

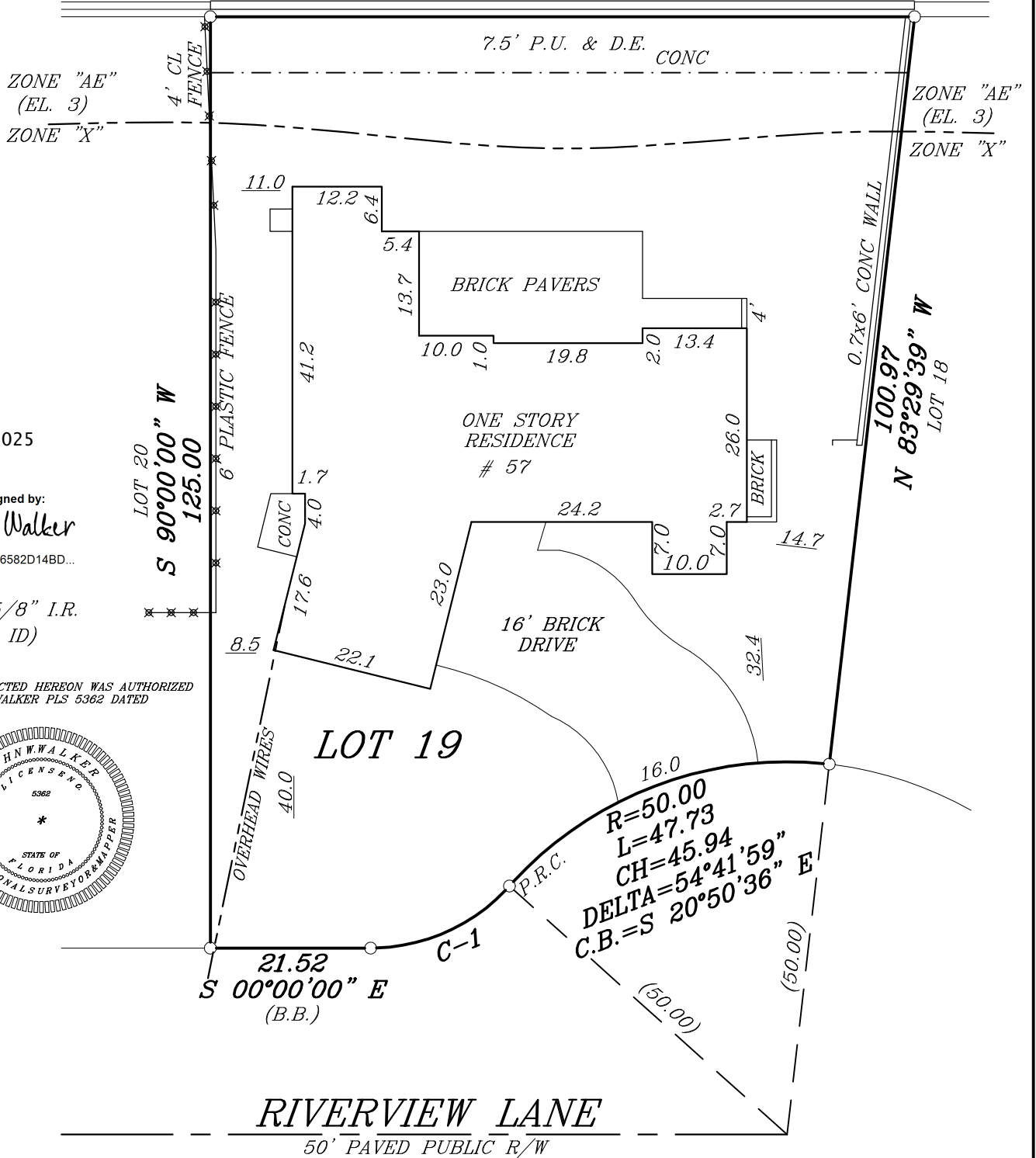
DESCRIPTION AS FOLLOWS: Lot 19, SURFSIDE UNIT 1, as recorded in Plat Book 17, Page 113, Public Records of Brevard County, Florida.

