

DESCRIPTION: (AS PROVIDED

PARCEL 8:
COMMENCING AT AN IRON ROD SOUTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 36 EAST; THENCE SOUTH 158.6 FEET, MORE OR LESS, AND ALONG THE WEST LINE OF SECTION 23 TO THE INTERSECTION THEREOF WITH THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 23, THENCE SOUTHWESTERLY, AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SECTION 23 TO THE POINT OF BEGINNING, THENCE SOUTH 72.0 FEET, MORE OR LESS, TO AN IRON PILE SET AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 23 WITH THE SOUTH RIGHT-OF-WAY LINE OF THE NEW STATE ROAD; THENCE NORTHEASTERLY AND ALONG SAID NORTH LINE OF THE NEW STATE ROAD THE BEARING OF WHICH POINT 70 DEGREES 34 MINUTES EAST, 53.95 FEET TO A CONCRETE MONUMENT SET IN THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID SECTION 23, THENCE ALONG SAID WEST LINE OF SAID SECTION 23, A DISTANCE OF 344.7 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THE POINT OF BEGINNING, THE ABOVE DESCRIBED PROPERTY BEING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

LESS ALL ROAD RIGHTS OF WAY

SECTION 14-23-36
380.84' M.

S89°10'25" E 1337.87' M.

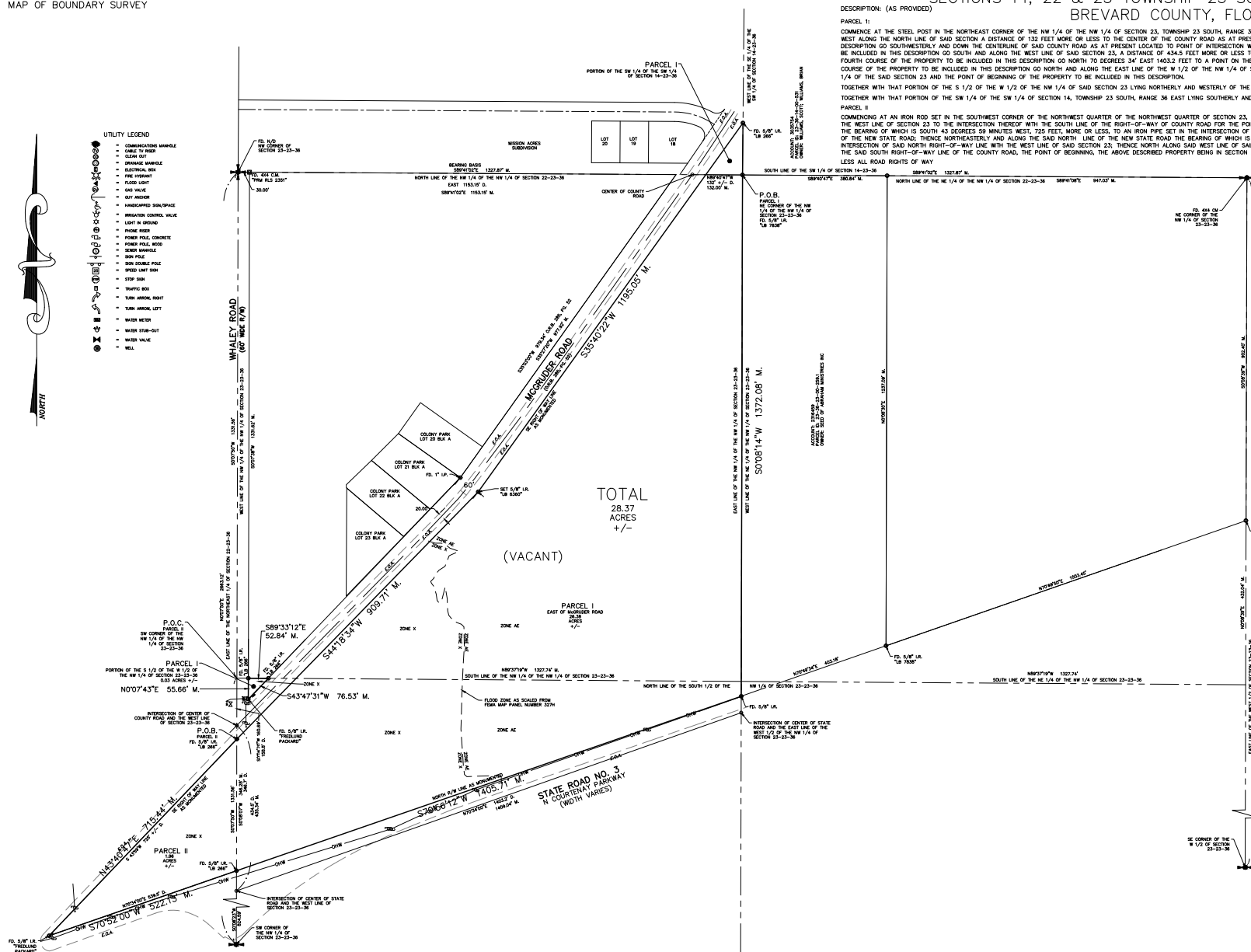
NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23-23-36 S89°10'25" E 947.03' M.

