

# MAP OF SURVEY

IN A PORTION OF SECTION 12, TOWNSHIP 25 SOUTH,  
RANGE 36 EAST, BREVARD COUNTY, FLORIDA

## SURVEY REPORT:

1. The intended purpose of this survey is for boundary information and improvements only, as shown herein.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a suburban survey.
5. Measurements shown herein are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of the survey.
7. Bearings shown herein are based on the West Right of Way line of County Road (South Tropical Trail), having a bearing of S6°35'03"E, between recovered monumentation.
8. This drawing is not valid unless bearing an original signature and embossed land surveyor seal.
9. The Northeast corner of Lot 10 as shown is assumed in order to depict the less and except area along the North line of subject site, which seems to agree with occupation.

## ABBREVIATIONS

- BT Building Tie  
(M) Measured Information  
(C) Calculated Information  
(D) Described Information  
A/C Air Conditioner  
CP Concrete Pad  
CD Concrete Drive  
CM Concrete Monument  
ORB Official Records Book  
PG Page or Pages  
ID Identification  
WF Wood Fence  
OWH Overhead Wire  
CLP Chain Link Fence

## LEGEND

- Set 5/8" iron rebar with cap marked LR 7979  
● Found iron rebar, size 5/8" and cap identification noted  
■ Set 4"x4" concrete monument with disk marked LR 2351  
■ Existing concrete monument, size and identification #  
△ Set nail and disk marked LR 2351  
▲ Found nail and disk, No identification  
⊙ Wood Power Pole  
⊙ Water Meter  
⊙ Water Valve  
⊙ Fire Hydrant  
⊙ Concrete Utility Pole  
x Elevations

## FEMA FLOOD

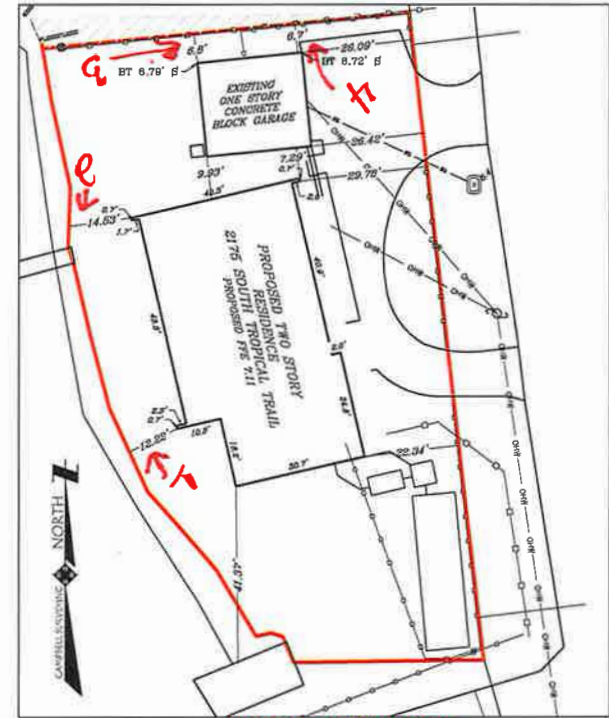
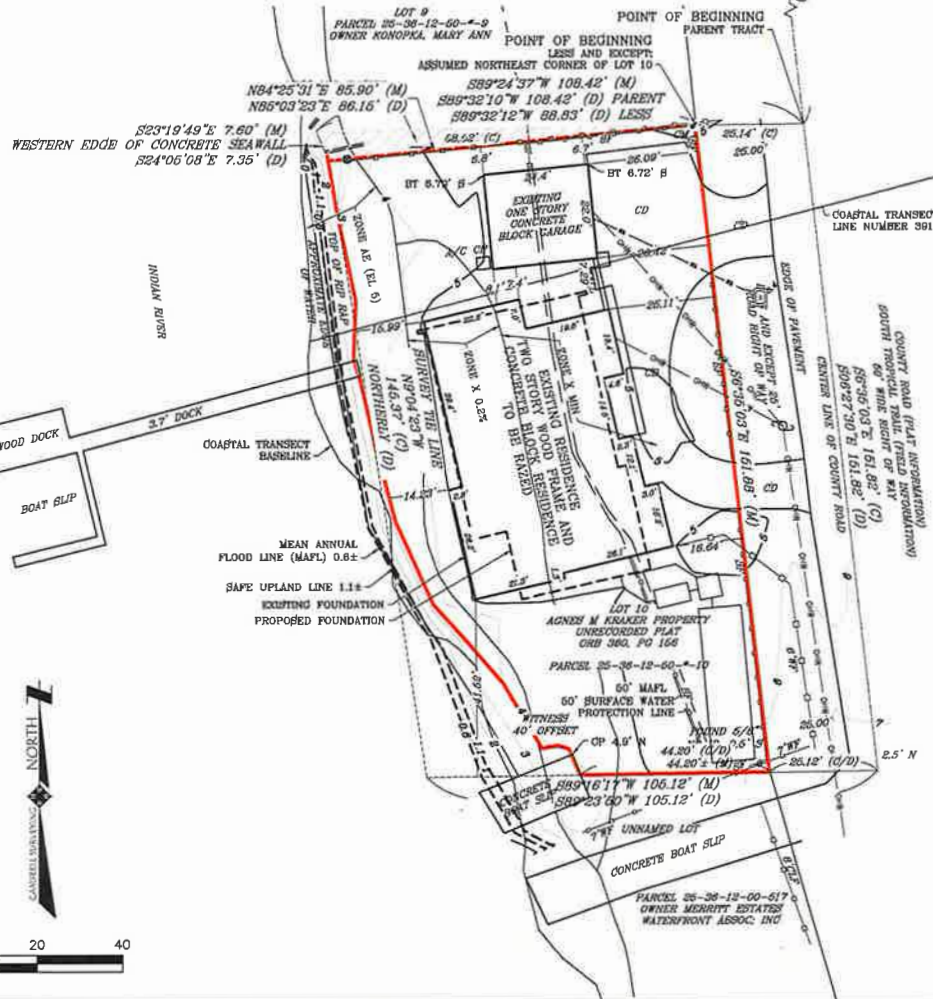
FOR INFORMATION ONLY:  
The surveyor no longer certifies the F.E.M.A. Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lie in F.I.R.M. Zone "X" Community Panel No. 12009C0435H dated 1/29/21.