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO: SHEROPA, LLC, a Florida Limited Liability Company Just Rite Construction

C-1: R=25.00 L=21.03 CH=20.41
DELTA=48°11'23" C.B.=S 24°05'41" E

100' WIDE WATERWAY
N 00°00'00" W
94.53

1' WOOD SEAWALL



4/27/2025

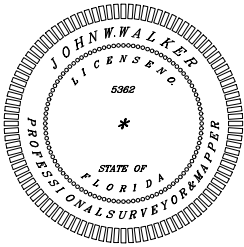
DocuSigned by:

John Walker

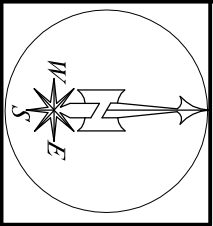
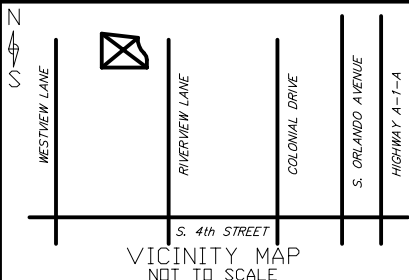
FCB19B6582D14BD...

○ =REC. 5/8" I.R. (NO ID)

THE SEAL DEPICTED HEREON WAS AUTHORIZED BY JOHN W. WALKER PLS 5362 DATED 7-16-24



WALKER LAND SURVEYING, INC.



NOTES

- STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027, FLORIDA STATUTES.
- UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID.
- THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
- THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
- DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- BEARINGS BASED ON THE WEST R/W LINE OF RIVERVIEW LANE SAID BEARING BEING S 00°00'00" E
- BEARING AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- MEASUREMENTS SHOWN ARE BASED ON THE STANDARD U.S. SURVEY FOOT.
- ADDITIONS OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.

9014 CALWOOD COURT
ORLANDO, FL 32825
321-537-3974

LB 6710

CERTIFIED BY: R.L.S. NO. 5362
JOHN W. WALKER

THIS BUILDING/PROPERTY DOES LIE WITHIN THE ESTABLISHED SPECIAL FLOOD HAZARD AREA PER "FIRM". IT LIES IN ZONE: X&AE
PANEL # 12009C 0453H MAP DATE: 1-29-21

SCALE	1" = 20'	
FIELD DATE	BOUNDARY 7-9-24	ORDER NO. (DWG. NO.) 57 RIVERVIEW LANE
	PLOT PLAN 9-1-24	
	FINAL 4-24-25	
DRAWN BY: NICK	CHECKED BY:	

LEGEND

P.T. =POINT OF TANGENCY	P. & P.D.E. =PUBLIC UTILITIES & PRIVATE DRAIN. ESMT.
D. =DESCRIPTION	F. =FIELD
B.B. =BASE BEARING (SEE #8)	I.P. =IRON PIPE
A/C =AIR CONDITIONER	I.R. =IRON ROD
R. =RADIUS	C.M. =CONCRETE MONUMENT
L. =ARC LENGTH	SET I.R. =5/8" I.R. W/HLB 6710
CH =CHORD	REC. =RECOVERED
CB =CHORD BEARING	P.D.B. =POINT OF BEGINNING
P.O.L. =POINT ON LINE	P.D.C. =POINT OF COMMENCEMENT
TYP. =TYPICAL	C/C =COVERED CONCRETE
R/W =RIGHT-OF-WAY	N&D =NAIL & DISC
RAD. =RADIAL	ESMT. =EASEMENT
N.R. =NON-RADIAL	DRAIN. =DRAINAGE
W.P. =WITNESS POINT	UTIL. =UTILITY
W.D. =WOOD	C.L. =CHAIN LINK
S/W =SIDEWALK	C/B =CONCRETE BLOCK
D.H. =DRILLHOLE	P.C. =POINT OF CURVATURE
EL. =ELEVATION	F.F.E. =FINISHED FLOOR ELEVATION
P.U. & D.E. =PUBLIC UTILITIES & DRAINAGE ESMT.	