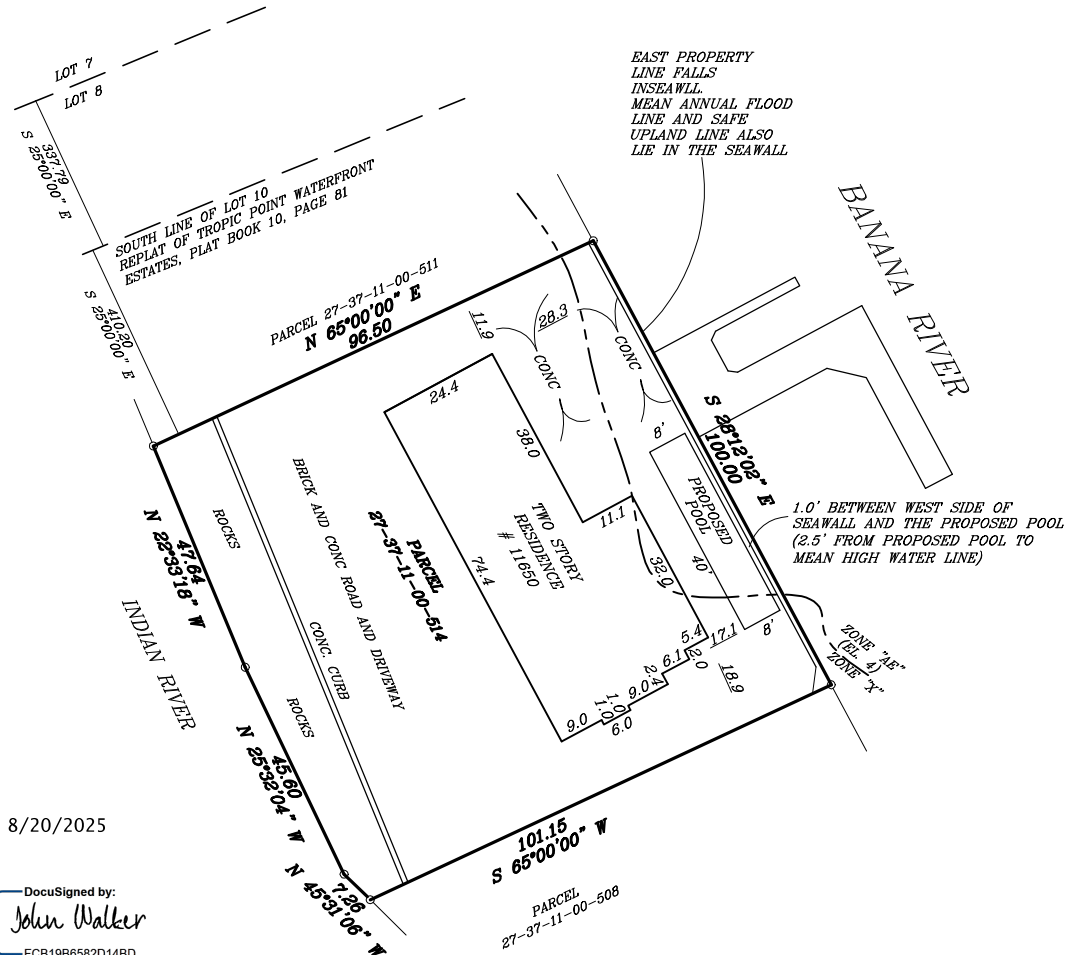


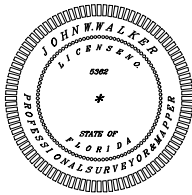
DESCRIPTION AS FOLLOWS: A tract of land having a length of 90 feet, more or less, along the Northerly boundary line thereof, and a length of 100 feet, more or less, along the Southerly boundary line thereof, and being that part of Merritt Island lying being the Indian River and the Banana River with the North and South line parallel with the South line of Lot 10, Replat of Tropic Point Waterfront Estates, according to the Plat thereof, as recorded in Plot Book 10, Page 81, of the Public Records of Brevard County, Florida, the North line of said tract of land being 410.20 feet S 25°00'00" E from the South line of said Lot 10, and the South line of the tract herein described being 100 feet S 25°00'00" E from the North line of the tract herein described and 510.20 feet from the South line of said Lot 10 of Replat Tropic Point Waterfront Estates and being in Section 11, Township 27 South, Range 37 East, Brevard County, Florida. TOGETHER with a non-exclusive ingress and egress easement over and across the road shown on Plat of Replat of Tropic Point Waterfront Estates, Plat Book 10, Page 81, and to be known as Point Drive. Subject to a ten foot easement for the foot and vehicular traffic running along the Westerly side of said tract for the owners of this tract and the owners of the land on Merritt Island to the South of said tract.



