

PRIMARY BENCHMARK:
CITY OF PALM BAY BENCHMARK NO: 30-139
ELEVATION 20.25' N.A.V.D. (1988)
TO CONVERT FROM N.A.V.D. (1988) TO N.G.V.D. (1929) ADD 1.35'

LOT 1
BLOCK 1397
(OCCUPIED)
FINISHED FLOOR
EL.=23.1' N.A.V.D. (1988)

LOT 2, BLOCK 1397
SINGLE STORY C.B.S.
SINGLE FAMILY RESIDENCE
MODEL: 1919-B
3310 TOLEDO AVENUE SW
FINISHED FLOOR
EL.=XX.XX' N.A.V.D. (1988)

LOT 21
BLOCK 1397
(OCCUPIED)

LOT 20
BLOCK 1397
(OCCUPIED)

LOT 3
BLOCK 1397
(VACANT)

FLOOD ZONE NOTE:
THIS AREA OF THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOOD PLAIN
THIS AREA OF THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1 % CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD
THIS AREA OF THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE AE, BASE FLOOD ELEVATION 20.0' N.A.V.D. (1988)

NOTE:
ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED, NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE INFORMATION SHOWN HEREON IS SUBJECT TO FIRST BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR COMPARING THE INFORMATION AS SHOWN HEREON WITH THE FINAL "APPROVED FOR CONSTRUCTION" PLANS BEFORE ANY LAYOUT WORK IS PERFORMED.

Legal Description: (Per Client)
Lot 2, Block 1397, PORT MALABAR UNIT THIRTY, according to the plat thereof, as recorded in Plat Book 17, Pages 6 through 21, inclusive, Public Records of Brevard County, Florida.

SURVEYORS NOTES:

1. Purpose of Document: Map of Boundary Survey / Plot Plan
2. Easements and rights-of-way shown hereon, except as called for by the plat, only include those provided to the surveyor. The surveyor has made no search of the public records for such.
3. Only open and notorious evidence of easements and rights-of-way are located and shown hereon. The surveyor has not located any underground utilities or foundations which may encroach.
4. Bearings shown hereon are referenced to an assumed value of S 00°35'06" E for the centerline of Toledo Avenue SW. Said bearing is identical with the plat of record.
5. The Federal Flood Zones as shown hereon are per Flood Insurance Rate Map (FIRM) Panel No. 670, Community No. 120404, Suffix G, Effective Date: March 17, 2014.
6. Use only boundary monumentation for construction of fences and other improvements. Dimensions from a fixed improvement to the boundary may be from the foundation and may not include exterior finishes such as stucco or siding.
7. The client is advised that the term "FINISHED" as it applies to floor elevations pertains to the main living floor of the structure and is not intended to be construed as the garage or any other secondary floor.

 COPYRIGHT © 2024 WILLIAM MOTT LAND SURVEYING INC., ALL RIGHTS RESERVED	SCALE: 1"=20'		DWN.BY: J.M.M.	CHD.BY: W.A.M.	CLIENT NO. 5865	THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON- TRANSFERABLE. WHEN PRINTED THIS ELECTRONIC DOCUMENT IS NOT CONSIDERED A SIGNED AND SEALED ORIGINAL.		
	REVISIONS	A.					CERTIFIED TO:	
		B.						
		C.						
		D.						
<u>CERTIFICATION</u> I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY: <table border="1"><tr><td>DATE OF FIELD SURVEY: 11-14-24</td><td>FLA. CERT. NO. 5060</td></tr></table>						DATE OF FIELD SURVEY: 11-14-24	FLA. CERT. NO. 5060	 WILLIAM MOTT LAND SURVEYING INC. 4875 N WICKHAM ROAD, SUITE 105 MELBOURNE, FLORIDA 32940 PHONE (321) 751-4444 LICENSED BUSINESS "3608" PROJECT NO. 224-065
DATE OF FIELD SURVEY: 11-14-24	FLA. CERT. NO. 5060							