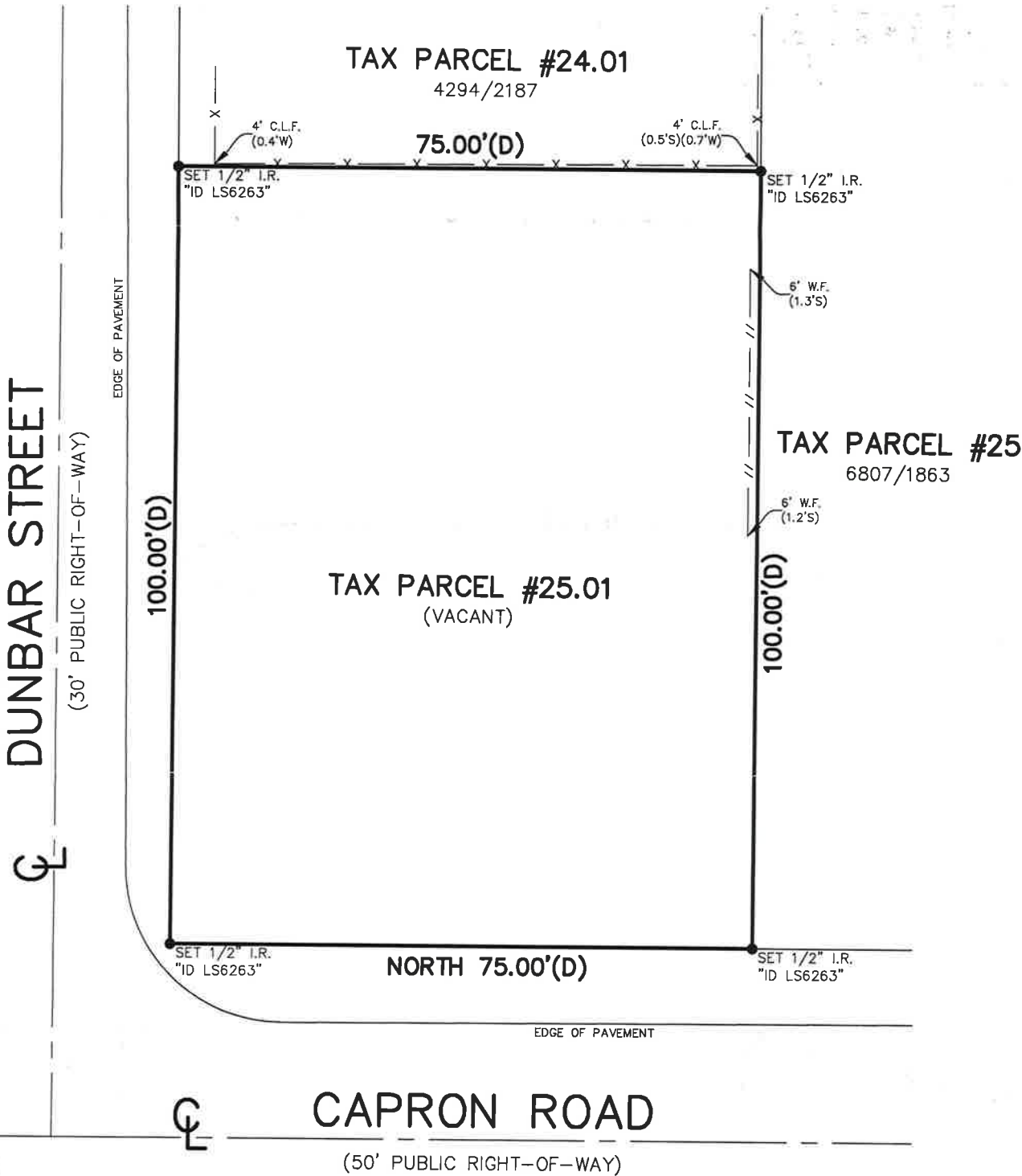# DAVID A. BLOCK SURVEYING & MAPPING

BOUNDARY SURVEY OF:

THE EAST 100 FEET OF THE SOUTH 90 FEET OF LOT 25, EXCEPT THE SOUTH 15 THEREOF, PLATE A, SECTION 13, TOWNSHIP 23 SOUTH, RANGE 35 EAST
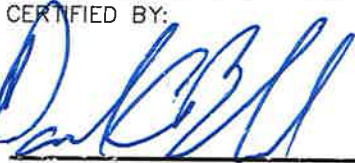AS PER MAP OF RECORD IN PLAT BOOK 2, PAGE 2 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TAX PARCEL #24.01
4294/2187

4' C.L.F. (0.4'W)   75.00'(D)   4' C.L.F. (0.5'S)(0.7'W)

SET 1/2" I.R. "ID LS6263"   SET 1/2" I.R. "ID LS6263"

6' W.F. (1.3'S)

EDGE OF PAVEMENT

DUNBAR STREET
(30' PUBLIC RIGHT-OF-WAY)

100.00'(D)

TAX PARCEL #25
6807/1863

6' W.F. (1.2'S)

TAX PARCEL #25.01
(VACANT)

100.00'(D)

SET 1/2" I.R. "ID LS6263"   NORTH 75.00'(D)   SET 1/2" I.R. "ID LS6263"

EDGE OF PAVEMENT

CAPRON ROAD
(50' PUBLIC RIGHT-OF-WAY)

LEGEND
(AKA) = ALSO KNOWN AS
℄ = CENTERLINE
C.B. = CONCRETE BLOCK
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M. = CONCRETE MONUMENT
CONC. = CONCRETE
COR. = CORNER
COVD = COVERED
D = DELTA
(D) = DEED
FD = FOUND
ID = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
L = LENGTH
LB = LICENSE BUSINESS
LS = LICENSE SURVEYOR
(M) = MEASURED
N&D = NAIL & DISK
(P) = PLATTED
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PL = PROPERTY LINE
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
PRC = POINT OF REVERSE CURVE
P.U.&D. = PUBLIC UTILITY & DRAINAGE
R = RADIUS
R/W = RIGHT-OF-WAY
(TYP.) = TYPICAL
W.F = WOOD FENCE

CERTIFIED TO:
THOMAS DAUGHERTY

SURVEYOR'S NOTES:

1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF CAPRON ROAD.

2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0310 H, INDEX DATED 01-29-2021, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.

3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.

4) THIS TRACT CONTAINS 7,500 SQUARE FEET OR 0.17 ACRES OF LAND MORE OR LESS.

5) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LIABILITY SHALL NOT EXCEED THE TOTAL AMOUNT PAID TO THE SURVEYOR BY THE CLIENT.

CERTIFIED BY:

DAVID A. BLOCK
FLORIDA P.S.M. 6263
(NOT VALID UNLESS SEALED)
1545 BREAM STREET
MERRITT ISLAND, FL. 32952
PHONE: 321-452-7048
www.blocksurveying.com
dblock@blocksurveying.com

SCALE: 1" = 20'
DATE: 12/08/2021
SHEET: 1 OF 1
PROJECT: 21-524
REVISION: