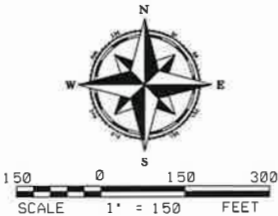


# SKETCH OF DESCRIPTION SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST BREVARD COUNTY, FL

POINT OF COMMENCEMENT OF PROPOSED 9.47 ACRE SPLIT  
THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23  
SOUTH, RANGE 36 EAST  
FOUND BENT IRON PIPE WITH BRASS DISK

THE NORTH QUARTER CORNER OF  
SECTION 24, TOWNSHIP 23  
SOUTH, RANGE 36 EAST  
FOUND BROKEN CONC MONUMENT



BENCHMARK CHART			
NAME	NORTHING	EASTING	ELEVATION
1	1,504,505.2539	759,832.1879	8.21'
2	1,501,416.9794	759,792.9985	5.63'

## PROPOSED 9.47-ACRE SPLIT LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 24,  
TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND  
RUN ALONG THE EAST LINE OF SECTION 24, SOUTH 00°02'54" WEST, A DISTANCE OF 1,331.94  
FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE INTERSECTION OF THE  
AFOREMENTIONED EAST SECTION LINE AND THE NORTH PROPERTY LINE OF PARCEL 23-36-24-00-2.  
THENCE, RUN ALONG SAID EAST SECTION LINE, SOUTH 00°02'54" WEST, A DISTANCE OF 858.08  
FEET; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°57'06" WEST, A DISTANCE  
OF 321.37 FEET; THENCE, NORTH 00°01'28" WEST, A DISTANCE OF 453.72 FEET; THENCE, RUN  
NORTH 88°51'01" WEST, A DISTANCE OF 344.54 FEET TO THE WEST PROPERTY LINE OF THE  
AFOREMENTIONED PARCEL; THENCE, RUN ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL  
NORTH 00°05'38" EAST, A DISTANCE OF 392.57 FEET TO THE NORTH PROPERTY LINE OF THE  
AFOREMENTIONED PARCEL. THENCE DEPARTING THE AFOREMENTIONED WEST LINE RUN ALONG THE  
AFOREMENTIONED NORTH LINE NORTH 89°36'14" EAST, A DISTANCE OF 666.13 FEET TO  
THE POINT OF BEGINNING

CONTAINING 412,492.32 SQUARE FEET OR 9.4695 ACRES MORE  
OR LESS.

## PROPOSED 12.74-ACRE SPLIT LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 24,  
TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY,  
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND  
RUN ALONG THE SOUTH LINE OF SECTION 24, SOUTH 89°57'41" EAST, A DISTANCE OF 2013.97  
FEET TO THE POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE  
AFOREMENTIONED SOUTH SECTION LINE AND THE WEST PROPERTY LINE OF PARCEL 23-36-24-00-2.  
THENCE DEPARTING SAID SOUTH SECTION LINE RUN ALONG THE WEST PROPERTY LINE NORTH  
00°02'10" WEST, A DISTANCE OF 2668.24 FEET; THENCE RUN NORTH 00°05'38" EAST, A DISTANCE  
OF 937.83 FEET; THENCE DEPARTING THE AFOREMENTIONED WEST PROPERTY LINE RUN SOUTH  
88°51'01" EAST, A DISTANCE OF 344.54 FEET; THENCE RUN SOUTH 00°01'28" EAST, A DISTANCE  
OF 453.72 FEET; THENCE RUN SOUTH 89°57'06" EAST, A DISTANCE OF 321.37 FEET TO THE EAST  
PROPERTY LINE OF THE AFOREMENTIONED PARCEL AND THE EAST SECTION LINE OF SAID SECTION 24;  
THENCE RUN ALONG THE EAST PROPERTY LINE AND SAID EAST LINE OF SAID SECTION 24  
SOUTH 00°02'54" WEST, A DISTANCE OF 473.86 FEET TO THE EAST QUARTER CORNER OF SECTION 24,  
TOWNSHIP 23 SOUTH, RANGE 36 EAST A FOUND UNITED STATES ARMY CORE OF ENGINEERING  
CONCRETE MONUMENT, THENCE DEPARTING SAID EAST PROPERTY LINE, RUN SOUTH 89°44'13" WEST  
ALONG THE NORTH LINE OF THE SE QUARTER OF THE AFOREMENTIONED SECTION 24, A DISTANCE OF  
637.18 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SE QUARTER OF SAID SECTION 24,  
RUN SOUTH 00°02'10" EAST, A DISTANCE OF 2668.36 TO THE SOUTH LINE OF SAID SECTION 24, THENCE  
RUN ALONG THE AFOREMENTIONED SOUTH LINE SOUTH 89°57'41" WEST, A DISTANCE OF 30.00 FEET  
TO THE POINT OF BEGINNING.

