



### MAP OF BOUNDARY SURVEY



P.O.C.  
NW CORNER OF  
SEC.2, TWP.24S, RNG.36E

P.O.B.   
FND. 3/4" I.P.  
NO ID.

TAX PARCEL  
24-36-03-00-1

TAX PARCEL  
24-36-02-00-268  
VACANT LAND

UPLANDS #1  
AREA: 22042.36 SQ. FT.  
0.50 ACRES

TAX PARCEL  
24-36-02-00-269  
VACANT LAND

TAX PARCEL  
24-36-02-00-27D  
VACANT LAND



DESCRIPTION:

Commence at the Northwest corner of Section 2, Township 24 South, Range 36 East, Tallahassee Meridian, Brevard County, Florida, and run South 0 degrees 51 minutes 46 seconds West, along the West line of said Section 2, 1376.62 feet to the POINT OF BEGINNING. From said point of beginning continue South 0 degrees 51 minutes 46 seconds West, along said West line, 100.0 feet; thence North 88 degrees 03 minutes 12 seconds East 261.68 feet to the West right of way line of State Road A1A, as presently located; thence North 4 degrees 28 minutes 00 seconds West, along said right of way, 100.11 feet; thence South 88 degrees 02 minutes 46 seconds West 255.39 feet to the POINT OF BEGINNING.

**SURVEYORS NOTES:**

1. The above described property is located in Flood Zone(e) X. The Residence is in Flood Zone(e) X, Map No. 12009C0340H, Panel No. 340, Suffix H, Community No. 125092, Effective Date, January 29, 2021
2. The bearings shown are based on an Assumed North Meridian, Being S 00°51'48" E along the West line of Sec. 2-24-36.
3. This is Real Property being situated in Section 2, Township 24S, Range 36E.

LEGEND & ABBREVIATIONS:

**LEGEND & ABBREVIATIONS:** ○ = Set 5/8" iron rod with plastic cap  
 Δ = Set nail with metal disc □ = Set concrete monument with disc  
 —○— = 4' C.L.F. — — — = Center Line  
 —□— = 6' W.F. — x — = 6' VINYL FENCE  
 — x — = OHPL

(B.M.)=Benchmark,(CONC.)=Concrete,(C/L)=Centerline,(C.B.S.)=Concrete Block Structure  
(C.S.)=Concrete Block Structure,(C.&S)=Covered and Screened,  
(C.M.)=Concrete Monument,(C.F.)=Coated Iron Pipe,(C.L.F.)=Chain Link Fence  
(D.)=Dred,(E.M.)=Electric Meter,(F.F.E.)=Flooded Footing,(F.D.)=Found,(F.P.R.)=Fixed Point of Reference,(I.R.)=Iron Rod and Pipe,(I.C.P.)=Iron Pipe  
(M.G.)=Gas Meter,(L.S.)=Licensee,Bottom (L.S.)=Licensee,Submerged  
(M.S.)=Mitered End Section,(M&D)=No. and Disc,(O.R.B.)=Official Records Book  
(OHPL)=Over Head Power Line,(P.P.)=Permanent Control Point,(P)=Pit  
(P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement  
(P.R.M.)=Permanent Reference Monument,(P.U.D.)=Public Utility & Drainage Easement,  
(R.)=Range,(R.P.C.)=Reinforced Concrete,(R.W.)=Right of Way,(SEC.)=Section  
(TWP.)=Township,(W.U.P.)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.W.)=Water Meter

4. The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may affect the property are shown.
5. Underground improvements are not located unless requested.
6. Elevations if shown hereon based on NAVD88.

CERTIFIED TO: PATRICIA GARAGOZLO

**Eric Nielsen** Digitally signed by Eric Nielsen  
Date: 2021.02.23 16:03:15  
-05'00'

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: nielsensurveying@bellsouth.net
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SCALE: 1" = 30'	DATE: 02-19-2021	JOB NO. 21-070-02
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UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.