MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

NORTH

LEGAL DESCRIPTION:

LOTS 10 THROUGH 15, INCLUSIVE BLOCK 2, ACCORDING TO THE PLAT OF EAU GALLIE BY THE SEA, AS RECORDED IN PLAT BOOK 2, PAGE 116 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THOSE PORTIONS OF LOTS 10, 11 AND 12 LYING WITHIN THE RIGHT-OF-WAY OF STATE ROAD A-1-A. ALSO CONVEYED AS THE EAST 18 FEET OF CLOSED AND VACATED OCEAN DRIVE LYING ADJACENT TO AND TO THE WEST OF LOTS 13, 14 AND 15, BLOCK 2, ACCORDING TO THE PLAT OF EAU GALLIE BY THE SEA, AS RECORDED IN PLAT BOOK 2, PAGE 116 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND

THE NORTH 1/2 (HALF) OF VACATED PALMETTO AVENUE, LYING BETWEEN BLOCK 3, AND BLOCK 2, EAU GALLIE BY THE SEA, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 116, OF THE PUBLIC RECORDS OF BREVARD COUNTY.

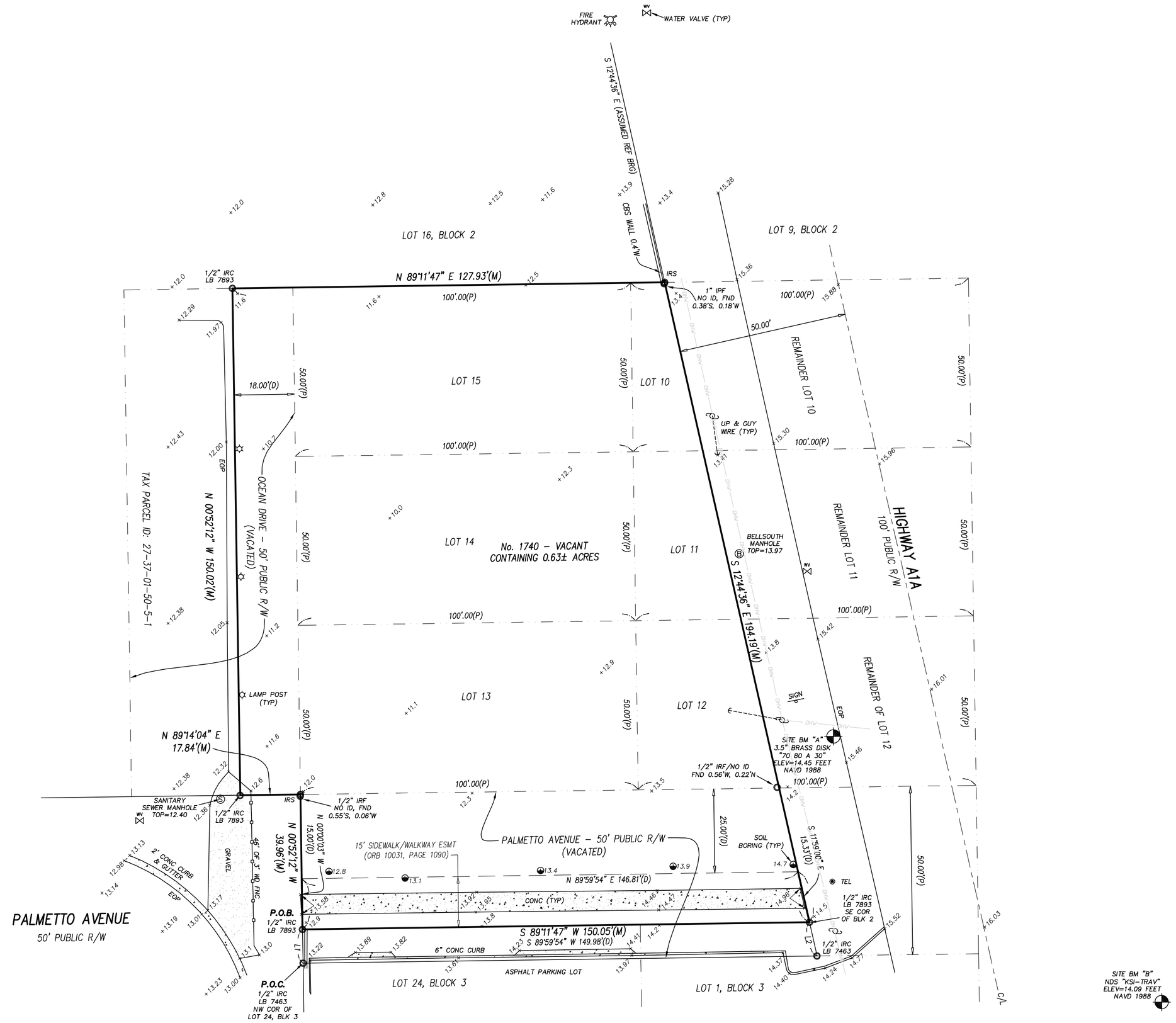
AND

COMMENCING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 3, THENCE N 00°03'30" W 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°03'30" W, A DISTANCE OF 15.00 FEET; THENCE N 89°59'54" E, A DISTANCE OF 146.81 FEET; THENCE S 11°59'00" E, A DISTANCE OF 15.33 FEET; THENCE S 89°59'54" W, A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING. SUBJECT TO A SIDEWALK/WALKWAY EASEMENT PER O.R.B. 10031, PAGE 1090

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LINE TABLE		
LINE	BEARING	LENGTH
L1(P)	N00°00'03"W	10.00'
L1(M)	N00°52'12"W	10.00'
L2(P)	S11°59'00"E	10.22'
L2(M)	S12°44'36"E	10.22'

×50.3 EXISTING GRADE ELEV

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
CATV = CABLE TELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (PLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NDF = NAIL & DISK FOUND
NDS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL= TELEPHONE RISER
TWP = TOWNSHIP
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WIT=COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
WM = WATER METER
XCF = CROSS CUT FOUND

NOTES:

1. BEARINGS BASED ON THE W. R/W LINE BEING S 12°44'36" E AS PER ASSUMED DATUM (SEE SKETCH)

2. ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK 70 80 A 30 BEING AN ELEVATION OF 14.45 FEET NAVD 1988.

3. FLOOD ZONE "X", MAP No. 12009C0537H COMMUNITY No. 120028. FIRM INDEX DATE: JANUARY 29, 2021. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.

4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 5J-17-6.003

5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.

6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.

8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.

9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

JOB No. 43519
EGBTS/L10B2

CERTIFIED TO:

MIKE MAGUIRE

BOUNDARY & TOPOGRAPHIC SURVEY	DATE: 6/3/24

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel A Seymour — Digitally signed by Joel A Seymour Date: 2024.06.10 08:18:40 -04'00'

JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER STATE OF FLORIDA NO. LS 6133

JOEL A. SEYMOUR — License Number 6133 — STATE OF FLORIDA — Professional Surveyor and Mapper

DRAWN BY: JED/JIL | SCALE 1 INCH = 20 FEET

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