

LOT SPLIT EXHIBIT

TO ACCOMPANY ZONING APPLICATION AND ADVISORY BOARD HEARING
SECTION 23, TOWNSHIP 24 SOUTH, RANGE 35 EAST

PARCEL 24-35-23-00-503
OWNER GELL, DAVID M; GELL, KATHERINE A LIFE ESTATE

S89°59'00"E 623.74'

EXISTING DIRT ROAD

N89°59'00"W 392.92' (M)

5' WIDE FLORIDA POWER
AND LIGHT EASEMENT
ORB 2462, PAGE 1980

N89°59'00"W 230.82' (M)

EXISTING DIRT ROAD

30' WIDE INGRESS/EGRESS/EASEMENT
ORB 10189, PAGE 8585
ORB 9326, PAGE 2473

POND

EASTERLY
RIGHT-OF-WAY LINE

N0°02'06"E 159.99'

FRIDAY ROAD
100' WIDE RIGHT-OF-WAY

PROPOSED
WEST PARCEL
2.8± ACRES

PROPOSED
EAST PARCEL
2.0± ACRES

PARCEL 24-35-23-00-519
OWNER BLAND, ROBIN R; BLAND,
MAXINE M; BROZMAN, TARA

S0°01'00"W 336.18'
PARCEL 24-35-23-00-522
OWNER ROSENHAUER, JO ANN; EITEL,
DONALD; EITEL, MELANIE

R=1147.95'
Δ=N4°22'13"W
L=176.70'
CB=N4°22'11"W
C=176.53'

R=1147.95'
Δ=7°32'55", L=151.24'
CB=S3°44'40"E, C=151.13'

R=1147.95'
Δ=1°15'38", L=25.26'
CB=S8°08'57"E, C=25.26'

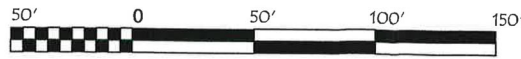
S89°58'00"E 383.06'

N89°58'00"W 610.29' (M)

PARCEL 24-35-23-00-526
OWNER SCOTT, PATRICIA A LIFE ESTATE



115 Alma Blvd., Suite 102
Mailing Address: P.O. Box 541866
Merritt Island, FL. 32954
Phone: (321) 507.4811
LICENSED BUSINESS #7978



Scale: 1" = 50'

Street Address : Friday Road, Cocoa, FL 32926

Boundary and Topographic Survey

PREPARED FOR AND CERTIFIED TO:

ROBIN BLAND

FIELD: KRIS MELARAM	CHECKED BY: J.R. Campbell	SECTION 23
PROJECT NO. : 2026-003	DRAWN BY: DASH	TOWNSHIP 24 SOUTH
	DATE: 4/1/2026	RANGE 35 EAST
REVISIONS	DATE	DESCRIPTION