTES, 20 SECONDS EAST, 2.07 FEET TO THE EASTERLY RIGHT OF WAY OF STATE ROAD A-1-A; THENCE SOUTH 01 DEGREES, 51 MINUTES, 00 SECONDS EAST, ALONG SAID RIGHT OF WAY, 461.50 FEET TO THE POINT BEGINNING, THENCE SOUTH 89 DEGREES, 56 MINUTES, 20 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF THE ROAD AND DESCRIBED BY WORDS OF BOOK 1715, PAGE 154-A, A DISTANCE OF 452.00 FEET TO THE POINT BEGINNING, THENCE SOUTH 28 DEGREES, 28 MINUTES, 28 SECONDS WEST PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 301.34 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 50 SECONDS WEST, 441.24 FEET; THENCE NORTH 01 DEGREES, 51 MINUTES, 00 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, 301.53 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT  
 A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, AND RUN  
 S.89°52'02"E., A DISTANCE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 2.07 FEET TO A POINT  
 ON THE EASTERLY RIGHT OF WAY LINE OF NORTH COURTENAY PARKWAY (A 100 FOOT WIDE RIGHT OF WAY); THENCE  
 S.01°46'47"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 613.29 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE  
 S.01°46'47"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 150.76 FEET; THENCE S.89°55'38"E., PARALLEL TO AND 570 FEET  
 NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 441.16 FEET; THENCE N. 00°20'07"E., PARALLEL TO  
 THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 150.69 FEET; THENCE N.89°55'38"W., A DISTANCE  
 OF 446.75 FEET TO THE POINT OF BEGINNING.




























TAX ACCT: 2318716  
PARCEL ID: 23-36-35-00-271  
ADDRESS: 4840 N COURTENAY PKWY





TAX ACCT: 2318710  
PARCEL ID: 23-36-35-00-266  
ADDRESS: N/A

ZONE "X"

O.R.B. 5430, PG. 2844

S89°55'38"E 441.16' (D)  
S89°59'50"E 441.24' (D)


	= COMMUNICATIONS MANHOLE
	= CABLE TV RISER
	= CLEAN OUT
	= DRAINAGE MANHOLE
	= ELECTRICAL BOX
	= FIRE HYDRANT
	= FLOOD LIGHT
	= GAS VALVE
	= GUY ANCHOR
	= HANDICAPPED SIGN/SPACE
	= IRRIGATION CONTROL VALVE
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	= SIGN DOUBLE POLE
	= SPEED LIMIT SIGN
	= STOP SIGN
	= TRAFFIC BOX
	= TURN ARROW, RIGHT
	= TURN ARROW, LEFT
	= WATER METER
	= WATER STUB-OUT
	= WATER VALVE
	= WELL

 INDICATES PALM TREE WITH SIZE IN INCHES D.B.H.  
 INDICATES OAK TREE WITH SIZE IN INCHES D.B.H.  
 INDICATES PINE TREE WITH SIZE IN INCHES D.B.H.  
 INDICATES TREE WITH SIZE IN INCHES D.B.H.

BRG = BEARING  
 C = CURVE DESIGNATION  
 CBRG = CHORD BEARING  
 CD = CHORD DIRECTION  
 CH = CHORD  
 CM = CONCRETE MONUMENT  
 (D) = DEED  
 Δ B.H. = DESIGNATED BREAST HEIGHT  
 Δ = DELTA (CENTRAL ANGLE)  
 E.O.A. = EDGE OF ASPHALT  
 ESMT = EASEMENT  
 FD = FOUND  
 FL = FLORIDA POWER & LIGHT COMPANY  
 I.R. = IRON ROD  
 INV. = INVERT  
 L = LENGTH OF ARC  
 LB = LICENSED BUSINESS  
 LS = LICENSED SURVEYOR  
 (M) = MEASURED  
 MES = MITERED END SECTION  
 NAD = NORTH AMERICAN DATUM  
 NAVD = NORTH AMERICAN VERTICAL DATUM  
 NGVD = NATIONAL GEODETIC VERTICAL DATUM  
 N/D = NAIL & DISK  
 NR = NON RADIAL  
 NTC = NON TANGENT CURVE  
 NTL = NON TANGENT LINE  
 N.T.S. = NOT TO SCALE  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PC = POINT OF CURVATURE  
 PCP = PERMANENT CONTROL POINT  
 PID = PERMANENT IDENTIFIER  
 PG = PAGE  
 PI = POINT OF INTERSECTION  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 PRC = POINT OF REVERSE CURVATURE  
 PRD.E. = PRIVATE DRAINAGE EASEMENT  
 PRM = PERMANENT REFERENCE MONUMENT  
 PT = POINT OF TANGENCY  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
 R = RADIUS  
 RNG = RANGE  
 R/W = RIGHT OF WAY  
 SSMH = SANITARY SEWER MANHOLE  
 TWP = TOWNSHIP

A horizontal bar is shown, divided into segments of different colors and patterns. Below the bar is a scale in feet, with markings at 0, 15, 30, 60, and 120. The scale is labeled "( IN FEET )" and "1 inch = 30 ft.".

