

Boundary
Survey

22V00030
Ballard/Karlovitch

L1 - N00°17'20"E 25.00' (D)

REMAINDER OF
SECTION 12
TOWNSHIP 28 S
RANGE 36 E
(NOT INCLUDED)
S87°27'00"W 330.00' (D&M)

SET 1/2" IRON
ROD & CAP
LB 8121
1.0' OFF
0.8' OFF

SET 1/2" IRON
ROD & CAP
LB 8121
0.5' ON
1.0' ON

THE NE CORNER
OF PARCEL 1D,
28-36-12-00-21.1
FND 1" IRON PIPE

REMAINDER OF
SECTION 12
TOWNSHIP 28 S
RANGE 36 E
(NOT INCLUDED)

REMAINDER OF
SECTION 12
TOWNSHIP 28 S
RANGE 36 E
(NOT INCLUDED)

Variance #1

Variance
#2

P.O.C.
THE NE CORNER
OF THE SW 1/4
OF SECTION 12
TOWNSHIP 28 S
RANGE 36 E

POINT OF
INTERSECTION
FND NAIL
& DISK
1.47' E

THE NORTH LINE
OF THE SW 1/4
OF NE 1/4
OF SECTION 12
TOWNSHIP 28 S
RANGE 36 E



1" = 100'
GRAPHIC SCALE
0 50 100

50' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY
MILWAUKEE AVENUE

ADDRESS
3280 MILWAUKEE AVENUE
WEST MELBOURNE, FLORIDA 32904

LEGAL DESCRIPTION: (AS FURNISHED)
SEE PAGE 2

BASIS OF BEARINGS: THE NORTH LINE OF THE SW 1/4, OF NE 1/4, OF SECTION 12, TOWNSHIP 28 S, RANGE 36 E, BEING S 87°27'00" W, PER DEED

LIST OF POSSIBLE ENCROACHMENTS: FENCES AS SHOWN

DLS #: 22-03-0150
CLIENT #:
FIELD DATE: 04/22/2022
DRAFTER: C.D.
APPROVED:

CERTIFIED TO: (AS FURNISHED)
JOHN KARLOVITCH

NOTES

1. Abutting properties have not been researched for gaps, overlaps, or other errors.
2. In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper.
3. Fence ownership is not determined.
4. No underground improvements or structures were located by this survey, unless otherwise noted.
5. This survey should not be used for construction purposes.
6. Any septic tank or drainfield locations (if found) are approximate.
7. Property lines and/or improvements shown were physically located by field survey.
8. Monuments found or set are shown.
9. Calculated lines and information are noted by (C).
10. Computations of lines and/or data not found are shown as (C).
11. Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable.
12. If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE
USE AND BENEFIT OF THE PARTIES LISTED HEREON.
LIABILITY TO THIRD PARTIES MAY NOT BE
TRANSFERRED OR ASSIGNED.

LEGEND

A/C	- Air Conditioner	P	- Plat
C	- Calculated	PB	- Plat Book
CB	- Centerline	PC	- Point of Curvature
CM	- Concrete Block	PI	- Point of Intersection
CONC	- Concrete Monument	POB	- Point of Beginning
COV	- Covered	POC	- Point of Commencement
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRC	- Point of Reverse Curvature
DUE	- Drainage & Utility Esmt	PRM	- Permanent Reference Monument
DW	- Driveway	R	- Radius
ESMT	- Easement	RAD	- Radial
FFE	- Finished Floor Elevation	R&C	- Rebar & Cap
FND	- Found	RFD	- Roofed
IP	- Iron Pipe	UE	- Utility Easement
L	- Length (Arc)	WM	- Water Meter
M	- Measured	Δ	- Delta (Central Angle)
N&D	- Nail & Disk	-	- Wood/PVC Fence
NR	- Non-Radial	-o-	- Chain Link Fence
OHU	- Overhead Utility Line		
ORB	- Official Records Book		

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN
FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN,
PER F.I.R.M. PANEL NUMBER 12009C 0583G
LAST REVISION DATE 03/17/2014

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY
RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID
SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA
ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND
SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER
5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 04/22/2022
DATE SIGNED: 04/22/2022



SURVEYOR'S NAME: BILL H. HYATT LS4636

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

13