

DESCRIPTION:

MAP OF BOUNDARY SURVEY



BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA. THENCE RUN SOUTH 00 DEGREES 46'22" WEST ALONG THE EAST LINE OF SECTION 27, A DISTANCE OF 285 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 46'22" WEST ALONG THE EAST LINE OF SECTION 27 A DISTANCE OF 227.88 FEET TO A POINT; THENCE FOR A SECOND COURSE RUN NORTH 89 DEGREES 30'51" WEST PARALLEL TO THE NORTH LINE OF SECTION 27 A DISTANCE OF 191.87 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF SAID ROAD (COURTENAY PARKWAY) OR STATE ROAD 3; THENCE FOR A THIRD COURSE RUN NORTH 01 DEGREES 04'40" WEST ALONG THE EASTERLY RIGHT OF WAY OF SAID ROAD, A DISTANCE OF 227.88 FEET; THENCE FOR A FOURTH COURSE RUN SOUTH 89 DEGREES 30'51" EAST, A DISTANCE OF 199.29 FEET TO THE POINT OF BEGINNING.

P.O.C.  
PARCEL 5  
NE CORNER OF  
SEC.27, TWSP.23S, RNG.36E  
FND. 4"x4" C.M. NO ID.

P.O.B.  
FND. 5/8" I.R.  
NO ID.

FND. 5/8" I.R.C.  
L.B. 6464

TAX PARCEL  
23-36-27-00-3  
F.F.E.= 5.51

TAX PARCEL  
23-36-27-00-4  
F.F.E.= 5.68

S 89°42'48" E (M)  
S 89°30'51" E (D)

199.29' (D)

S 00°46'22" W  
285.0'

TAX PARCEL  
23-36-26-29-A-3

TAX PARCEL  
23-36-26-29-A-2

TAX PARCEL  
23-36-27-00-5  
VACANT LAND

TAX PARCEL  
23-36-27-00-36  
F.F.E.= 7.14

SURVEYORS NOTES:

1. This property is located in Flood Zone X. The Residence is lying in Flood Zone X, Map No. 12009C0329G, Panel No. 329, Suffix G, Community No. 125092, Effective Date, March 3, 2014.
2. The bearings shown are based on an Assumed North Meridian, Being S 00° 46' 22" W along the East line of Sec. 27-23-36
3. This is Real Property being situated in Section 27, Township 23 S, Range 36 E,

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

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. XXX = Existing Elevations  
— = OHPL (XXX) = Proposed Elevations  
(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,(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)=Plat  
(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

CERTIFIED TO:

COOLTURAL LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
SORGINI & SORGINI, P.A.

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 Fax: (321) 631-5974

SCALE: 1" = 30' DATE: 03-01-2018 JOB NO. 18-089-02