MAP OF BOUNDARY SURVEY

CERTIFIED TO: RICK C PETERSON AND MARY P. PETERSON

N

0 15 30

1 INCH = 30 FEET

N 89° 59' 43" E 1319.44' (F) (B)

10' DIRT ROAD (APPROXIMATE)

25' INGRESS & EGRESS EASEMENT

S 89° 59' 13" W 1320.87' (F) (B)

FOUND NAIL & DISK "LB3967" POINT OF BEGINNING EASEMENT

FOUND NAIL & DISK "LB3967"

OV

OV

WEST LINE OF THE SE 1/4

BIRDBROOK AVE. (F)

UNPAVED RIGHT-OF-WAY

LEGAL DESCRIPTION:

THE EAST 385.0 FEET OF THE WEST 1319.0 FEET OF THE SOUTH 617.0 FEET OF THAT PROPERTY DESCRIBED IN DEED BOOK 55, PAGE 134, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT (100 FOOT RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 146, PAGE 31, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 36 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 3251 FEET; THENCE RUN EASTERLY ON A LINE PARALLEL TO THE SOUTH LINE OF AFORENOTIONED SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 734.20 FEET TO THE POINT OF BEGINNING. THENCE RUN NORTH 00 DEGREES, 49 MINUTES, 42 SECONDS WEST A DISTANCE OF 272.00 FEET; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST A DISTANCE OF 385 FEET; THENCE RUN SOUTH 00 DEGREES 49 MINUTES 42 SECONDS EAST A DISTANCE OF 272.00 FEET; THENCE RUN NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST A DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FOOT INGRESS/EGRESS AND UTILITY EASEMENT

LEGAL DESCRIPTION OF INGRESS/EGRESS AND UTILITY EASEMENT:

THE NORTH 25.00 FEET OF THE WEST 1319.04 FEET OF THE SOUTH 617.10 FEET OF THAT PROPERTY DESCRIBED IN DEED BOOK 55, PAGE 134 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 36 EAST;
THENCE RUN NORTH 00 DEGREES 30 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 28 A DISTANCE OF 617.10 FEET TO A NAIL & DISK AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;
THENCE RUN NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 28 A DISTANCE OF 1319.04 FEET TO AN IRON ROD; THENCE RUN SOUTH 00 DEGREES 48 MINUTES 04 SECONDS EAST A DISTANCE OF 24.97 FEET TO AN IRON ROD; THENCE RUN NORTH 89 DEGREES 59 MINUTES 38 SECONDS WEST A DISTANCE OF 385.16 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST A DISTANCE OF 733.87 FEET TO A NAIL AND DISK ON SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 28; THENCE RUN NORTH 00 DEGREES 30 MINUTES 24 SECONDS WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING

10' DIRT ROAD (APPROXIMATE)

25' INGRESS & EGRESS EASEMENT

FOUND 4"x4" CONCRETE MONUMENT "LB3967"

0.4' OFF

0.2' IN

S 89° 59' 38" E

N 89° 59' 38" W 385.16' (F) (B) (F)

385.16' (F)

FOUND 1/2" IRON ROD "LB3967"

0.4' OFF

0.2' IN

1/2" IRON ROD "LB3967" (B)

SUBJECT PARCEL

POND

POND

10' DIRT ROAD (APPROXIMATE)

2' WOOD WALK

N 00° 50' 18" W

272.18' (F)

S 00° 50' 18" E

272.18' (F)

FOUND 1/2" IRON ROD "LB3967"

1/2" IRON ROD "LB3967" (B)

30' STREET PER PLAT BOOK 6, PAGE 1 (UNIMPROVED)

30' STREET PER PLAT BOOK 6, PAGE 1 (UNIMPROVED)

EASTERLY 734' (B) N 89° 59' 43" E 733.84' (F)

FOUND 1/2" CONCRETE MONUMENT "LB3967"

0.2' IN

0.2' IN

N 89° 58' 51" W

385.19' (F)

FOUND 1/2" IRON ROD "LB3967"

0.2' IN

0.2' IN

POINT OF BEGINNING

LEGEND:

- (NM) DENOTES SET NAIL AND DISK
- OV DENOTES OVERHEAD WIRE
- VPP DENOTES WOOD POWER POLE
- EASEMENT
- (B) DENOTES RECORDED
- (F) DENOTES FIELD
- AC DENOTES AIR CONDITIONER
- DENOTES ELEVATION
- DENOTES BARB OR HOGWIRE FENCE
- (R) DENOTES RECORD

SURVEYOR'S NOTES:

1.) NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY OR PROVIDED TO THE UNDERSIGNED SURVEYOR.

2.) DIMENSIONS ARE AS PLATTED AND SURVEYED UNLESS OTHERWISE NOTED.

3.) NO IMPROVEMENTS ARE LOCATED UNLESS SHOWN ON DRAWING.

4.) BEARINGS BASED ON THE ASSUMPTION THAT THE WEST LIE OF THE S.E. QUARTER OF SECTION 28 BEARS N 00° 30' 24" W ASSUMED.

5.) PROPERTY LIES IN SECTION 28, TOWNSHIP 29 SOUTH, RANGE 36 EAST

6.) PROPERTY LIES IN FLOOD ZONE X AND A, FLOOD INSURANCE RATE MAP NUMBER 12009C0 620 E DATED APRIL 3, 1989.

7.) MONUMENTATION HAS NO LEGIBLE NUMBER UNLESS NOTED.

8.) ELEVATION DATUM IS ASSUMED.

9.) ROAD IS ASSUMED PUBLIC.

10.) NORTH IS ASSUMED AND APPROXIMATE

11.) SECTIONAL INFORMATION BY BRIEL & ASSOCIATES SURVEY PROJECT NO 04079, 12/17/04.

FOUND NAIL & VARNEY S.W. CORNER OF S.E. 1/4 SECTION 28 TOWNSHIP 29 SOUTH RANGE 36 EAST POINT OF COMMENCEMENT

SOUTH LINE OF S.E. 1/4 SECTION 28, TOWNSHIP 29 SOUTH, RANGE 36 EAST

N 89° 59' 43" E 2639.11' (B)

S.E. CORNER SECTION 28 "FTF" CONCRETE MONUMENT

IT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
ORIDA LICENSED SURVEYOR & MAPPER

1/18/06

Stephen V. Duesnel, P.L.S.
a Licensed Surveyor and Mapper #5306

Geotech Surveying, Inc.

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321-723-0702

FLORIDA LICENSED SURVEYING & MAPPING BUSINESS #6847

REVISED DATE:

1/18/06	06-8	COPYRIGHT MATERIAL
SURVEY DATE	MAP NUMBER	