PL. 634 CH.
NE CORNER OF THE
NW 1/4 OF SECTION
23-23-36

- LEGEND OF ABBREVIATIONS
- | | |
|----------|------------------------------------|
| AKA | ALSO KNOWN AS |
| RES | RESERVATION |
| CRS | CONCRETE BLOCK STRUCTURE |
| CM | CONCRETE MASONRY |
| C | CONCRETE MONUMENT |
| DE | DEED |
| DELTA | DELTA (CENTRAL ANGLE) |
| E.C.A. | EAST OF ANGLE |
| F.D. | FOUNDER |
| FP | FOUR POINT AND LIGHT COMPANY |
| LC | LENGTH |
| LS | LENGTH OF ARC |
| CS | CURVATURE (CIRCUMFERENCE) |
| LS | LENGTH SURVEYOR |
| M | MEASURE |
| NAD | NORTH AMERICAN DATUM |
| NAD80 | NORTH AMERICAN DATUM 1980 |
| NB | NORTH |
| NE | NORTH & EAST |
| NS | NORTH NAVAL |
| D.B.E. | DEED BOOK ENTRY |
| PC | POINT OF CURVATURE |
| PC | PERMANENT IDENTIFIER POINT |
| PC | PERMANENT IDENTIFIER |
| PI | POINT OF INTERSECTION |
| PC | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.C. | POINT OF BEGINNING CURVATURE |
| P | POINT OF BEGINNING MONUMENT |
| P | POINT OF ANGLE |
| P | POINT OF TANGENCY |
| P | POINT OF TANGENCY MONUMENT |
| P & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| PL | PLAT |
| PLG | PLANT |
| PLG | PLANT |
| R/W | RIGHT OF WAY |
| S&H | SANITARY SEWER MANHOLE |
| T | TOWNSHIP |

NOTES:

1. BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 23 SOUTH 23° RANGE 36 EAST, BUREAU COUNTY, FLORIDA. A PIET THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 18E, NORTH AMERICAN DATUM 1983, WAS USED TO OBTAIN THE BEARING.
2. THE PARCEL DESCRIBED HEREON IS IN "Z" AND "AE" FLOOD PLAIN, BASE FLOOD ELEVATION = 3.00 FEET M.A.S.D., 1988, AS PER THE NATIONAL FLOOD INSURANCE ACT, 1968. FLOOD LOSS COVERAGE COMMENCED ON DATE 1-29-21, COMMUNITY NUMBER UNLOCATED AREAS.
3. ALL RIGHTS RESERVED HEREON IS AS PROVIDED AND HAS NOT BEEN ABSTRACTED BY THE UNDERGROUNDED FOR EASEMENTS, RENTS-OF-WAY OR RESERVATIONS OF ANY KIND.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE BEARINGS AND DISTANCES REFLECT BOTH MEASURED AND PLAT USUALLY OBSERVED. NOTED.
5. UNDERGROUND UTILITIES ARE NOT DEFINED ON THIS MAP OF SURVEY. THEREFORE, THE USER ASSUMES RESPONSIBILITY FOR LOCATING ALL SUBSURFACE BOUNDARY LINES.
6. MAGDOER ROAD IS A 60 FOOT WIDE RIGHT OF WAY OF BUREAU COUNTY SECTION MAP, NO OTHER INFORMATION HAS BEEN PROVIDED.



HORIZON SURVEYORS
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PHONE : (321) 806-4171

SCALE 1" = 120'	REVISION TABLE			
DATE 6-12-25	DATE	DESCRIPTION	BY	APVD
FIELD BOOK 273				
& PAGE 68				
FIELD DATE 6-10-25				

PREPARED FOR THE EXCLUSIVE USE OF
EMTMAN

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.

ROBERT R DOERRER Digitally signed by
ROBERT R DOERRER
Date: 2025.06.12
12:01:14 -04'00'

ROBERT R. DOERRER, JR.
PROFESSIONAL LAND SURVEYOR #3982

NOTE: THIS SKETCH IS NOT
VALID UNLESS IT BEARS
A SIGNATURE AND A
SURVEYOR'S SEAL.



SURVEY FOR:	EMTMAN
DRAWING NUMBER:	6737