## LEGAL DESCRIPTION

A parcel of land located in Government Lot 2 of section 12, Township 25 South, Range 36 East, Brevard County, Florida, described as follows: From the North line of Government Lot 2 of Section 12, Township 25 South, Range 36 East, run the center line of the County Road South 01°07'30" East, 406.88 feet and South 06°27'30" East, 561.01 feet to the POINT OF BEGINNING of the land herein described; from said POINT OF BEGINNING, for a first course, run South 89°32'10" West, 108.42 feet to and into the waters of the Indian River; thence return to the POINT OF BEGINNING; and, for a second course, run the center line of the County Road South 06°27'30" East, a distance of 151.82 feet to a point; and, for a third course, run South 89°23'50" West, 105.12 feet to and into the waters of the Indian River; and, for a fourth course, run the waters of the Indian River Northerly to the point of terminus of the first course aforesaid; being Lot 10 on a plat of a survey of the Agnes M. Kraker property subdivision, unrecorded, as shown in Deed Book 360, Page 159, of the Public Records of Brevard County, Florida.

LESS AND EXCEPT road right-of-way  
and  
LESS AND EXCEPT the following:

A portion of Lot 10 in Agnes M. Kraker Subdivision, as it is described in Deed Book 360, Page 159, of the Public Records of Brevard County, Florida, the same being more particularly described as follows:  
Begin at the Northeast corner of said Lot 10 and run South 89°32'12" West for 88.83 feet to the Western edge of a concrete seawall; thence run South 24°05'08" East along the Western edge of said concrete wall for 7.35 feet; thence run North 85°03'23" East, for 86.15 feet to the Point of Beginning.



PROPOSED BUILDING DETAIL  
SCALE: 1" = 30'

Site Location: 2175 South Tropical Trail, Merritt Island, FL 32952

Drawn by:  
A.R.  
Scale:  
1" = 20'  
Date:  
12/28/21

Project #  
2021-351

DATE



## BOUNDARY SURVEY

Certified to:  
ANDREW AND IRYNA AFONG

I hereby certify that the survey shown herein is true and correct based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

*John R. Campbell*  
John R. Campbell  
Professional Surveyor & Mapper #2351  
State of Florida

Designed by:  
*John Campbell*  
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04-19-2022 | 12:05 PM PDT