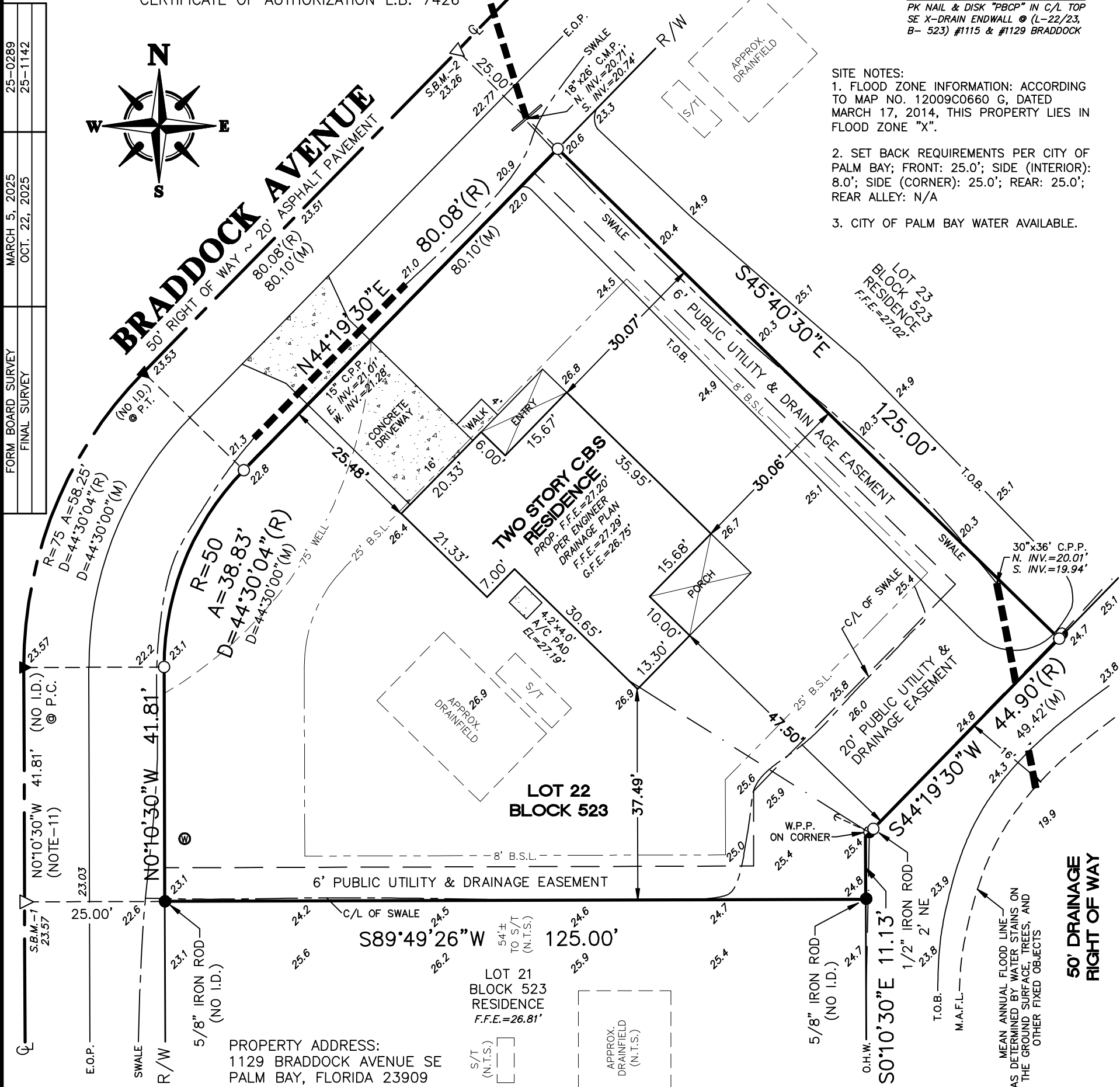


MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426

PARENT BENCHMARK DESCRIPTION:
PK NAIL & DISK "PBCP" IN C/L TOP
SE X-DRAIN ENDWALL @ (L-22/23,
B- 523) #1115 & #1129 BRADDOCK

- SITE NOTES:
1. FLOOD ZONE INFORMATION: ACCORDING TO MAP NO. 12009C0660 G, DATED MARCH 17, 2014, THIS PROPERTY LIES IN FLOOD ZONE "X".
 2. SET BACK REQUIREMENTS PER CITY OF PALM BAY; FRONT: 25.0'; SIDE (INTERIOR): 8.0'; SIDE (CORNER): 25.0'; REAR: 25.0'; REAR ALLEY: N/A
 3. CITY OF PALM BAY WATER AVAILABLE.

