

24



Phone (321)724-2940
Fax (321)951-4879
E-MAIL: SMITHSURVEYING@GMAIL.COM

SMITH
SURVEYING & MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1
PALM BAY, FLORIDA 32907
WEBSITE: SMITHSURVEYING.NET

MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426

80' MELBOURNE TILLMAN DRAINAGE
DISTRICT CANAL NO. 21

- SITE NOTES:**
1. FLOOD ZONE INFORMATION: ACCORDING TO MAP NO. 1209000595 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

PARENT BENCHMARK DESCRIPTION:
MAG. NAIL IN NORTH SIDE OF NORTH DRIVEWAY ± 2' X 2' O/S AT PIPE (L-10, B-258) #288 MAYPORT AVENUE (REFER TO NOTE-10 FOR ELEVATION INFORMATION)

PROPERTY ADDRESS:
299 BOUGAINVILLE STREET NW
PALM BAY, FLORIDA 32907

BOUGAINVILLE STREET

CERTIFIED TO: FRANCOISE JEAN; MARCHLY JEAN

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP © COPYRIGHT 2024
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, RESERVATIONS, 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 5417-6.003(1)(B) F.A.C.)
5. PURSUANT TO FLORIDA LAW (F.A.C. 5417-6.003(1)(7)) 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 EXIST.
8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY CLIENT.
9. ELEVATIONS BASED ON 50.00' ASSUMED AT N/A. (C.P.B.)
10. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (PARENT B.M. 13/177 ELEVATION = 23.544...), AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
11. BEARINGS BASED ON CENTERLINE OF BOUGAINVILLE STREET BEING N89°32'07"E (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, DOWNPOLES, 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 OBTAINING 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.M. = PERMANENT SURVEY MONUMENT
R.P. = RADIUS POINT
P.C. = POINT OF CURVATURE
P.E.C. = POINT OF COMPOUND CURVATURE
P.E.C. = POINT OF REVERSE CURVATURE
D = DELTA (CENTRAL ANGLE)
R = RADIUS
A = ARC
T = TANGENT
F.T. = PROPERTY LINE
M = MEASURED
S.T. = STORY
C = CALCULATED
R/W = RIGHT-OF-WAY
D = DEED
NO ID. = NO IDENTIFICATION
C.B.S. = CONCRETE BLOCK & STUCCO
F.P.A.L. = FLORIDA POWER AND LIGHT
RES. = RESIDENCE
PROP. = PROPOSED
TK = TRANSFORMER
CONC. = CONCRETE
E.D.P. = APPROXIMATE
E.D.P. = EDGE OF PAVEMENT
T.O.S. = APPROX. TOP OF SLOPE
E.D.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
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
IN. = INCH
EL. = ELEVATION
F.Z.L. = FLOOD ZONE LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
C. = CLEANOUT
W. = WATER METER
E. = ELECTRIC METER/HANDHOLE
S. = SANITARY SEWER MANHOLE
S.S. = STORM SEWER MANHOLE
T. = TELEPHONE MANHOLE/HANDHOLE
T.R. = TELEPHONE RISER
C.T.R. = CABLE TELEVISION RISER

W = GAS VALVE
R = RECLAIM WATER METER
G = GAS SERVICE
WV = WATER VALVE IN 2' X 2' CONC.
H = WATER VALVE
F = FIRE HYDRANT
L = LIGHT POLE
F = FENCE
S/T = APPROXIMATE SEPTIC TANK
U = UNDER MAIN ROOF
B = WELL
● = IRON MARKER FOUND - SEE DESCRIPTION
○ = 1/2" IRON ROD WITH PLASTIC CAP MARKED "A. SMITH LB 7426" SET
■ = 4" X 4" CONC. MONUMENT FOUND
□ = 4" X 4" CONC. MONUMENT MARKED "A. SMITH LB 7426" SET
▲ = NAIL & DISK FOUND - SEE DESCRIPTION
△ = SET MAGNETIC NAIL
○ = HUB & TACK SET

LOT 14, BLOCK 654,

"PORT MALABAR UNIT THIRTEEN

AS RECORDED IN PLAT BOOK 15, PAGES 54-63, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
BOUNDARY/FINAL SURVEY	JULY 11, 2024	24-0922 ~ 530/85	KEVIN A. SMITH
DRAWN BY: A. TEJADA	SCALE: 1" = 20'		

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
ANDREW J. SMITH - FLORIDA CERTIFICATE NO. 5592

