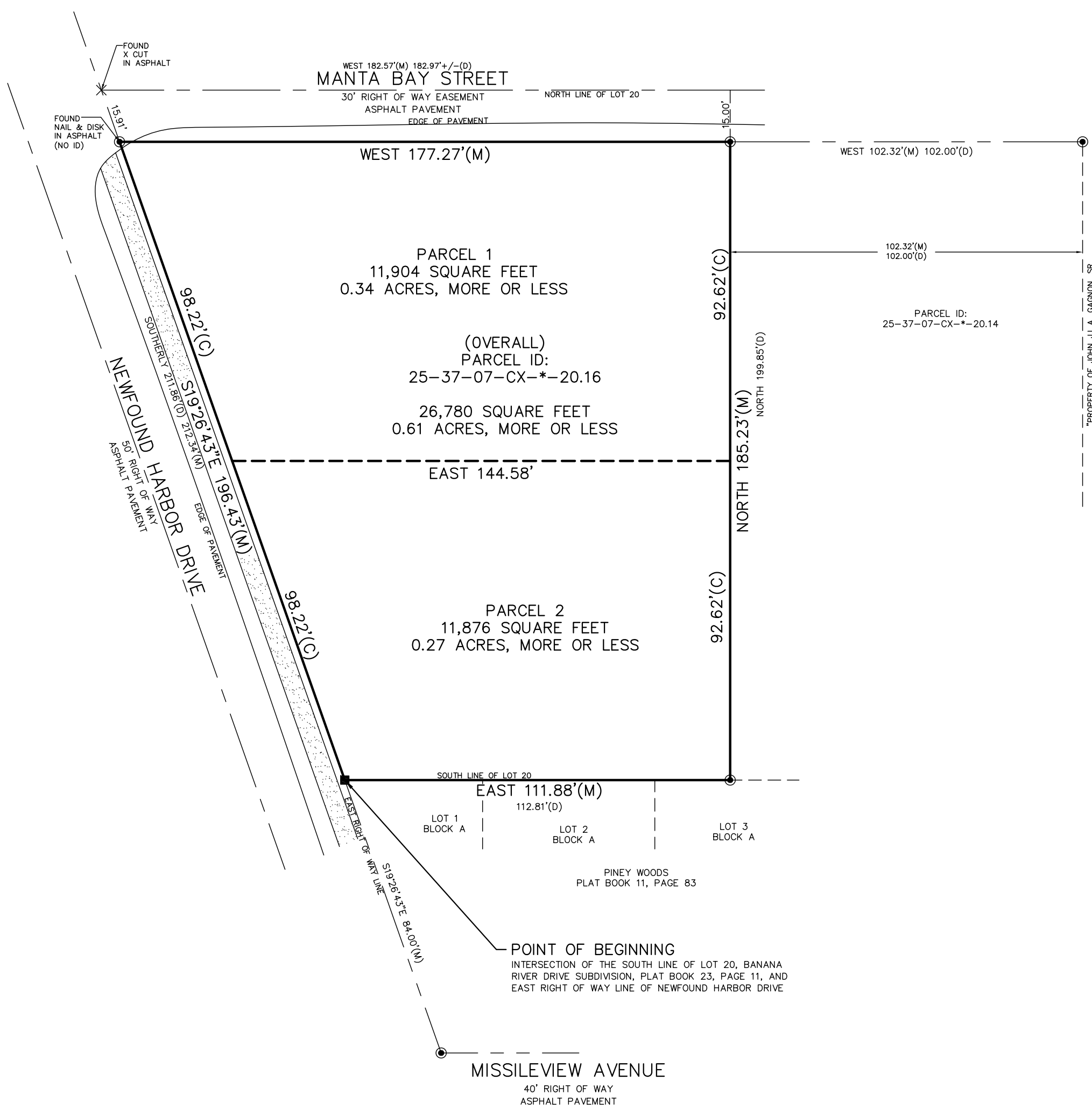
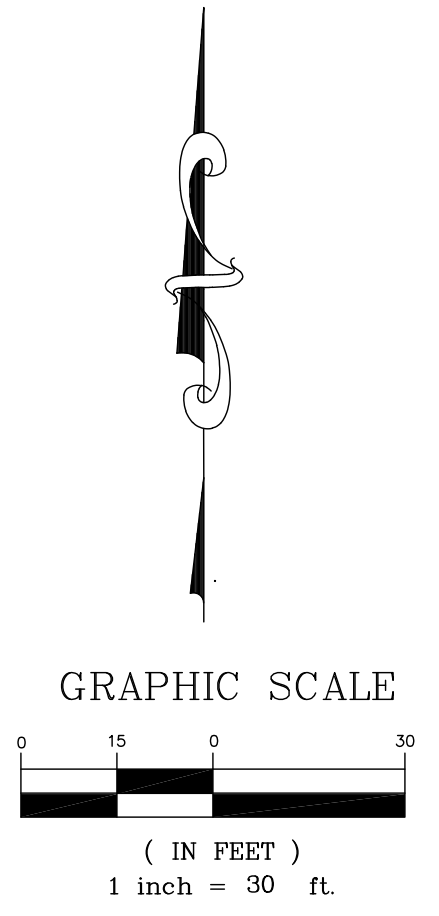


