

DESCRIPTION:

FLAG 1 PARCEL:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND BEING A PORTION OF LANDS AS DESCRIBED IN OR BOOK 5970 PAGE 43 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-EAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH 89°27'21" WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 A DISTANCE OF 25.00 FEET TO THE POINT-OF-BEGINNING; THENCE SOUTH 00°19'16" EAST PARALLEL WITH AND 25.00 FEET WEST OF SAID EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 724.35 FEET; THENCE SOUTH 60°00'00" WEST A DISTANCE OF 183.55 FEET TO A POINT ON THE EAST LINE OF LANDS AS DESCRIBED IN OR BOOK 4867 PAGE 1934 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LANDS THE FOLLOWING SEVENTEEN (17) COURSES NORTH 60°39'22" WEST A DISTANCE OF 96.42 FEET; THENCE NORTH 89°46'54" WEST A DISTANCE OF 285.42 FEET; THENCE NORTH 00°26'40" EAST A DISTANCE OF 85.10 FEET; THENCE NORTH 59°24'07" EAST A DISTANCE OF 95.54 FEET; THENCE NORTH 89°26'55" EAST A DISTANCE OF 225.27 FEET; THENCE NORTH 22°02'07" WEST A DISTANCE OF 140.87 FEET; THENCE NORTH 89°48'50" WEST A DISTANCE OF 81.85 FEET; THENCE SOUTH 50°27'07" WEST A DISTANCE OF 20.90 FEET; THENCE SOUTH 89°09'21" WEST A DISTANCE OF 39.01 FEET; THENCE SOUTH 78°22'17" WEST A DISTANCE OF 45.28 FEET; THENCE NORTH 58°15'40" WEST A DISTANCE OF 73.90 FEET; THENCE NORTH 57°23'31" WEST A DISTANCE OF 56.23 FEET; THENCE NORTH 29°48'40" WEST A DISTANCE OF 41.08 FEET; THENCE NORTH 58°44'39" WEST A DISTANCE OF 67.09 FEET; THENCE NORTH 29°44'37" WEST A DISTANCE OF 27.57 FEET; THENCE NORTH 34°06'28" EAST A DISTANCE OF 32.86 FEET; THENCE NORTH 63°06'09" EAST A DISTANCE OF 49.44 FEET; THENCE SOUTH 00°19'16" WEST A DISTANCE OF 88.23 FEET; THENCE NORTH 89°27'21" EAST A DISTANCE OF 600.00 FEET; THENCE NORTH 00°19'16" EAST A DISTANCE OF 350.00 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 4.34 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

FLAG 2 PARCEL:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND BEING A PORTION OF LANDS AS DESCRIBED IN OR BOOK 5970 PAGE 43 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH 00°19'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 A DISTANCE OF 1322.56 FEET; THENCE SOUTH 89°30'45" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 A DISTANCE OF 354.42 FEET; THENCE NORTH 00°24'15" WEST A DISTANCE OF 34.98 FEET TO A POINT ON THE SOUTH LINE OF LANDS AS DESCRIBED IN OR BOOK 4867 PAGE 1934; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LANDS THE FOLLOWING SEVEN (7) COURSES; THENCE NORTH 40°41'31" EAST A DISTANCE OF 111.80 FEET; THENCE NORTH 00°36'34" WEST A DISTANCE OF 74.85 FEET; THENCE NORTH 43°05'41" EAST A DISTANCE OF 51.78 FEET; THENCE NORTH 00°19'16" WEST A DISTANCE OF 88.23 FEET; THENCE NORTH 05°16'50" WEST A DISTANCE OF 72.36 FEET; THENCE NORTH 18°00'28" EAST A DISTANCE OF 97.56 FEET; THENCE NORTH 02°47'58" EAST A DISTANCE OF 109.35 FEET; THENCE NORTH 60°39'22" WEST A DISTANCE OF 96.42 FEET; THENCE NORTH 89°46'54" WEST A DISTANCE OF 285.42 FEET; THENCE NORTH 00°26'40" EAST A DISTANCE OF 85.10 FEET; THENCE NORTH 59°24'07" EAST A DISTANCE OF 95.54 FEET; THENCE NORTH 89°26'55" EAST A DISTANCE OF 225.27 FEET; THENCE NORTH 22°02'07" WEST A DISTANCE OF 140.87 FEET; THENCE NORTH 89°48'50" WEST A DISTANCE OF 81.85 FEET; THENCE SOUTH 50°27'07" WEST A DISTANCE OF 20.90 FEET; THENCE SOUTH 89°09'21" WEST A DISTANCE OF 39.01 FEET; THENCE SOUTH 78°22'17" WEST A DISTANCE OF 45.28 FEET; THENCE NORTH 58°15'40" WEST A DISTANCE OF 73.90 FEET; THENCE NORTH 57°23'31" WEST A DISTANCE OF 56.23 FEET; THENCE NORTH 29°48'40" WEST A DISTANCE OF 41.08 FEET; THENCE NORTH 58°44'39" WEST A DISTANCE OF 67.09 FEET; THENCE NORTH 34°06'28" EAST A DISTANCE OF 32.86 FEET; THENCE NORTH 63°06'09" EAST A DISTANCE OF 49.44 FEET; THENCE SOUTH 00°19'16" WEST A DISTANCE OF 88.23 FEET; THENCE NORTH 89°27'21" EAST A DISTANCE OF 600.00 FEET; THENCE NORTH 00°19'16" EAST A DISTANCE OF 350.00 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 3.91 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

