

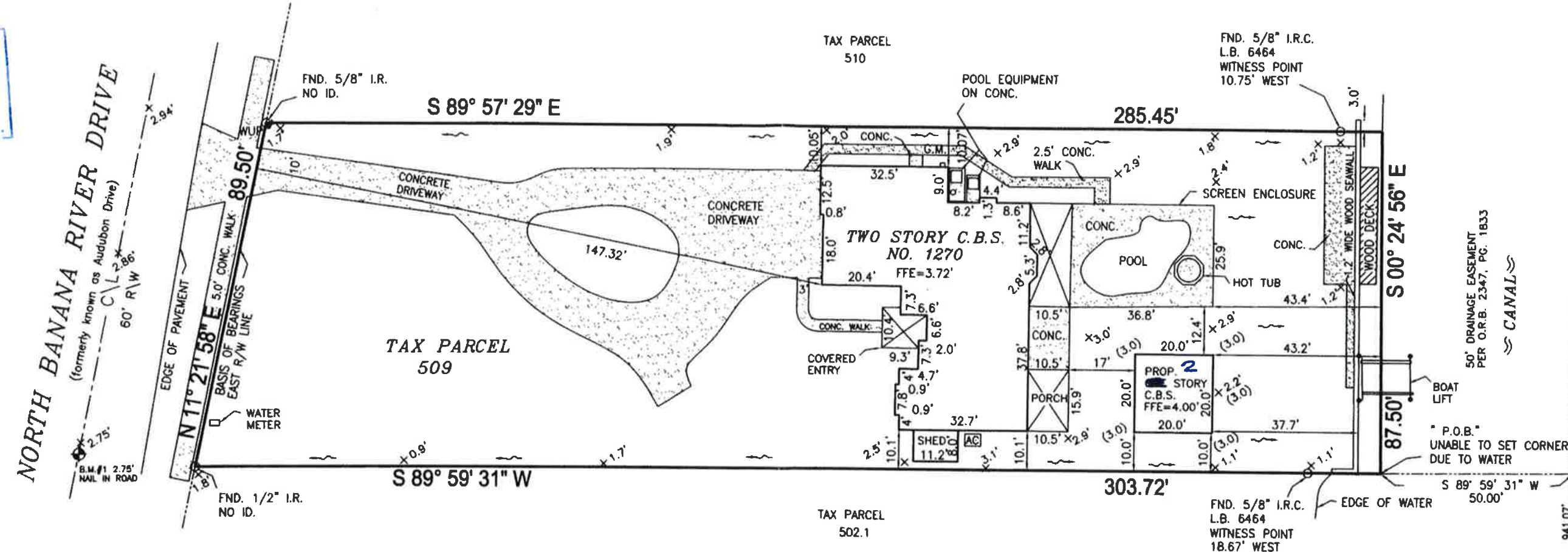
MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

A parcel of land lying in the Southwest one-quarter of Section 19, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:
Commence at the Southeast corner of said Southwest one-quarter of Section 19, and run North 00 degrees 24 minutes 56 seconds West, along the East line of said Southwest one-quarter, a distance of 941.07 feet; thence South 89 degrees 59 minutes 31 seconds West, a distance of 50.00 feet to the point of beginning; thence continue South 89 degrees 59 minutes 31 seconds West, a distance of 303.72 feet to a point on the Easterly right of way line North Banana River Drive (a 60 foot wide right of way formerly known as Audubon Road); thence North 11 degrees 21 minutes 58 seconds East, along said Easterly right of way line a distance of 89.50 feet; thence South 89 degrees 57 minutes 29 seconds East, a distance of 285.45 feet; thence South 00 degrees 24 minutes 56 seconds East, parallel to said East line of Southwest one-quarter, a distance of 87.50 feet to the point of beginning.



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SURVEYORS NOTES:

- This property is located in Flood Zone(s) X&AE. The Residence is in Flood Zone(s) AE, Map No. 12009C0295E, Panel No. 295, Suffix E, Community No. 125092, Effective Date, April 3, 1989. BFE=3.0'
- The bearings shown are based on an Assumed North Meridian, Being N 11° 21' 58" E along the EAST R/W line of N Banana River Dr.
- This is Real Property being situated in Section 19, Township 24S, Range 37E.
- The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may restrict the property are shown.
- Underground improvements are not located unless requested.
- The elevations shown here are under NAVD 1988. Elevations shown hereon based on benchmark BC PID E7A07

LEGEND & ABBREVIATIONS:

- = Set 5/8" iron rod with plastic cap
- △ = Set nail with metal disc
- = Set concrete monument with disc
- = 4' C.L.F.
- = Center Line
- = 6' W.F.
- XXX = Existing Elevations
- (XXX) = Proposed Elevations
- (B.M.)=Benchmark,(CONC.)=Concrete,(C.L.)=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)=Plat
- (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

CERTIFIED TO: SUZANNE K. COOK

Certified By: [Signature] Signature Date: 10/2/23

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 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

Eric Nielsen Land Surveying, Inc.

Revisions: 12 STONE STREET, COCOA, FL. 32922
Ph: (321) 631-5654 Fax: (321) 631-5974

RECERTIFICATION & TOPOGRAPHIC DATA ADDED 09-25-2023

SCALE: 1" = 30'	DATE: 08-08-2012	JOB NO. 12-133-06
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POINT OF COMMENCEMENT
SE CORNER OF
SW 1/4 SEC.19-24S-37E
FND. 5/8" I.R. NO ID.

N 00° 24' 56" W 941.07'
EAST LINE OF SW 1/4 SEC. 19-24S-37E