# MAP OF SURVEY



- LEGEND:**
- Set 5/8" Iron Rod & Cap LB 8507
  - Found 5/8" Iron Rod & Cap NO ID. (Unless otherwise shown)
  - ⊕ Power Pole
  - ⊙ Well
  - ▭ P.U.D.E. Public Utility and Drainage Easement
  - ▨ Denotes Concrete
  - Fenceline



**LEGAL DESCRIPTION: (OVERALL)**

(OFFICIAL RECORDS BOOK 4658, PAGE 2649)  
PART OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 11 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 20, BANANA RIVER DRIVE SUBDIVISION, AND THE EXISTING EAST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE AS THE POINT OF BEGINNING; THENCE RUN EAST ON SAID SOUTH LINE OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, A DISTANCE OF 112.81 FEET TO A POINT ON A LINE PARALLEL WITH AND 102 FEET WEST OF THE PROPERTY OF JOHN J.L.A. GAGNON, SR. AND MARGARET A. GAGNON, HIS WIFE; THENCE FOR A SECOND COURSE RUN NORTH ALONG SAID LINE THAT IS PARALLEL WITH GAGNON A DISTANCE OF 199.85 FEET TO THE NORTH LINE OF SAID LOT 20, BANANA RIVER DRIVE SUBDIVISION; THENCE RUN WEST ON SAID NORTH LINE OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, A DISTANCE OF 182.97 FEET, MORE OR LESS, TO THE SAID EAST FIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE; THENCE RUN SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE, A DISTANCE OF 211.86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAY.

**LEGAL DESCRIPTION:**

**PARCEL 1: (PROPOSED)**  
THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:  
PART OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 11 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 20, BANANA RIVER DRIVE SUBDIVISION, AND THE EXISTING EAST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE AS THE POINT OF BEGINNING; THENCE RUN EAST ON SAID SOUTH LINE OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, A DISTANCE OF 112.81 FEET TO A POINT ON A LINE PARALLEL WITH AND 102 FEET WEST OF THE PROPERTY OF JOHN J.L.A. GAGNON, SR. AND MARGARET A. GAGNON, HIS WIFE; THENCE FOR A SECOND COURSE RUN NORTH ALONG SAID LINE THAT IS PARALLEL WITH GAGNON A DISTANCE OF 199.85 FEET TO THE NORTH LINE OF SAID LOT 20, BANANA RIVER DRIVE SUBDIVISION; THENCE RUN WEST ON SAID NORTH LINE OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, A DISTANCE OF 182.97 FEET, MORE OR LESS, TO THE SAID EAST FIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE; THENCE RUN SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE, A DISTANCE OF 211.86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAYS FOR MANTA BAY STREET AND NEWFOUND HARBOR DRIVE.