1. THE BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF THE LANDS DESCRIBED IN RECORDS BOOK 5430, PAGE 2844 OF THE BREVARD COUNTY OFFICIAL RECORDS, WHICH BEARS N89°57'20"W AS MEASURED IN THE THE STATE PLANES COORDINATE SYSTEM, ZONE EAST NORTH AMERICAN DATUM 1983, AND IS AS SHOWN HEREON.
2. THE PARCEL DESCRIBED HEREIN IS IN FLOOD ZONES "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #12009C 0329 H DATED 1-29-21, COMMUNITY #125092, BREVARD UNINCORPORATED AREAS. ADJACENT FLOOD ZONE AE, WHICH HAS A BASE FLOOD ELEVATION OF 4.9 FEET (N.A.V.D. 88) BASE FLOOD ELEVATION INFORMATION IS AS SCALED FROM SAID FEMA MAP.
3. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED RIGHTS OF WAY, EASEMENTS, OR RESERVATIONS OF RECORD.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. BEARINGS AND DISTANCES REFLECT BOTH DEED AND MEASURED UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS NOT NECESSARILY SHOWN ON THIS MAP OF SURVEY.
7. THE PRIMARY BENCHMARK FOR THIS PROJECT IS 2.5" BRASS DISK ATOP A CONCRETE PAD FOR A SANITARY SEWER MANHOLE DESIGNATED "469-37 2019" AND IS LOCATED 24 FEET WEST OF THE CENTERLINE OF THE SOUTH BOUND LANES OF SR-3 AND 66 FEET EAST OF THE SOUTHEAST CORNER OF BUILDING #4805 IN MERRITT ISLAND, FLORIDA, AND HAS A POSTED ELEVATION OF 6.387 FEET AS MEASURED IN THE NORTH AMERICAN VERTICAL DATUM OF 1988; PROJECT BENCHMARKS ARE AS SHOWN HEREON.
8. DURING THE CREATION OF THIS SURVEY AN ERROR WAS OBSERVED IN THE DEED. THE LEGAL DESCRIPTION OF THE PARENT PARCEL CALLS FOR A DISTANCE OF 301.53 FEET ALONG THE EASTERLY RIGHT OF WAY OF COURTENAY PARKWAY, AS SHOWN HEREON. THE DISTANCE CALLS IN THE LEGAL DESCRIPTIONS OF THE CHILD PARCELS TOTAL TO 302.29 FEET. THE ERROR, IN THE OPINION OF THE SURVEYOR, IS IN THE LEGAL DESCRIPTION OF THE CHILD PARCEL THAT IS THE SUBJECT PROPERTY OF THIS SURVEY. THE IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY MATHEMATICALLY WORKS WITH THE FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE PARENT PARCEL AND HAS BEEN ACCEPTED AS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
9. THE WETLANDS SHOWN HEREON ARE AS SET BY TOLAND ENVIRONMENTAL CONSULTING, LOCATED IN THE FIELD ON 6-19-25.
10. TREES ARE LIMITED TO 10" AND GREATER, DIAMETER AT BREAST HEIGHT (D.B.H.) HARDWOODS, AND 14" AND GREATER, (D.B.H.), PALMS AS SPECIFIED BY THE CLIENT.

<b>HORIZON SURVEYORS</b> OF CENTRAL FLORIDA, INC. LB 6360 5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955 E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE : (321) 806-4171	SCALE 1=30'_XREF	REVISION TABLE				PREPARED FOR THE EXCLUSIVE USE OF:  ERIC MARTIN	I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	<b>ROBERT R. DOERRER</b> Digitally signed by ROBERT R DOERRER Date: 2025.10.31 10:15:55 -04'00'	NOTE: THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.		SURVEY FOR:
	DATE 7-7-25	DATE	DESCRIPTION	BY	APVD						MARTIN
	FIELD BOOK 275 & PAGE 5	10-31-25	TYPD								DRAWING NUMBER:
	FIELD DATE 6-27-25										6741



LEGEND OF ABBREVIATIONS

BRG	=	BEARING
C	=	CURVE DESIGNATION
CBRG	=	CHORD BEARING
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R/W	=	RIGHT OF WAY
SSMH	=	SANITARY SEWER MANHOLE
TWP	=	TOWNSHIP

COURTENAY PARKWAY  
(A1A PER DEED)  
R/W WIDTH VARIES

BREVARD COUNTY BENCHMARK  
2.5" BRASS DISK  
STAMPED "469-37 2019"  
ELEV.=6.387'  
NAVD 1988

UTILITY LEGEND

	=	COMMUNICATIONS MANHOLE
	=	CABLE TV RISER
	=	CLEAN OUT
	=	DRAINAGE MANHOLE
	=	ELECTRICAL BOX
	=	FIRE HYDRANT
	=	FLOOD LIGHT
	=	GAS VALVE
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	=	SIGN DOUBLE POLE
	=	SPEED LIMIT SIGN
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	=	TRAFFIC BOX
	=	TURN ARROW, RIGHT
	=	TURN ARROW, LEFT
	=	WATER METER
	=	WATER STUB-OUT
	=	WATER VALVE
	=	WELL

TREE NOTE:

	=	INDICATES PALM TREE WITH SIZE IN INCHES D.B.H.
	=	INDICATES OAK TREE WITH SIZE IN INCHES D.B.H.
	=	INDICATES PINE TREE WITH SIZE IN INCHES D.B.H.
	=	INDICATES TREE WITH SIZE IN INCHES D.B.H.
	=	TOB = TOP OF BANK
	=	TOS = TOE OF SLOPE
	=	EW = EDGE OF WATER

	=	CONCRETE
	=	VINYL FENCE
	=	WOOD FENCE
	=	UGW = UNDER GROUND WATER
	=	SS = UNDER GROUND SEWER
	=	GAS = UNDER GROUND GAS
	=	UPH = UNDER GROUND PHONE

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

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