



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

MAP OF BOUNDARY SURVEY

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

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

TAX PARCEL
24-36-02-00-270
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.

SURVEYOR'S NOTES:

- This property is located in Flood Zone(s) X. The Residence is in Flood Zone(s) X, Map No. 1200900340H, Panel No. 340, Suffix H, Community No. 125092, Effective Date, January 29, 2021
- The bearings shown are based on an Assumed North Meridian, Being S 0°51'46" E along the West line of Sec. 2-24-36.
- This is Real Property being situated in Section 2, Township 24S, Range 36E.

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. — — — = 6" VINYL FENCE
— — — = OHPL

(B.M.)=Benchmark, (C.B.S.)=Concrete Block Structure, (C.C.S.)=Concrete Block Structure, (C.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, (I.R.C.)=Iron Rod with Cap, (L.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.)=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, (W.U.P.)=Wood Utility Pole, (W.F.S.)=Wood Frame Structure, (W.M.)=Water Meter

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
51-17.051 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: nielsenlandsurveying@bellsouth.net

SCALE: 1" = 30' DATE: 02-19-2021 JOB NO. 21-070-02



N COURTENAY PARKWAY
140' R/W
C/L
EDGE OF PAVEMENT

UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.