

OCEAN GARDEN VILLAGE OF SOUTH SHORES
PHASE 1 and PHASE 2
Plat Book 42, Page 67

TRACT "1"
TRACT "E"

Westerly Right-of-Way
E.O.P.

5/8" Iron Rod (No I.D.) 0.23' W
5/8" Iron Rod (No I.D.) 0.35' W
5/8" Iron Rod (No I.D.) 0.10' E

Lot 5
Lot 4
Lot 3
Lot 2
Lot 1

5/8" Iron Rod (No I.D.) 0.23' W
5/8" Iron Rod (No I.D.) 0.35' W
5/8" Iron Rod (No I.D.) 0.10' E

125.00'
S89°19'13"E
161.23'(M)
161.21'(R)

LIGHTHOUSE COVE
A CONDOMINIUM
O.R.B. 3010, Page 1863

Unit 1
0.7 Acres ±
Vacant

Unit 2
Residence

5/8" Iron Rod (No I.D.) 0.23' W
5/8" Iron Rod (No I.D.) 0.35' W
5/8" Iron Rod (No I.D.) 0.10' E

226.14'
N0°41'04"E

6' Plastic Fence
4.3' W
4.5' W

149.83'(M)
159.83'(R)

5/8" Iron Rod (No I.D.) 0.15' S

227.65'
S5°34'42"E

6' Wood Fence
0.7' E

189°15'32"W
189°15'32"W

223.63'(R)
223.65'(M)

5/8" Iron Rod (No I.D.)

242.75'
S20°22'53"E

Westerly Right-of-Way
3.2'

3.2'

3.2'

3.2'

3.2'

3.2'

CASSEKEE TRAIL
Private Drive
Lighthouse Cove Condominium
O.R.B. 3010, Page 1863

Note: Based on closure calculations, the Surveyor believes the record dimension along the south line of Unit 1 contains a typographical error.

LEGAL DESCRIPTION:

UNIT 1, as described in DECLARATION OF CONDOMINIUM OF CASSEKEE TRAILS, A CONDOMINIUM, dated May 2, 2005 as recorded in Official Records Book 5460, Page 2504, of the Public Records of Brevard County, Florida.

SURVEYOR'S NOTES:

1. LOTS SHOWN HEREON WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, EASEMENTS, ENCUMBRANCES, OR OTHER MATTERS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS AND BELIEVES THE RECORD DIMENSION ALONG THE SOUTH LINE OF UNIT 1 CONTAINS A TYPOGRAPHICAL ERROR.
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 STANDARD PRACTICES OF THE SURVEYING PROFESSION.
5. PURSUANT TO FLORIDA LAW (F.A.C. 517-6-002(7)), THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
7. ALL SHOWN HEREON ON THE BASIS OF THE SURVEYOR'S FIELD AND DECADES OF EXPERIENCE AND KNOWLEDGE OF THE AREA AND ARE BELIEVED TO BE CORRECT.
8. ELEVATIONS BASED ON NAVD 83/89 DATUM AND ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.
9. ELEVATIONS BASED ON NAVD 83/89 DATUM AND ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.
10. ELEVATIONS BASED ON NAVD 83/89 DATUM AND ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.
11. BEARINGS BASED ON WESTERLY B/W LINE STATE ROAD A-1-A, BEING S02°22'53"E (ASSUMED).
12. LOT DIMENSIONS AND BEARINGS ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
13. LOT DIMENSIONS AND BEARINGS ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
14. SERVICE 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 INFORMATION ONLY.
16. ALL RIGHT-OF-WAY, ALLEY, 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 ACQUISITION: TOPOGRAPHIC LAND FEATURES (SPOTS, INLETS, VALVES, WILDOCKS, POWER POLES, DRAINAGE, CULVERTS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACQUISITION OF PLUS OR MINUS 0.25 FEET.
19. VERTICAL FEATURE ACQUISITION: ELEVATIONS ON THE SITE (GROUND ELEVATIONS, INLETS, ETC.) HAVE A VERTICAL FEATURE ACQUISITION 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.
21. THE LOCATION 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 SHALL BE APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK.

CERTIFIED TO: CHRIS ESPANET

PROPERTY ADDRESS: 5610 #1 Highway A-1-A
Melbourne Beach, Florida 32951

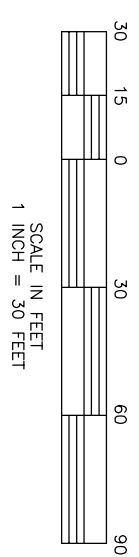
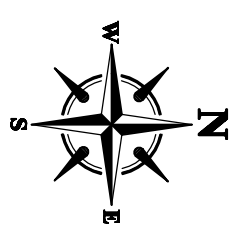
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. COPYRIGHT 2024 SMITH & ASSOCIATES, SURVEYING AND MAPPING, INC. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426



TYPE	SURVEY DATE	JOB NUMBER	OK BY
BOUNDARY SURVEY	OCTOBER 7, 2024	245335	KEVIN A. SMITH
DRAWN BY: P.A.D.	SCALE: 1" = 30'	4449	

PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12009C00682H WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

Professionally signed by Kevin A. Smith
Date: 2024.10.11 09:56:35-04:00

PROFESSIONAL SURVEYOR & MAPPER, IN RESPONSIBLE CHARGE
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
ANDREW J. SMITH - FLORIDA CERTIFICATE NO. 5690