SUBJECT TO ANY PRESCRIPTIVE RIGHTS OF EAST CRISAFULLI ROAD

CONTAINING 554,963.62 SQUARE FEET OR 12.7402 ACRES MORE  
OR LESS.

### NOTES:

- NO UNDERGROUND IMPROVEMENTS ARE LOCATED.
- SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN AND NOTED AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- BEARINGS ARE BASED UPON THE NORTH R / W LINE OF EAST CRISAFULLI ROAD, ASSUMED TO BEAR N89°57'41"E.
- THIS PROPERTY IS WITHIN FLOOD ZONE "X" AND "AE 4.6", DETERMINED 01-29-21, BY FLORIDA INSURANCE RATE MAP, PANEL NUMBER 1250920331H.
- FIELD WORK WAS COMPLETED ON 09-13-19.
- LEGAL DESCRIPTIONS ARE PROPOSED UNTIL ACCEPTANCE. NO CORNERS SET AT THIS TIME.
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TIMOTHY R CARLILE, PLS 5170, ON THE DATE INDICATED.
- PRINTED COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREIN.



ABBREVIATIONS	
AC	AIR CONDITIONING
BWF	BARB WIRE FENCE
FFE	FINISHED FLOOR ELEVATION
IR	IRON ROD
IRC	IRON ROD & CAP
O/H	OVERHEAD LINES
WPP	WOOD POWER POLE
LEGEND	
5	BENCHMARK
→	DRAINAGE ARROW
⊗	ELECTRIC UTILITY BOX
⊕	IRRIGATION CONTROL VALVE
⊙	POWER METER
⊕	SEPTIC LIFT STATION/VENT
⊙	SEWER LTD
W	WATER METER
⊕	WATER SPIGOT

### CERTIFICATION

I, TIM R. CARLILE, FLORIDA REGISTERED SURVEYOR NUMBER  
5170, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED  
UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL  
STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA  
(CHAPTER 5J-17) FOR THE TYPE OF SURVEY SHOWN HEREON AND IS  
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 03-21-23  
TIM R. CARLILE P.L.S.  
FLORIDA P.L.S. 5170  
(NOT VALID UNLESS SEALED)

### CERTIFICATIONS:

- SEAN M. GLEASON AND DANIELLE R. GLEASON
- SCOTT BLAUE

### OVERALL LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE  
WEST 30 FEET OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,  
TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

### PROPOSED FP&L EASEMENT:

THE WEST 10 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST,  
BREVARD COUNTY, FLORIDA.

POINT OF COMMENCEMENT  
OF PROPOSED 12.74 ACRE SPLIT  
THE SOUTH QUARTER CORNER OF  
SECTION 24, TOWNSHIP 23  
SOUTH, RANGE 36 EAST  
FOUND 1 1/2" IRON PIPE  
IN CUT OUT

SOUTH LINE OF THE  
SOUTH QUARTER OF SECTION 24

EAST CRISAFULLI ROAD

N89°57'41"E  
2,013.97

S89°57'41"W  
30.00'

SET 5/8" IRC #5170

SET NAIL AND DISK #5170

POINT OF BEGINNING  
OF PROPOSED 12.74  
ACRE SPLIT  
SET NAIL & DISK #5170

THE SOUTHEAST CORNER OF  
SECTION 24, TOWNSHIP 23  
SOUTH, RANGE 36 EAST  
FOUND BROKEN CONC MONUMENT

REVISIONS	BY	DATE
MONUMENT CALL	SK	03-01-19
PROPOSED FP&L EASEMENT	SK	02-05-19
PROPOSED MOBILE HOME	SK	02-05-19
ADDED DETAIL	SK	04-19-19
MOVED HOME LOCATION	SK	05-07-19
ASBUILT	MC	09-13-19
FOUNDATION TIES	SK	09-18-19
LOT SUBDIVISION	MC	04-13-22
S.B.L.U. COMMENTS	MC	04-21-22
LILLY LAKE REVISION	MC	07-19-22
2.5 ACRE AND HOUSE LEGAL	MC	07-21-22
8.9 AND 12.65 ACRE SPLIT	MC	03-17-23
CLIENT COMMENTS	MC	03-28-23
CLIENT COMMENTS	MC	03-21-23

SCALE 1"=150'  
DATE 03-01-17



SHEET: 2 OF 2  
JOB NUMBER: 2017-007  
FILE NAME: GLEASON  
LAND BUSINESS #6447  
PHONE: 321-454-6310  
FAX: 321-454-6598  
E-MAIL: TC5170@AOL.COM  
1605 CHASE HAMMOCK RD.  
MERRITT ISLAND, FL 32953

## SURVEY FOR: GLEASON

BOUNDARY SURVEY  
SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST  
MERRITT ISLAND, BREVARD COUNTY, FL