

#### DESCRIPTION: (AS PROVIDED)

PARCEL NO. 1:  
COMMENCING AT A STAKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, PINEDA PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 63, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89°36'54" W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 111.64 FEET; THENCE RUN N 30°42'33" W, ALONG THE EASTERLY LINE OF SAID PINEDA PARK, A DISTANCE OF 268.40 FEET; THENCE RUN S 89°11'21" E, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 298, PAGE 513, A DISTANCE OF 287.79 FEET TO A POINT BEING 150.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, (AS MEASURED PERPENDICULAR THERETO); SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°11'21" E, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 298, PAGE 513, A DISTANCE OF 164.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, (AS MEASURED PERPENDICULAR THERETO); THENCE RUN S 23°46'36" E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, A DISTANCE OF 140.17 FEET, TO THE NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004; THENCE RUN S 69°36'38" W, ALONG SAID NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004, A DISTANCE OF 277.92 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:  
THE EASTERLY 1/2 OF THE VACATED OLD DIXIE HIGHWAY ADJACENT ON THE WEST TO THE ABOVE DESCRIBED PROPERTY; VACATED IN ACCORDANCE WITH RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, RECORDED IN O.R. BOOK 2444, PAGE 0188, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

#### DESCRIPTION OF PARENT PARCEL: (PER SURVEYOR)

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, PINEDA PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 63, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89°36'54" W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 111.64 FEET; THENCE RUN N 30°42'33" W, ALONG THE EASTERLY LINE OF SAID PINEDA PARK, A DISTANCE OF 268.40 FEET; THENCE RUN S 89°11'21" E, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 298, PAGE 513, A DISTANCE OF 287.79 FEET TO A POINT BEING 150.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, (AS MEASURED PERPENDICULAR THERETO); THENCE RUN S 23°46'36" E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, A DISTANCE OF 140.17 FEET, TO THE NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004; THENCE RUN S 69°36'38" W, ALONG SAID NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004, A DISTANCE OF 277.92 FEET TO THE POINT OF BEGINNING.

#### PARCEL NO. 1: DESCRIPTION (PER SURVEYOR)

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, PINEDA PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 63, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89°36'54" W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 111.64 FEET; THENCE RUN N 30°42'33" W, ALONG THE EASTERLY LINE OF SAID PINEDA PARK, A DISTANCE OF 268.40 FEET; THENCE RUN S 89°11'21" E, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 298, PAGE 513, A DISTANCE OF 287.79 FEET TO A POINT BEING 150.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, (AS MEASURED PERPENDICULAR THERETO); SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°11'21" E, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 298, PAGE 513, A DISTANCE OF 164.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, (AS MEASURED PERPENDICULAR THERETO); THENCE RUN S 23°46'36" E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, A DISTANCE OF 140.17 FEET, TO THE NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004; THENCE RUN S 69°36'38" W, ALONG SAID NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004, A DISTANCE OF 277.92 FEET TO THE POINT OF BEGINNING.

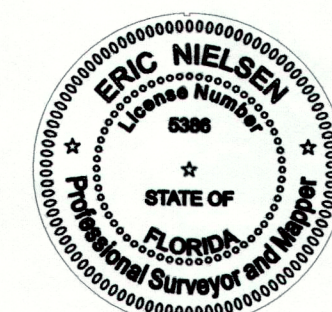
#### PARCEL NO. 2: DESCRIPTION (PER SURVEYOR)

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 37 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3, PINEDA PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 63, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89°36'54" W, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 111.64 FEET; THENCE RUN N 30°42'33" W, ALONG THE EASTERLY LINE OF SAID PINEDA PARK, A DISTANCE OF 268.40 FEET; THENCE RUN S 89°11'21" E, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 298, PAGE 513, A DISTANCE OF 287.79 FEET TO A POINT BEING 150.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, (AS MEASURED PERPENDICULAR THERETO); THENCE RUN S 23°46'36" E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE, A DISTANCE OF 140.17 FEET, TO THE NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004; THENCE RUN S 69°36'38" W, ALONG SAID NORTHERLY LINE OF LANDS DESCRIBED OFFICIAL RECORDS BOOK 7772, PAGE 1004, A DISTANCE OF 277.92 FEET TO THE POINT OF BEGINNING.

**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. — x — = 6" VINYL FENCE  
— — = OHPL  
(B.M.)=Benchmark, (CONC.)=Concrete, (C.L.)=Centerline, (C.B.)=Concrete Block  
(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, (W.)=Measured  
(M.E.S.)=Metered End Section, (N&D)=Nail & Disc, (O.R.B.)=Official Records Book,  
(OHPL)=Over Head Power Line, (P.C.P.)=Permanent Control Point, (P)=Plot  
(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

#### SURVEYOR'S NOTES:

- This property is located in Flood Zone(s) X. The Structure is lying in Flood Zone(s) X, Map No. 12009C0510G, Panel No. 510, Suffix G, Community No. 125092, Effective Date, March 17, 2014.
- The bearings shown are based on an Assumed North Meridian, Being S 24° 23' 30" E along the West R/W line of U.S. Highway NO. 1.
- This is Real Property being situated in Section 18, Township 26S, 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 shown hereon based on NAVD 88. Originating Benchmark is Brevard County P.I.D. BM 7, Elevation= 23.89'



JOB NO.	20-309-08
DRAWN	TN
CHECKED	EN
DATE	08-11-2020
SCALE	1" = 30'
SHEET NO.	1 OF 1

REVISIONS	
DATE	DESCRIPTION
11-17-20	VERIFY REMOVAL OF ENCROACHMENTS
01-07-21	DESCRIPTION FOR PARCELS 1 & 2

**MAP OF BOUNDARY SURVEY**

PREPARED FOR: AARON LEW

SITE ADDRESS: \_\_\_\_\_

N U.S. HIGHWAY NO. 1 MELBOURNE, FL 32940

PREPARED BY:

*Eric Nielsen Land Surveying, Inc.*

L.S. 6916

12 STONE STREET, COCOA, FL. 32922

PHONE: (321) 631-5654

email: nielsensurveying@bellsouth.net

Certified By: \_\_\_\_\_ Signature Date: 1-8-21

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 6J-17.051 pursuant to Chapter 472.027 per Florida Statutes.