CONTAINING 11,904 SQUARE FEET, 0.34 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION:**

**PARCEL 2: (PROPOSED)**  
THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:  
PART OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 11 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 20, BANANA RIVER DRIVE SUBDIVISION, AND THE EXISTING EAST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE AS THE POINT OF BEGINNING; THENCE RUN EAST ON SAID SOUTH LINE OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, A DISTANCE OF 112.81 FEET TO A POINT ON A LINE PARALLEL WITH AND 102 FEET WEST OF THE PROPERTY OF JOHN J.L.A. GAGNON, SR. AND MARGARET A. GAGNON, HIS WIFE; THENCE FOR A SECOND COURSE RUN NORTH ALONG SAID LINE THAT IS PARALLEL WITH GAGNON A DISTANCE OF 199.85 FEET TO THE NORTH LINE OF SAID LOT 20, BANANA RIVER DRIVE SUBDIVISION; THENCE RUN WEST ON SAID NORTH LINE OF LOT 20, BANANA RIVER DRIVE SUBDIVISION, A DISTANCE OF 182.97 FEET, MORE OR LESS, TO THE SAID EAST FIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE; THENCE RUN SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE, A DISTANCE OF 211.86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS ROAD RIGHT OF WAYS FOR MANTA BAY STREET AND NEWFOUND HARBOR DRIVE.

CONTAINING 11,876 SQUARE FEET, 0.27 ACRES, MORE OR LESS.

**SURVEY NOTES**

1. THE INTENDED PURPOSE OF THIS SURVEY IS FOR BOUNDARY INFORMATION AND IMPROVEMENTS ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS TAKEN ARE AT THE EXPOSED AREAS OF IMPROVEMENTS, UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES, SEPTIC TANKS, DRAIN FIELDS OR OTHER SUBSURFACE STRUCTURES ARE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY. ANY SUCH SUBSURFACE/UNDERGROUND IMPROVEMENTS SHOWN HAVE NOT BEEN EXCAVATED AND ARE APPROXIMATE LOCATIONS.
7. IMPROVEMENTS SHOWN HEREON CANNOT BE USED TO RECONSTRUCT PROPERTY BOUNDARIES.
8. BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 20, BANANA RIVER SUBDIVISION, AS BEING WEST, PER PLAT.
9. ADAMS, KISER & COUTS, LLC, RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
10. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF ADAMS, KISER & COUTS, LLC.
11. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND LAND SURVEYOR'S SEAL.
12. SUBJECT RESIDENCE LIES WITHIN FLOOD ZONE 'SHADED X' & 'X', AS PER FIRM MAP NUMBER 12009C0435H DATED 01/29/2021. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD DETERMINATION REST SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
13. ELEVATIONS SHOWN HEREON, IF ANY, ARE BASED ON AN ASSUMED DATUM, UNLESS OTHERWISE NOTED.
14. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON EXISTING MONUMENTATION AND OCCUPATION, AS THEY EXISTED AT THE TIME OF THIS SURVEY.

Drawn by: SEC	<b>ADAMS, KISER &amp; COUTS, LLC</b> PROFESSIONAL LAND SURVEYING 1996 Robi Circle Titusville, FL 32796 <a href="http://WWW.LANDSURVEYBREVARD.COM">WWW.LANDSURVEYBREVARD.COM</a> (321)684-0075 gisurveying@gmail.com	<b>BOUNDARY SURVEY</b>
Scale: 1" = 30'		Certified to: LINDA T. ROWE
Date: 8/21/2025		I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
FB/PG SEE FILE		
Project # 25-168		
DATE	REVISIONS	UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
		Roger D. Kiser Professional Surveyor & Mapper No. 6104 State of Florida