



DESCRIPTION: ORB 8777, PG 2129
A parcel of land being the North 1/4 of the Southeast 1/4 of Section 35, Township 24 South, Range 35 East, Brevard County, Florida, lying West of Tucker Lane and being more particularly described as follows:
Commence at the Southeast corner of said Section 35 and run N.00°03'48"E., along the East line of said Section 35, a distance of 882.01 feet to the Point of Beginning; thence continue N.00°03'48"E., along said East line a distance of 457.79 feet, to a point on the Western Right of Way line of Tucker Lane (an 80 foot right of way); thence N30°16'44"W., along said Western Right of Way line, a distance of 235.58 feet; to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 35; thence S.89°35'46"W., along said North line, a distance of 1211.44 feet; thence S.00°03'51"W., along West line of said Southeast 1/4 of the Southeast 1/4, a distance of 882.25 feet; thence N.89°35'08"E., a distance of 1330.58 feet, to the Point of Beginning.

NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN IN COMMONWEALTH LAND TITLE INSURANCE COMPANY POLICY NUMBER 8130809-220283441 DATED JUNE 25, 2020. NO TITLE OPINION IS EXPRESSED OR IMPLIED. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED BY THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THIS SURVEY IS NOT INTENDED TO LOCATE ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND IMPROVEMENTS, EXCEPT AS SHOWN.
3. MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA. DATUM IS NAD 83(2011) AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION "FLORIDA PERMANENT REFERENCE NETWORK", AND REFERENCED TO THE WEST RIGHT OF WAY LINE OF TUCKER LANE.
4. TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE MEASURED PERPENDICULAR TO THE ASSOCIATED PROPERTY LINES.
5. D - DENOTES 1/2" IRON REBAR WITH CAP (BRIEL LB 3869) UNLESS OTHERWISE NOTED.
6. LOCATED IN ZONES X SHADED AND ZONE AE ELEVATION 17 AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 120090040250, DATED MARCH 17, 2014, COMMUNITY 125092 FIRM INDEX DATE JANUARY 28, 2021.
7. SUBJECT PARCEL IS LOCATED IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 35 EAST.
8. THE LOCATION OF THE POND SHOWN HEREON WAS DETERMINED BY PHOTO INTERPRETATION AND IS ONLY APPROXIMATE.
9. CERTAIN FEATURES DEPICTED HEREON HAVE NOT BEEN DRAWN TO SCALE DUE TO SCALE LIMITATIONS. THEY ARE PLOTTED TO THE CENTER OF THE FEATURE.

ABBREVIATIONS:
BOR = BOLLARD
CCR = CERTIFIED CORNER RECORD
CLF = CHAIN LINK FENCE
COM = COMMUNICATION
D = DESCRIPTION
EOP = EXISTENT DESCRIPTION
EOW = EDGE OF PAVEMENT
FN = FENCE
FND = FOUND
GA = GUY ANCHOR
IRC = IRON ROD & CAP
M = MEASURED
OHW = OVERHEAD WIRE
PS = OFFICIAL RECORDS BOOK
PAGE = PAGE
R/W = RIGHT OF WAY
RCP = REINFORCED CONCRETE PIPE
RRS = RAILROAD SPIKE
SEC = SECTION
TOB = TOP OF BANK
TYP = TYPICAL
WUP = WOOD UTILITY POLE

EASEMENT LINE TABLE
L1=S89°39'35"W 85.00'(M)
L1=S89°40'38"W 85.00'(ED)
L2=S24°52'11"W 34.17'(M)
L2=S24°52'19"W 34.11'(ED)
L3=N89°59'56"E 25.00'(M)
L3=N89°00'00"E 25.00'(ED)
L4=S00°08'14"W 100.78'(E)
L4=S00°08'16"W 100.78'(ED)

SE COR
SEC 35-24-35
FND R/S NO 10
PER CCR 082338

Robert R Briel
Digitally signed by Robert R Briel
Date 2024.01.25 10:08:19-0500

STATE OF
FLORIDA

Professional Surveyor & Mapper

This Map or Report conforms to the Standards of Practice for Professional Surveyors and Mappers as outlined in Chapter 53-17, F.A.C.

ROBERT R. BRIEL, Florida Professional Surveyor & Mapper, No. 3699

This survey is prepared and certified for the exclusive use of the client or clients named on this map. The use of this map for any other purpose, including but not limited to, the filing of a plat, is prohibited. Additions or deletions to survey maps or reports by other than the signing party is prohibited.

PLAT OF SURVEY FOR:

TUCKER LANE

for: TG RENTALS OF BREVARD, LLC

BRIEL & ASSOCIATES

Land Surveyors, Inc.

LB 3869

1790 Hwy. A1A, Suite 208 • Satellite Bch., Florida 32837 • (321) 773-7775

TYPE: BOUNDARY SURVEY

FIELD SURVEY DATE: FEBRUARY 1, 2022

PROJECT NO.: 21054

DRAWN BY: RV/RB

CHECKED BY: RB

SCALE: 1" = 50'

SHEET 1 OF 1