

DESCRIPTION:

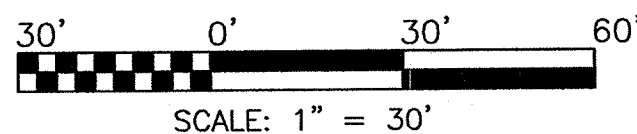
THE EAST 220 FEET OF THE WEST 597 FEET OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER, OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LESS THE NORTH 50 FEET AND THE WEST 50 FEET FOR ROAD RIGHT OF WAY, DISTANCES MEASURED ALONG FRACTIONAL LINES (ALSO KNOWN AS TRACT 8, BLOCK 31, OF CANAVERAL GROVES SUBDIVISION, BREVARD COUNTY, FLORIDA SURVEY BOOK 2, PAGE 59)

SURVEYORS NOTES:

1. This property is located in Flood Zone(s) X. The Structure is in Flood Zone(s) X, Map No. 12009C0320H, Panel No. 320, Suffix H, Community No. 125092, Effective Date, January 29, 2021.
2. The bearings shown are based on an Assumed North Meridian, Being S 88° 32' 18" E along the South R/W line of Canton Street.
3. This is Real Property being situated in Section 02, Township 24S, Range 35E.
4. The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may affect the property are shown.
5. This map of survey is for the sole use of the named parties as certified hereon and is non-transferable is not to be relied upon by any other entity or individuals other than the certified entity.
6. Underground improvements are not located unless requested.
7. Elevations if shown hereon based on NAVD88. Originating B.M. Brevard County P.I.D. E5A59 (elev.= 23.665')
8. Elevations shown as 00.00 are existing spot elevations. elevations shown as (00.00) are proposed elevations.

LEGEND & ABBREVIATIONS:

○ = Set 5/8" iron rod with plastic cap
△ = Set nail with metal disc □ = Set concrete monument with disc
— = 4" C.L.F. — = 6" VINYL FENCE
— = OHPL
(B.M.)=Benchmark, (CONC.)=Concrete, (C.I.)=Centerline, (C.B.S.)=Concrete Block Structure
(C.B.S.)=Concrete Block Structure, (C.&S.)=Covered and Screened, (C.M.)=Concrete Monument, (C.M.P.)=Corrugated Metal Pipe, (C.L.F.)=Chain Link Fence
(D)=Deed, (E.M.)=Electric Meter, (F.F.E.)=Finished Floor Elevation, (Fnd.)=Found, (F.P.R.)=Fixed Point of Reference, (I.R.C.)=Iron Rod with Cap, (I.P.)=Iron Pipe
(G.M.)=Gas Meter, (L.B.)=Licensed Business, (L.S.)=Licensed Surveyor, (M.)=Measured
(M.E.S.)=Mitered End Section, (N&D)=Nail & Disc, (O.R.B.)=Official Records Book, (OHPL)=Over Head Power Line, (P.C.P.)=Permanent Control Point, (P)=Plot
(P.O.B.)=Point of Beginning, (P.O.C.)=Point of Commencement, (P.R.M.)=Permanent Reference Monument, (P.U. & D.E.)=Public Utility & Drainage Easement, (RNG.)=Range, (R.C.P.)=Reinforced Conc. Pipe, (R.W.)=Right of Way, (SEC.)=Section
(Twp.)=Township, (WUP)=Wood Utility Pole, (W.F.S.)=Wood Frame Structure, (W.M.)=Water Meter



JOB NO. 25-167-07		REVISIONS	
DRAWN	NS	DATE	DESCRIPTION
CHECKED	EN		
DATE	07-24-2025		
SCALE	1" = 30'		
SHEET NO.	1 OF 1		

MAP OF BOUNDARY SURVEY/SITE PLAN

PREPARED FOR: CHRISTOPHER M. GONZALEZ
STEPHANIE SANFORD
SITE ADDRESS: 3785 CANTON STREET, COCOA FL. 32926

PREPARED BY:

Eric Nielsen Land Surveying, Inc.
L.B. 6946
12 STONE STREET, COCOA, FL. 32922
PHONE: (321) 631-5654
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Certified By: Signature Date: 7-30-25
I, Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida
certify this map of survey meets the standards set per Florida Administrative Code
53-17.051 pursuant to Chapter 472.027 per Florida Statutes.

UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.®