

DESCRIPTION:

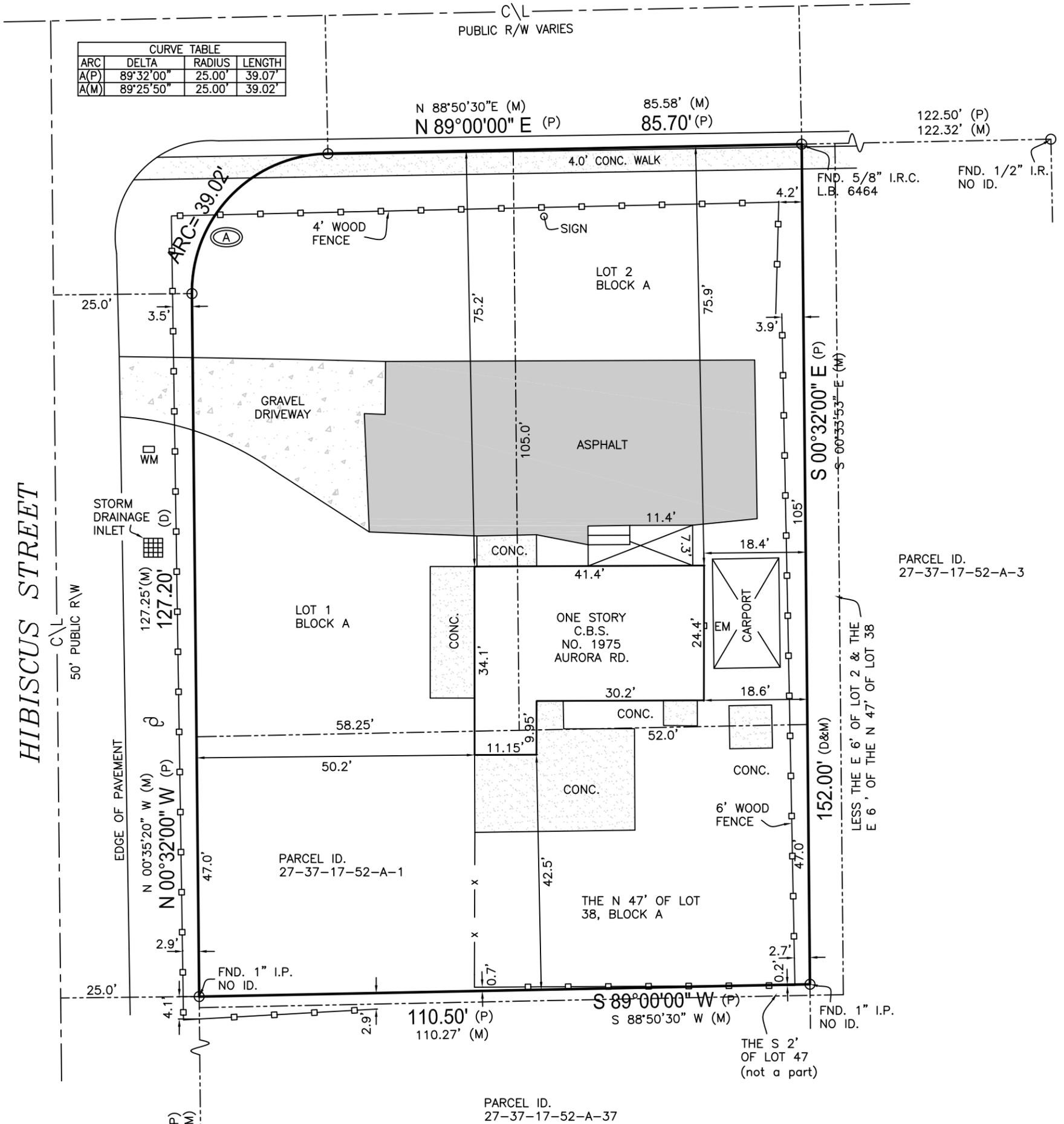
Lots 1 and 2 and the North 47 feet of Lot 38, Block A, Garden Terrace Subdivision, less the East 6 feet of Lot 2 and the East 6 feet of the North 47 feet of Lot 38, Block A, as recorded in Plat Book 5, Page 57, Public Records of Brevard County, Florida.

