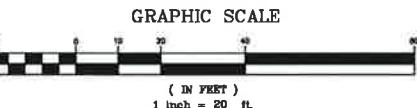
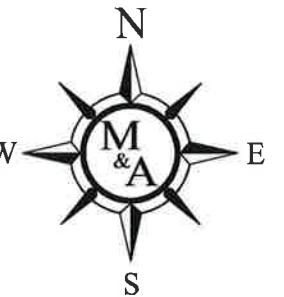


CORIS RESIDENCE PLOT PLAN

**SECTION 23 - TOWNSHIP 25 SOUTH - RANGE 36 EAST
BREVARD COUNTY, FLORIDA**



LEGAL DESCRIPTION
PER OFFICIAL RECORDS BOOK 8204, PAGE 94

PARCEL NO. 1:

ALL THAT CERTAIN LOT 'B' AS SHOWN IN SURVEY BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA: A PART OF GOVERNMENT LOT 4, SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, LYING ON THE WEST BANK OF THE INDIAN RIVER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, GO NORTHERLY ALONG THE WEST BANK OF THE INDIAN RIVER 200.00 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE, SOUTH 82°19' WEST 268 FEET MORE OR LESS, PASSING THROUGH A RAILROAD SPIKE ON THE WEST SIDE OF ROCKLEDGE DRIVE, AND ON TO AN IRON PIPE AT THE EAST FACE OF A ROCK WALL; THENCE, NORTH 17°16' WEST 84.3 FEET ALONG THE EASTERLY FACE OF SAID ROCK WALL TO AN IRON PIPE; THENCE, EASTERLY 272 FEET MORE OR LESS TO AND INTO THE WATERS OF THE INDIAN RIVER, PASSING AN IRON PIPE ON THE WEST SIDE OF ROCKLEDGE DRIVE AT 231.7 FEET, WHICH IS 99.4 FEET NORTH 18°29' WEST, OF SAID RAILROAD SPIKE; THENCE SOUTHEASTERLY 102 FEET MORE OR LESS MEANDERING THE WATERS OF THE WEST BANK OF THE INDIAN RIVER TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE THE ROAD RIGHT-OF-WAY OF ROCKLEDGE DRIVE.

PARCEL NO. 2:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE RUN SOUTH 7.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MCIVER LANE AS PRESENTLY LOCATED; THENCE RUN N.84°55'16"E, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 501.65 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.84°55'16"E, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 115.61 FEET TO THE EASTERLY FACE OF A ROCK WALL AS SHOWN ON SURVEY BOOK 1, PAGE 75, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N.17°31'39"W, ALONG SAID ROCK WALL A DISTANCE OF 251.34 FEET TO AN OLD FENCE ON CONCRETE POSTS, ALSO BEING THE SOUTH LINE OF BONAVENTURE SUBMISSION AS RECORDED IN PLAT BOOK 17, PAGE 60, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S.74°34'08"W, A DISTANCE OF 112.97 FEET; THENCE RUN S.17°31'39"W, A DISTANCE OF 230.55 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. TYPE OF SURVEY: PLOT PLAN.
2. BEARINGS SHOWN HEREON ARE REFERENCED FROM A SURVEY TITLED "CORIS RESIDENCE FINAL AS-BUILT" BY MORGAN AND ASSOCIATES, REVISION 1, DATED 4/13/2022.
3. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAY ARE LOCATED AND SHOWN HEREON. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR OTHER LIMITATIONS, EITHER RECORDED OR IMPLIED. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ONLY INCLUDE THOSE PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT.
4. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
5. USE ONLY PROPERTY CORNERS FOR THE CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
6. SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

Survey and this drawing have been prepared under my responsible charge and with applicable Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 517, Florida Statute, and the Surveying Code, pursuant to Section 472.027, Florida Statutes. This drawing is a statement of professional opinion based on the surveyor's data, information and belief, which is based on the existing field data and documentary evidence as provided to the surveyor and is not an opinion or impression of the surveyor or any party.

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by Samuel C
Bowers
ate: 2025.04.01
0:41:02 -04'00



SAMUEL C. BOWERS,
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #5990

Drawn: A. BOWERS Date: 4/1/2025
100-1000

PLOT PLAN
SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

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ASSOCIATES
Engineering & Land Surveyors, Inc.
100 Harbor City Blvd. • McIlwain, FL 32395
E.B. #7903 / L.B. #7040

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RESIDENCE, GLOVER
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