CERTIFIED TO: GROZA BUILDERS, INC.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP © COPYRIGHT 2025
SMITH & ASSOCIATES, SURVEYING AND MAPPING, INC. NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
2. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
3. DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES.
4. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES (CHAPTER 5J17-6.003(1)(B) F.A.C.)
5. PURSUANT TO FLORIDA LAW (F.A.C. 5J17-6. 003(17)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
7. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY CLIENT.
9. ELEVATIONS BASED ON 50.00' ASSUMED AT N/A C.P.B. ELEVATION 22.48) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
11. BEARINGS BASED ON CENTERLINE OF BRADDOCK AVENUE BEING N0°10'30"W (ASSUMED)
12. PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
13. LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
14. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION.
15. NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY.
16. ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE "OPEN TO TRAVEL" BOTH BY FOOT AND VEHICLE UNLESS OTHERWISE NOTED BY (CLOSED TO TRAVEL).
17. SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR.
18. HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
19. VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (GROUND, PAVEMENT, INLETS, ETC.) HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET.
20. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
21. THE EXPECTED USE OF THE LAND IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY.
22. ALL "PROPOSED" IMPROVEMENTS SHOWN HEREON ARE NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE "PROPOSED" INFORMATION SHOWN HEREON IS SUBJECT TO BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR COMPARING THE "PROPOSED" INFORMATION AS SHOWN, WITH THE "FINAL APPROVED FOR CONSTRUCTION" DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK.

LEGEND:

S.B.M. = SITE BENCH MARK
P.C.P. = PERMANENT CONTROL POINT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
P.R.M. = PERMANENT REFERENCE MONUMENT
R.P. = RADIUS POINT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
D = DELTA (CENTRAL ANGLE)
R = RADIUS
A = ARC
T = TANGENT
(R) = RECORD
(M) = MEASURED
(C) = CALCULATED
(D) = DEED
NO I.D. = NO IDENTIFICATION
C.B.S. = CONCRETE BLOCK & STUCCO
F.P. & L. = FLORIDA POWER AND LIGHT
RES. = RESIDENCE
PROP. = PROPOSED
TX = TRANSFORMER
CONC. = CONCRETE (TYP.) = TYPICAL
APPROX. = APPROXIMATE
E.O.P. = EDGE OF PAVEMENT
T.O.S. = APPROX. TOE OF SLOPE
E.O.W. = APPROX. EDGE OF WATER

B.S.L. = BUILDING SETBACK LINE
T.O.B. = APPROX. TOP OF BANK
N.T.S. = NOT TO SCALE
O/S = OFFSET
L.F.E. = LOWEST FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
P.V.C. = POLYVINYL CHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
INV. = INVERT EL. = ELEVATION
F.Z.L. = FLOOD ZONE LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
⊗ = CLEANOUT
⊙ = WATER METER
⊕ = ELECTRIC METER/HANDHOLE
⊞ = SANITARY SEWER MANHOLE
⊟ = STORM SEWER MANHOLE
⊠ = TELEPHONE MANHOLE/HANDHOLE
⊡ = TELEPHONE RISER
⊢ = CABLE TELEVISION RISER

⊞ = GAS VALVE
⊞ = RECLAIM WATER METER
⊞ = GAS SERVICE
⊞ = WATER VALVE IN 2'x 2' CONC.
⊞ = WATER VALVE
⊞ = FIRE HYDRANT
⊞ = POWER POLE
⊞ = LIGHT POLE
⊞ = GUY ANCHOR
⊞ = FENCE
⊞ = OVERHEAD WIRE (O.H.W.)
⊞ = APPROXIMATE SEPTIC TANK
⊞ = UNDER MAIN ROOF
⊞ = WELL
⊞ = IRON MARKER FOUND - SEE DESCRIPTION
⊞ = 1/2" IRON ROD WITH PLASTIC CAP MARKED "K.A. SMITH LB 7426" SET
⊞ = 4"x 4" CONC. MONUMENT FOUND - SEE DESCRIPTION
⊞ = 4"x 4" CONC. MONUMENT MARKED "K.A. SMITH LB 7426" SET
⊞ = NAIL & DISK FOUND - SEE DESCRIPTION
⊞ = SET MAGNETIC NAIL
⊞ = HUB & TACK SET

LOT 22 BLOCK 523
PORT MALABAR UNIT TWELVE

AS RECORDED IN PLAT BOOK 15 PAGES 43-53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
STAKE OUT	FEBRUARY 27, 2025	25-0270	
ROUGH STAKE	FEBRUARY 19, 2025	25-0194	
ADDITIONAL TOPOGRAPHY	JANUARY 23, 2025	25-0079	
PLOT PLAN	APRIL 30, 2024	24-0580	
BOUNDARY/TOPOGRAPHIC SURVEY	APRIL 16, 2024	24-0535 ~ 528775	
DRAWN BY: B. ROBERSON		SCALE: 1" = 20'	

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
ANDREW J. SMITH - FLORIDA CERTIFICATE NO. 5690