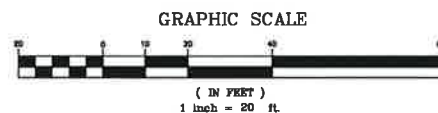
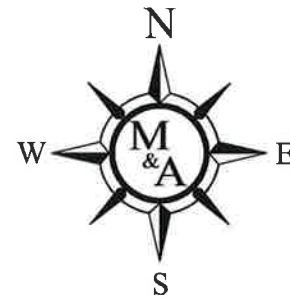


# CORIS RESIDENCE PLOT PLAN

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



**PUBLIC RECORDS INFORMATION**  
ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

SURVEYOR'S LEGEND	
(C) = CALCULATED	N = NORTH OR NORTHING
(D) = DEED	E = EAST OR EASTING
(M) = MEASURED	S = SOUTH
(R) = RECORD VALUES ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 70180	W = WEST
(P) = PLAT	Δ = SEPTIC TANK LID
Δ = DELTA	⊕ = ELECTRICAL EQUIPMENT
⊕ = CENTERLINE	⊗ = GAS METER
A = ARC LENGTH	
AKA = ALSO KNOWN AS	
CB = CHORD BEARING	
CHD = CHORD LENGTH	
ESMT. = EASEMENT	
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	
ID = IDENTIFICATION	■ = CONCRETE MONUMENT FOUND
LB = LICENSED BUSINESS	● = IRON MARKER FOUND
N.T.S. = NOT TO SCALE	○ = IRON MARKER SET "LB 7040"
O.R.B. = OFFICIAL RECORDS BOOK	▲ = NAIL & DISK FOUND
PG. = PAGE	△ = NAIL & DISK SET "LB 7040"
P.B. = PLAT BOOK	— = BREAKLINE
PLS. = PROFESSIONAL LAND SURVEYOR	
P.U.D.E. = PUBLIC UTILITY & DRAINAGE ESMT.	
R = RADIUS	
R/W = RIGHT-OF-WAY	
TYP. = TYPICAL	
CBS = CONCRETE BLOCK & STUCCO	

LINETYPE LEGEND	
—	BOUNDARY
- - -	CENTERLINE
- · - · -	RIGHT-OF-WAY
- · - · -	EASEMENT
- · - · -	ADJOINING PARCEL

**CERTIFICATION:**  
THIS SURVEY IS FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED BELOW AND FOR THE SPECIFIC PURPOSE NOTED, AND MUST NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WHATSOEVER, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES. NO LIABILITY OR RESPONSIBILITY IS ASSUMED BY THE UNDERSIGNED SURVEYOR FOR ANY OTHER USE OF THIS SURVEY OR TO ANY PARTY NOT SPECIFICALLY NAMED HEREON. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.

- Matthew & Erin Coris
- Truist Bank
- William Glover Inc.
- Echelon Title Services, LLC
- Old Republic National Title Insurance Company

Drawn: A. BOWERS  
Checked: C. BOWERS  
4/1/2025  
4/1/2025

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

**MORGAN & ASSOCIATES**  
Consulting Engineers, Inc.  
Civil Engineers and Land Surveyors - E.B. #7993, L.B. #7040  
594 North Harbor City Blvd., Melbourne, FL 32955  
Phone: (321) 251-6688

Project #: 2020-077  
Drawing #: 2020-077 CORIS RESIDENCE GLOVER FINAL A.DWG  
Scale: Horiz. 1"=20'  
Vert. N/A  
Sheet #: **PLOT PLAN**  
SHEET 1 OF 1



Digitally signed  
by Samuel C  
Bowers  
Date: 2025.04.01  
'10:41:02 -04'00

The Survey and this drawing have been prepared under my responsible charge to conform with applicable Standards of Practice as set forth by The Florida Board of Professional Surveyors and Mappers in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This Certification is a statement of professional opinion based on the surveyor's knowledge, information and belief, which is based on the existing field evidence and documentary evidence as provided to the surveyor and is not an expressed or implied warranty or guaranty. This survey is not valid without surveyor signature and seal.

SAMUEL C. BOWERS  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #5990  
SURVEY DATE: 4/1/2025

## SURVEYOR'S NOTES

- TYPE OF SURVEY: PLOT PLAN.
- BEARINGS SHOWN HEREON ARE REFERENCED FROM A SURVEY TITLED "CORIS RESIDENCE FINAL AS-BUILT" BY MORGAN AND ASSOCIATES, REVISION 1, DATED 4/13/2022.
- 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.
- THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
- USE ONLY PROPERTY CORNERS FOR THE CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
- SOME FEATURES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS WILL PRECEDE MAP SCALING.

## LEGAL DESCRIPTION

PER OFFICIAL RECORDS BOOK 8204, PAGE 944

### 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 202.00 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 501.85 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 SUBDIVISION 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"E, A DISTANCE OF 230.55 FEET TO THE POINT OF BEGINNING.