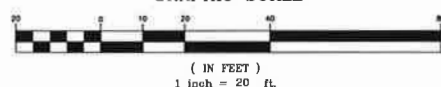


# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY 3477 South Atlantic Avenue, Cocoa Beach

NATURAL VEGETATION LEGEND  
1. BEACH DUNE (GRASSES AND GROUND COVERS)  
2. COASTAL STRAND (SAND PALMETTO AND SALT PRUNED SHRUBS)  
3. HAMMOCK (OVERHEAD FOREST CANOPY)  
4. WETLAND (MANGROVE, MARSH, OR SWAMP)  
5. EXOTICS (GREATER THAN 50 PERCENT AUSTRALIAN PINE, BRAZILIAN PEPPER, AUSTRALIAN SCAEVOLA OR OTHER INVASIVE NUISANCE SPECIES)

INDICATES VEGETATION TYPE

## GRAPHIC SCALE



## LEGEND

A/C = AIR CONDITIONER  
BFL = BASE FLOOD ELEVATION  
BLDG = BUILDING  
BLK = BLOCK  
BM = BENCHMARK  
BRG = BEARING  
C = CALCULATED  
CATV = CABLE TELEVISION  
CBS = CONCRETE BLOCK STRUCTURE  
CHS = CHORD  
C/L = CENTERLINE  
CLF = CHAIN LINK FENCE  
CMF = CONCRETE MONUMENT FOUND  
CMP = CORRUGATED METAL PIPE  
CONC = CONCRETE  
COR = CORNER  
(D) = DEED  
DB = DEED BOOK  
DA = DELTA ANGLE  
ELEC = ELECTRIC  
ELEV = ELEVATION  
ENC = ENCROACHMENT  
EOP = EDGE OF PAVEMENT  
FSMT = EASTMENT  
FB = FILL BOOK  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
FF = FINISHED FLOOR  
FNC = FENCE  
FND = FOUND  
FPLM = FLORIDA POWER & LIGHT COMPANY  
ID = IDENTIFICATION  
IPF = IRON PIPE FOUND  
IRC = IRON ROD & CAP FOUND  
IRF = IRON ROD FOUND  
IRS = 5/8" IRON ROD SET "LB 7838"  
LB = LICENSED BUSINESS NUMBER  
LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR  
(M) = MEASURED  
NAVD = NORTH AMERICAN VERTICAL DATUM  
NDF = NAIL & DISK FOUND  
NUS = 1 1/4" NAIL & DISK SET "LB 7838"  
NOVD = NATIONAL GEODETIC VERTICAL DATUM  
No. = NUMBER  
O/H = OVERHEAD  
ORD = OFFICIAL RECORDS BOOK  
O/S = OFFSET  
(P) = PLAT  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
POC = POINT OF COMPOUND CURVATURE  
POP = PERMANENT CONTROL POINT  
PI = POINT OF INTERSECTION  
PLS = PROFESSIONAL LAND SURVEYOR  
POM = POINT OF BEGINNING  
POC = 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 EASTMENT  
PUC = 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  
WY-COK = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"  
WM = WATER METER  
XCF = CROSS CUT FOUND

## NOTES:

1. BEARINGS BASED ON AN INVERSE FROM REF MON "70 85 A19-2" TO "70 80 A20" BEING 508°40'43" AS PER NORTH AMERICAN DATUM OF 1927.
2. ELEVATIONS BASED ON NAVD 1988 AND REF MON "70 85 A19-2" BEING AT AN ELEV OF 4.35 FEET NAVD 1988.
3. FLOOD ZONE "X" MAP No. 12090004030 COMMUNITY No. 120902, MARCH 17, 2014. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 54-17-6.003.
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. 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 OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.
10. THE SHORELINE DEPICTED HEREON IS APPROXIMATE AND DOES NOT REPRESENT A PRECISE LOCATION OF THE MEAN HIGH WATER LINE IN ACCORDANCE WITH THE COASTAL MAPPING ACT OF 1974. SHOULD A PRECISE LOCATION OF THE MEAN HIGH WATER LINE BE REQUIRED FOR USE AS A REGULATORY SET BACK LINE THE SURVEYOR MUST BE CONTACTED PRIOR TO PREPARATION OF BUILDING PLANS, DESIGN, ENGINEERING, OR CONSTRUCTION.
11. THE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1927 FLORIDA MERCATOR EAST ZONE AND REFERENCE MONUMENTS "70 85 A19-2" AND "70 80 A20".
12. THE CONTROL LINE MONUMENTS SHOWN HEREON WERE LOCATED BY A TOPCON HIRSH REAL TIME KINEMATIC CLOSURE POSITIONING SYSTEM. AN ANALYSIS OF POSITIONING FROM A RESECTION SHOTS YIELDED A 1:50,000 COMPARISON OF RECORDED VERTICES FIELD INVERSE BETWEEN DEPICTED REFERENCE MONUMENTS.

BOUNDARY & TOPOGRAPHIC	DATE: 11/12/19	JOB No. 38508
REVISED CERTIFICATIONS	DATE: 3/28/22	FD 19-9-94
		ORLANDO, FL 32804

**Kane Surveying, Inc.**  
FLORIDA LICENSED BUSINESS No. LB 7834  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
(321) 676-0427  
FAX (321) 984-1448

CERTIFIED TO:  
OBC REALTY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

## 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 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

3/28/2022 11:53:55 AM PDT

**Joel Seymour** DATE: 3/28/22  
JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. LS 8133

DRAWN BY: JED

SCALE 1 INCH = 20 FEET

## LEGAL DESCRIPTION:

LOT 8, BLOCK 1, PLAT OF ORLANDO BEACH, RECORDED IN PLAT BOOK 9, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SOUTH ATLANTIC AVENUE  
(STATE ROAD 1A)  
100' PUBLIC R/W

ATLANTIC OCEAN