

MAP OF BOUNDARY SURVEY



DESCRIPTION:

**LOT 42
HARBOR COLONY UNIT 2**

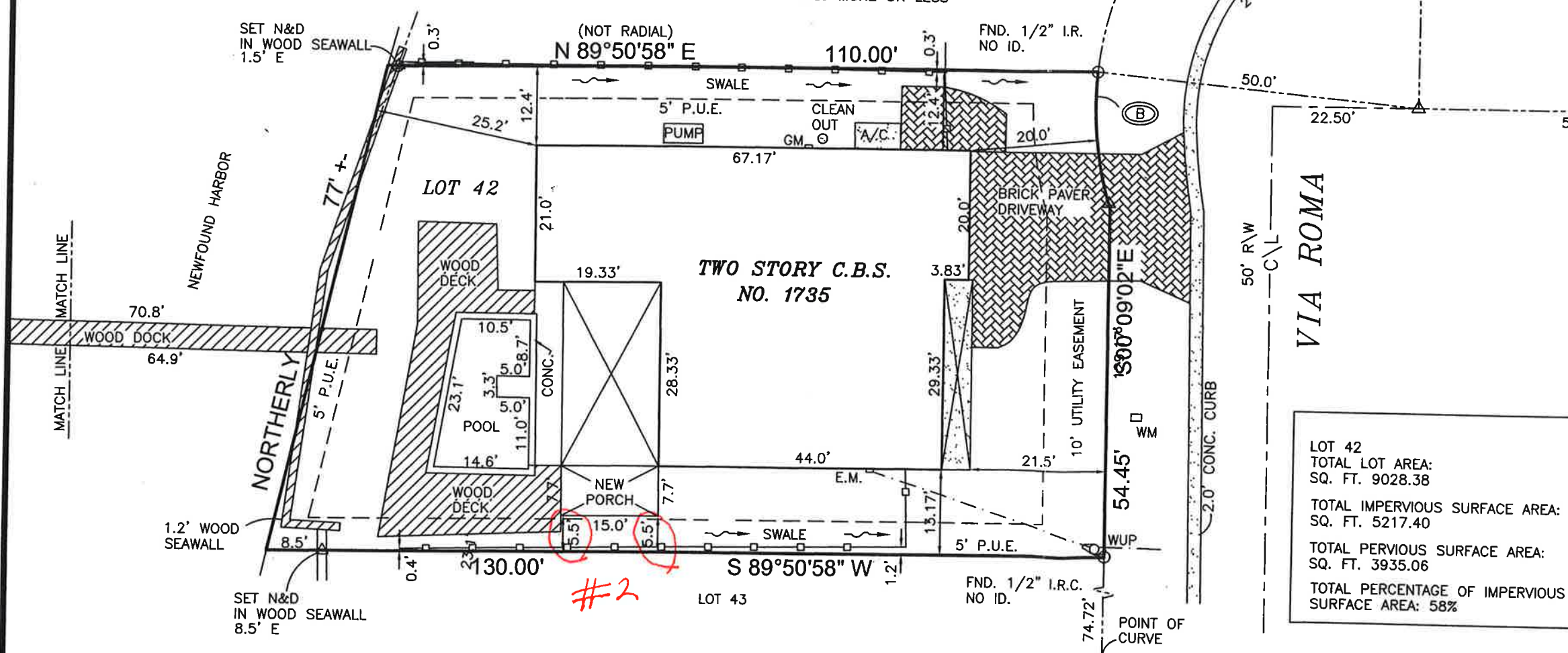
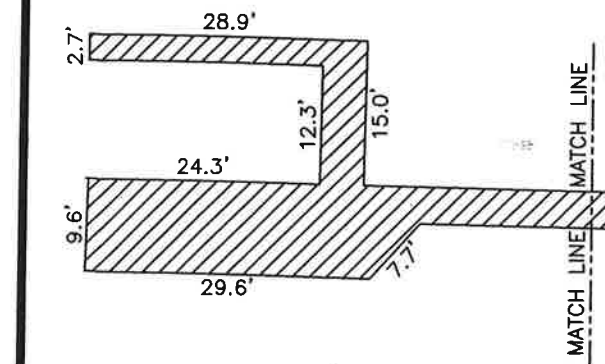
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 42 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DESCRIPTION:

A PART OF LOT 41, HARBOR COLONY UNIT 2, AS RECORDED IN PLAT BOOK 23, PAGE 42, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 41, THENCE RUN S 29°50'58" E., ALONG THE EAST LINE OF SAID LOT 41, A DISTANCE OF 80.00 FEET; THENCE RUN S 00°09'02" E.; ALONG SAID EAST LINE OF LOT 41, A DISTANCE OF 10.27 FEET TO THE SOUTHEAST CORNER OF LOT 41, SAID POINT BEING ON THE ARC OF A CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" A RADIAL BEARING OF S 89°50'58" W., THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY A DISTANCE OF 78.54 FEET; THENCE LEAVING SAID CURVE RUN N 00°09'02" W., A DISTANCE OF 29.98 FEET TO THE NORTH LINE OF SAID LOT 41; THENCE RUN S 89°59'30" E., ALONG SAID NORTH LINE A DISTANCE OF 90.02 FEET TO THE POINT OF BEGINNING.

AFORE DESCRIBED PARCEL CONTAINING 0.08 ACRES MORE OR LESS



THE REMAINDER OF
LOT 41
(NOT A PART)

A PART OF
LOT 41

PART OF LOT 41	
TOTAL LOT AREA:	SQ. FT. 3406.42
TOTAL IMPERVIOUS SURFACE AREA:	SQ. FT. 1634.31
TOTAL PERVIOUS SURFACE AREA:	SQ. FT. 1772.11
TOTAL PERCENTAGE OF IMPERVIOUS SURFACE AREA:	48%

CURVE TABLE			
ARC	DELTA	RADIUS	LENGTH
A	84°21'27"	50.00'	73.62'
B	23°50'14"	50.00'	20.80'
C	90°00'00"	50.00'	78.54'

LOT 42	
TOTAL LOT AREA:	SQ. FT. 9028.38
TOTAL IMPERVIOUS SURFACE AREA:	SQ. FT. 5217.40
TOTAL PERVIOUS SURFACE AREA:	SQ. FT. 3935.06
TOTAL PERCENTAGE OF IMPERVIOUS SURFACE AREA:	58%

SURVEYORS NOTES:

- This property is located in Flood Zone(s) X & AE, The Residence is in Flood Zone(s) AE, Map No. 12009C0435H, Panel No. 435, Suffix H, Community No. 125092, Effective Date, 01-29-2021
- The bearings shown are based on an Assumed North Meridian, Being N 00° 09' 02" W along the Easterly R/W line of Via Roma.
- This is Real Property being situated in Section 07, Township 25S, 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.
- Elevations if shown hereon based on NAVD88.

CERTIFIED TO: Jack Allen Kitchin and Rachel J. Boudreau

Certified By: *E.N.* Signature Date: **7-12-24**

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
RECERTIFICATION 02-21-2024	Ph: (321) 631-5654 Fax: (321) 631-5974
SURFACE AREA CALCULATIONS	
03-26-2024	
REVISION TO AWNING 07-08-2024	SCALE: 1" = 20'
SITE PLAN REVISION 07-12-2024	DATE: 05-03-2021
	JOB NO. 21-223-04

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' W.F.
 --- = OHPL
 --- = Center Line
 --- = Existing Elevations
 (---) = Proposed Elevations

LEGEND & ABBREVIATIONS:
 (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,(IRC)=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



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