NOTES:

- BEARING STRUCTURE AS SHOWN HEREON IS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST OF BREVARD COUNTY, FLORIDA, BEING 89°27'21" AN ASSUMED BEARING.
- DATE OF FIELD SURVEY: JUNE 26, 2017; RE-CERTIFIED 5/11/2021.
- THIS SURVEY DOES NOT WARRANT TITLE.
- TITLE INFORMATION NOT FURNISHED; PARCEL IS SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, AND/OR RIGHTS-OF-WAY OF RECORD, IF ANY.
- UNDERGROUND IMPROVEMENTS (SEPTIC TANKS, FOUNDATIONS, DRAINFIELDS, ETC.), IF ANY, WERE NOT LOCATED.
- SUBJECT PARCEL LIES IN ZONE "X" (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X" (SHADED)-AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE ELEVATION 3.0) AS DETERMINED FROM FLOOD INSURANCE RATE MAP 12090C0327H, MAP DATED 1/29/2021 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD 83/09). ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES.
- THE FOLLOWING HORIZONTAL CONTROL STATIONS WERE USED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON:

STATION NAME: BREVARD GPS 1037 (PID); AK7499
NORTHINGS: 1,505,753.02; EASTINGS: 752,439.59
LATITUDE: 28°28'32.30309"(N); LONGITUDE: 80°42'01.18663"(W)
COMBINED SCALE FACTOR: 0.99995180 CONVERGENCE: 0°08'34.4"
- STATION NAME: CIGAR (PID); AK2131
NORTHINGS: 1,501,667.42; EASTINGS: 767,344.87
LATITUDE: 28°27'51.45401"(N); LONGITUDE: 80°39'14.29548"(W)
COMBINED SCALE FACTOR: 0.99995534 CONVERGENCE: 0°09'53.7"
- STATION NAME: COURTNEY (PID); AK2148
NORTHINGS: 1,504,805.90; EASTINGS: 749,819.27
LATITUDE: 28°28'22.98915"(N); LONGITUDE: 80°42'30.57477"(W)
COMBINED SCALE FACTOR: 0.99995123 CONVERGENCE: 0°08'20.3"
- I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT IT MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SEE TITLE BLOCK FOR SIGNATURE AND SEAL.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW AND COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL OR VERIFIED ELECTRONIC SIGNATURE AND SEAL.
- CERTIFIED FOR THE EXCLUSIVE USE OF:
BILL ELLIOTT

LEGEND:

B-MEG	BUSSEN-WAYER ENGINEERING GROUP, INC.	CCR	CERTIFIED CORNER RECORD
DOT	DEPARTMENT OF TRANSPORTATION	CONC.	CONCRETE
C.M.	CONCRETE MONUMENT	AKA	ALSO KNOWN AS
FND.	FOUND	R/W	RIGHT-OF-WAY
REC.	RECOVERED	W/	WITH
D.B.	DEED BOOK	F.F. EL.	FINISH FLOOR ELEVATION
O.R.B.	OFFICIAL RECORDS BOOK	EL.	ELEVATION
P.C.	PAGE	F.P. & L. CO.	FLORIDA POWER AND LIGHT COMPANY
ESW.T.	EASEMENT	(P)	BEARING/DISTANCE BASED ON PLAT GEOMETRY
RB/C	RE-BAR WITH SURVEYOR'S CAP	(M)	BEARING/DISTANCE PER SURVEY
P.K. NAIL	PARKER-KAYLON NAIL/WASHER	(TYP)	TYPICAL

Digitally Signed
by Joseph Barry
Cabaniss
Date: 2021.07.08
17:05:57 -04'00'

A FLAG LOT SURVEY PREPARED FOR:
BILL ELLIOTT
Brevard County

Date : JUNE 26, 2017
Scale : 1" = 100'
Proj. No.: 298505
Sheet No.
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