MAP OF BOUNDARY SURVEY



AURORA ROAD

ARC	DELTA	RADIUS	LENGTH
A(P)	89°32'00"	25.00'	39.07'
A(M)	89°25'50"	25.00'	39.02'



HIBISCUS STREET

SURVEYORS NOTES:

- This property is located in Flood Zone(s) X, The Structure is in Flood Zone(s) X, Map No. 12009C0519H, Panel No. 519, Suffix H, Community No. 125092, Effective Date, January 29, 2021.
- The bearings shown are based on an Assumed North Meridian, Being N 89° 00' 00" E along the South R/W line of Aurora Road.
- This is Real Property being situated in Section 17, Township 27S, Range 37E.
- The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may affect the property are shown.

- This map of survey is for the sole use of the certified to individual or entity as shown hereon and is non-transferable. It is not to be used or relied upon by any other individual(s) or entity.
- Underground improvements are not located unless requested.
- Elevations if shown hereon based on NAVD88. Originating B.M. Brevard County P.I.D.
- Elevations shown as 00.00' are existing spot elevations. elevations shown as (00.00') are proposed elevations.

LEGEND & ABBREVIATIONS: ○ = Set 5/8" I.R.C.  
 △ = Set nail with metal disc □ = Set concrete monument with disc  
 —○— = 4' C.L.F. —x— = 6' VINYL FENCE  
 —□— = 6' W.F. — — — = Center line  
 — — — = OHPL  
 (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

CERTIFIED TO: SHEP'S TOWING LLC  
 SUPREME TITLE CLOSINGS, LLC  
 CHICAGO TITLE INSURANCE COMPANY

Certified By: \_\_\_\_\_ Signature Date: \_\_\_\_\_

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  
 email: niensensurveying@bellsouth.net

SCALE: 1" = 20'	DATE: 11-11-2025	JOB NO: 25-272-10
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PERMIT # 26BC00353

