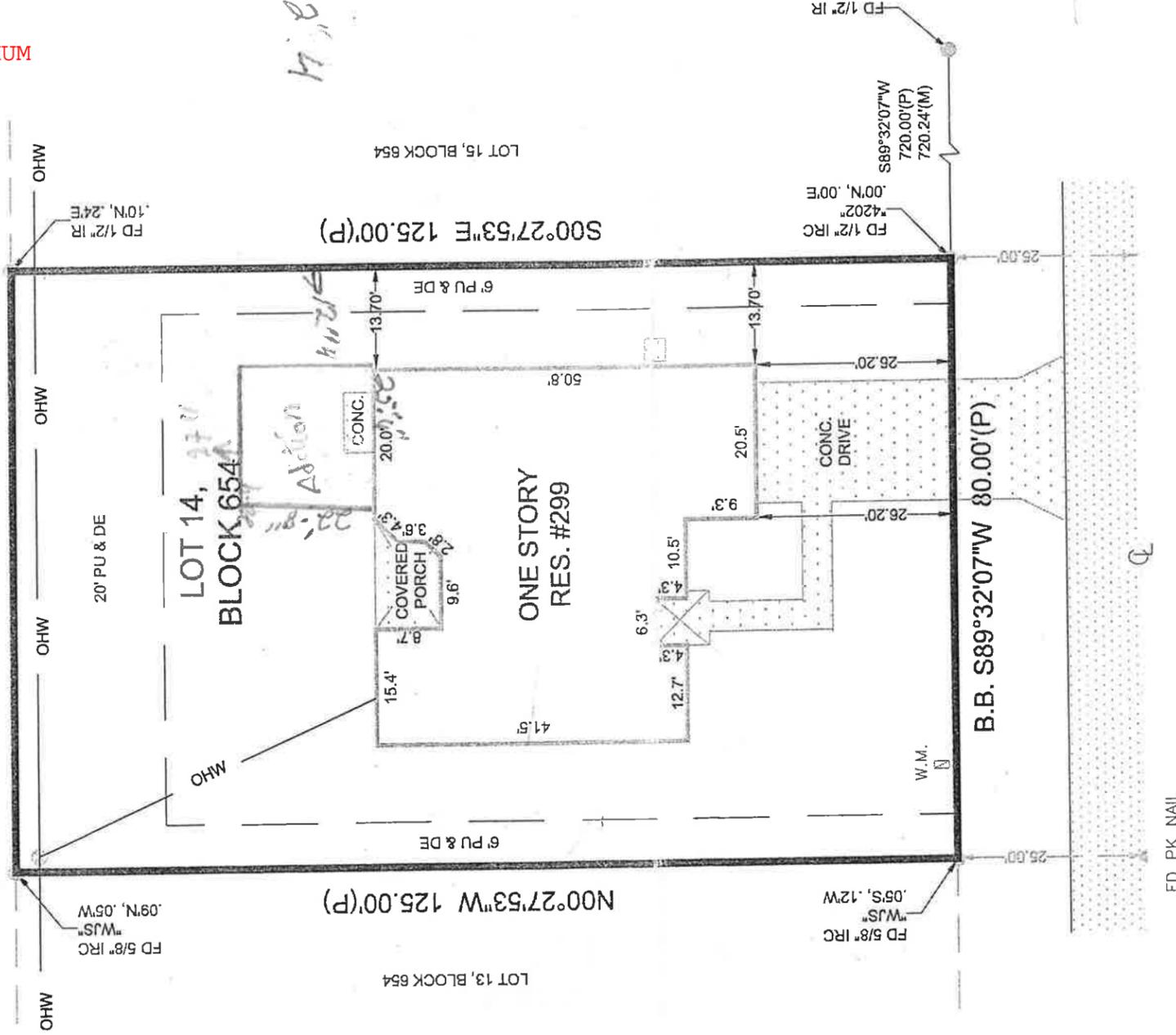


# PLAT OF SURVEY FOR: FRANCOISE ROCK

80' MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL

N89°32'07"E 80.00'(P)



BOUGAINVILLEA STREET (50' R/W)

**CERTIFIED TO:**  
**FRANCOISE ROCK**  
**IRWIN MORTGAGE CORPORATION**  
**TOWN & COUNTRY TITLE, INC.**  
**CHICAGO TITLE INSURANCE COMPANY**

**LEGAL DESCRIPTION AS FURNISHED:**  
**LOT 14, BLOCK 654, PORT MALABAR, UNIT THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 54, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

**PROPERTY ADDRESS: 299 BOUGAINVILLEA STREET**



BOUNDARY SURVEY  
 SEE THE BACK OF THIS SURVEY DRAWING  
 FOR LEGEND AND ABBREVIATIONS



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.

PHILIP R. KING, P.L.S.  
 FLORIDA LICENSE NO. 4207

THE ABOVE BEARING STRUCTURE IS BASED UPON PLAT OF RECORD (ASSUMED) THE SURVEYOR HAS NOT ABSTRACTED THE EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OF THIS PROPERTY. THIS SURVEY DOES NOT WARRANT TITLE. AT TIME OF SURVEY, BUILDING FOUNDATION FOOTERS, UNDERGROUND IMPROVEMENTS, ENCROACHMENTS, AND/OR PUBLIC UTILITIES WERE NOT LOCATED. AT THE REQUEST OF THE CLIENT, APPROXIMATE WELL AND SEPTIC TANK LOCATIONS, IF ANY, ARE SHOWN. APPROXIMATE SHORELINE LOCATIONS, IF ANY, ARE NOT INTENDED TO REPRESENT A PRECISE MEAN HIGH WATER LINE LOCATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA COASTAL MAPPING ACT OF 1974. THIS SURVEY IS ONLY VALID WITHIN 30 DAYS OF THE SURVEY FIELD DATE. NO PORTION OR PART OF THIS SURVEY SHALL BE REPRODUCED, TRANSMITTED OR THE LIKEWISE, THE EXCEPTION BEING ELECTRONIC OR FAX TRANSMISSIONS ORIGINATING FROM ACCURATE LAND SURVEYING, ITS SUCCESSORS AND/OR ITS ASSIGNS.

THIS PROPERTY LIES IN OR AROUND FLOOD INSURANCE RATE MAP NO. 120404 FLOOD ZONE "X" COMMUNITY PANEL NO. 0520E DATED: NOVEMBER 19, 1997. ELEVATIONS ARE BASED UPON N/A

SCALE: 1" = 20'	REV.
DRAWN BY: REC	1.
DRAWING NO.: B-13519	2.
PROJ. NO.: S-01-13-99-04	3.
SURVEY FIELD DATE: 01/31/04	
SURVEY SIGN DATE: 02/04/04	

ACCURATE LAND SURVEYING SERVICES, INC.

P.O. BOX 2692  
 MERRITT ISLAND, FL 32853  
 OFFICE (321) 454-9663  
 FAX (321) 453-4306

REVISED: 01/09/03

ADDITION MUST MAINTAIN A MINIMUM 25' REAR SETBACK.

APPROVED FOR ZONING - S. CHANDLER  
 04/12/2023 3:03:17 PM

THIS PERMIT DOES NOT AUTHORIZE THE USE OF ANY PUBLIC EASEMENT OR RIGHT OF WAY LINES

