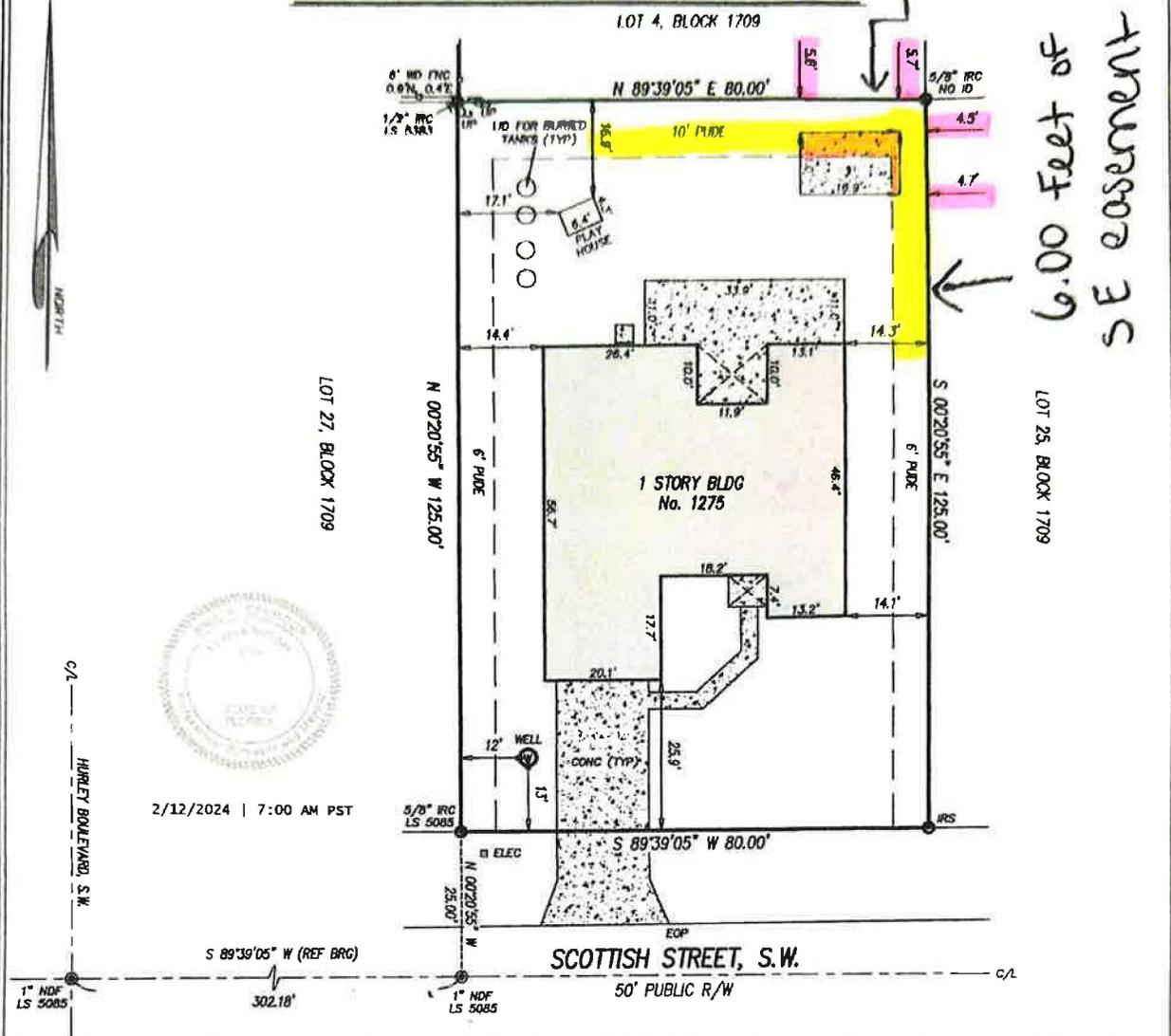


6.00 Feet of NE Easement

MAP OF BOUNDARY SURVEY



6.00 Feet of SE easement



2/12/2024 | 7:00 AM PST

LEGEND	
A = ARC	FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
BFE = BASE FLOOD ELEVATION	FF = FINISHED FLOOR
BLDG = BUILDING	FNG = FENCE
BLK = BLOCK	FND = FOUND
BM = BENCHMARK	FPAL = FLORIDA POWER & LIGHT COMPANY
BRG = BEARING	ID = IDENTIFICATION
(C) = CALCULATED	IRP = IRON PIPE FOUND
CATV = CABLE TELEVISION	IRC = IRON ROD & CAP FOUND
CBS = CONCRETE BLOCK STRUCTURE	IRF = IRON ROD FOUND
CHD = CHORD	IRS = 5/8" IRON ROD SET "LB 7838"
C/L = CENTERLINE	LB = LICENSED BUSINESS NUMBER
CLF = CHAIN LINK FENCE	LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
CMF = CONCRETE MONUMENT FOUND	(M) = MEASURED
CMP = CORRUGATED METAL PIPE	NAV = NORTH AMERICAN VERTICAL DATUM
CONC = CONCRETE	NDF = NAIL & DISK FOUND
COR = CORNER	NDS = 1 1/4" NAIL & DISK SET "LB 7838"
(D) = DEED	NOVD = NATIONAL GEODETIC VERTICAL DATUM
DA = DELTA ANGLE	No. = NUMBER
DB = DEED BOOK	O/H = OVERHEAD
DHF = DRILL HOLE FOUND	ORB = OFFICIAL RECORDS BOOK
ELEC = ELECTRIC	O/S = OFFSET
ELEV = ELEVATION	(P) = PLAT
ENC = ENCROACHMENT	PB = PLAT BOOK
EGP = EDGE OF PAVEMENT	PC = POINT OF CURVATURE
ESMT = EASEMENT	PCC = POINT OF COMPOUND CURVATURE
FB = FIELD BOOK	PCP = PERMANENT CONTROL POINT
	PI = POINT OF INTERSECTION
	PLS = PROFESSIONAL LAND SURVEYOR
	POB = POINT OF BEGINNING
	PCC = 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

LEGAL DESCRIPTION:
 LOT 26, BLOCK 1709, PORT MALABAR UNIT THIRTY SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 82-94, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

BOUNDARY	DATE: 2/7/24	JOB No. 43305
		FB 23-9-63
		PM36/L26B1709

CERTIFIED TO:
 GREEN HAMMER

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 24-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Joel Seymour DATE: 2/12/24
 JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA No. LB 8133

- NOTES:**
- BEARINGS BASED ON THE C/L BEING S 89°39'05" W AS PER PLAT (SEE SKETCH)
 - ELEVATIONS BASED ON
 - FLOOD ZONE "X", MAP No. 12009C06550 COMMUNITY No. 120404, MARCH 17, 2014. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
 - HORIZONTAL ENCLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 24-17-9.003.
 - BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
 - 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, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 - THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
 - ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
 - UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

Kane Surveying, Inc.
 FLORIDA LICENSED BUSINESS No. LB 7838
 505 DISTRIBUTION DRIVE
 MELBOURNE, FLORIDA 32904
 (321) 678-0427