REVISED PLOT PLAN



Zoning Division

APPROVED

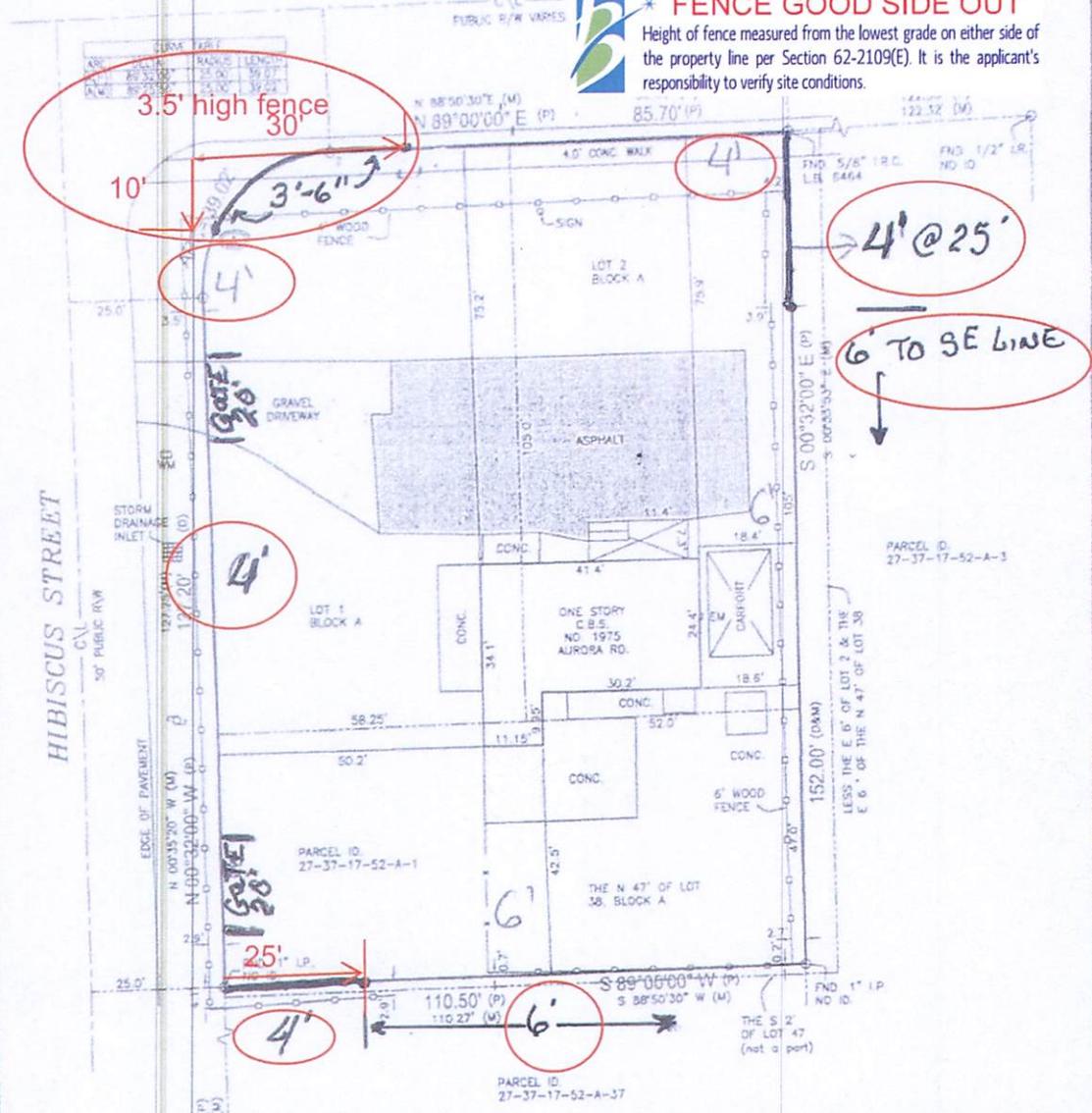
By George.Ritchie on Jan 27, 2026

NOTES: CHAIN LINK FENCE (MANUAL, NON-ELECTRIC) NO BARB WIRE. Will comply with REQUIREMENTS PER AURORA ROAD EMAIL DATED 1-26-2026.



FENCE GOOD SIDE OUT

Height of fence measured from the lowest grade on either side of the property line per Section 62-2109(E). It is the applicant's responsibility to verify site conditions.



HIBISCUS STREET



SURVEYOR'S NOTES:

- This property is located in Flood Zone(s) X. The Structure is in Flood Zone(s) X. Map No. 1200900519H, Panel No. S19, Suffix H, Community No. 125562, Effective Date, January 29, 2021.
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- Elevations if shown herein based on NAVD83. Originating B.M. Brevard County P.I.D.
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LEGEND & ABBREVIATIONS:

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 □ = Set concrete monument with disc  
 --- = 4" C.L.F.  
 --- = 6" VINYL FENCE  
 --- = 6" W.F.  
 --- = CHPL  
 --- = Center line  
 (B.M.)=Benchmark,(CONC)=Concrete,(C.V.)=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.)=Corroged Metal Pipe,(C.L.F.)=Chain Link Fence  
 (D)=Disc,(E.M.)=Electric Meter,(F.F.S.)=Finish Floor Elevation,(FND)=Found  
 (I.P.)=Iron Pipe,(P.P.)=Point of Reference,(R.C.)=Reinforced Concrete,(R.C.P.)=Reinforced Concrete Pipe  
 (M.S.)=Measured End Section,(N&D)=Nail & Disc,(O.R.B.)=Original Record Book  
 (CHPL)=Over Head Power Line,(C.P.)=Permanent Control Point,(P)=Post  
 (P.C.D.)=Point of Beginning,(P.O.C.)=Point of Commencement (P.R.M.)=Permanent Reference Monument,(P.U.B.)=Public Utility & Drainage Easement  
 (RNG)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R/W)=Right of Way,(SEC)=Section  
 (TWP)=Township,(W.U.P.)=Wood Utility Pole,(W.F.)=Wood Frame Structure,(W.M.)=Water Main

CERTIFIED TO: SHEP'S TOWING LLC SUPREME TITLE CLOSINGS, LLC CHICAGO TITLE INSURANCE COMPANY

Certified By: Eric Nielsen Digitally signed by Eric Nielsen Date: 2026.01.27 13:21:26 -0300

Eric Nielsen Land Surveying, Inc.

11 STONE STREET COCOA, FL 32922  
 PH: (321) 631-8684  
 email: heikkers@nielsenlandsurveying.com  
 SCALE: DATE: JOB NO  
 1" = 20' 11-11-2025 25-273-10