8/20/2025

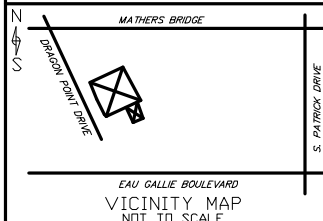
DocuSigned by:
John Walker
FCB19B6582D14BD...

THE SEAL DEPICTED HERON WAS AUTHORIZED
BY JOHN W. WALKER PLS 5362 DATED
7-1-25

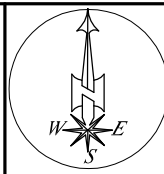


SPECIFIC PURPOSE SURVEY TO SHOW
THE LOCATION OF THE PROPOSED
POOL.

WALKER LAND SURVEYING, INC.



LEGEND	
P.T. = POINT OF TANGENCY	P.U. & P.D.E. = PUBLIC UTILITIES & DRAINAGE ESMT.
D.B. = DESCRIPTION	F = FIELD
B.B. = BASE BEARING (SEE #B)	I.P. = IRON PIPE
A/C = AIR CONDITIONER	I.R. = IRON ROD
R = RADIUS	C.M. = CONCRETE MONUMENT
L = ARC LENGTH	SET I.R. = 5/8" I.R. W/ALB 6710
CH = CHORD	REC. = RECOVERED
CB = CHORD BEARING	P.O.B. = POINT OF BEGINNING
P.O.L. = POINT ON LINE	P.O.C. = POINT OF COMMENCEMENT
TYP. = TYPICAL	C/C = COVERED CONCRETE
R/W = RIGHT-OF-WAY	N&D = NAIL & DISC
RAD. = RADIAL	ESMT. = EASEMENT
N.R. = NON-RADIAL	DRAIN. = DRAINAGE
W.P. = WITNESS POINT	UTIL. = UTILITY
W.D. = WOOD	CL. = CHAIN LINK
S/W = SIDEWALK	C/B = CONCRETE BLOCK
D.H. = DRILL-HOLE	P.C. = POINT OF CURVATURE
EL. = ELEVATION	F.F.E. = FINISHED FLOOR ELEVATION
P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE ESMT.	



9014 CALWOOD COURT
ORLANDO, FL 32825
321-537-3974

LB 6710

CERTIFIED BY:

John W. Walker
JOHN W. WALKER

R.L.S. NO. 5362

THIS BUILDING/PROPERTY AS SHOWN LIE WITHIN THE ESTABLISHED
SPECIAL FLOOD HAZARD AREA PER "FIRM". IT LIES IN ZONE: X&AE
PANEL # 12009C 0538H MAP DATE: 1-29-21

NOTES

- STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027, FLORIDA STATUTES.
- UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID.
- THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
- THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
- DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- BEARINGS BASED ON THE NORTHEAST R/W LINE OF DRAGON POINT DRIVE SAID BEARING BEING N 25°32'04" W
- BEARING AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- MEASUREMENTS SHOWN ARE BASED ON THE STANDARD U.S. SURVEY FOOT.
- ADDITIONS OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.

SCALE 1" = 30'

FIELD DATE

SPECIFIC

7-1-25

ORDER NO. (DWG. NO.)

11650 DRAGON POINT DRIVE

DRAWN BY: NICK

CHECKED BY:

MAP OF BOUNDARY SURVEY

SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST

DESCRIPTION: (AS PROVIDED)

A tract of land having a length of 80 feet, more or less, along the Northern boundary line thereof, and a length of 100 feet, more or less, along the Southern boundary line thereof, and being that part of Merritt Island lying between the Indian River and the Banana River with the North and South line parallel with the South line of Lot 10, Replat of Tropic Point Waterfront Estates, according to the Plat thereof, as recorded in Plat Book 10, Page 81, of the Public Records of Brevard County, Florida, the North line of said tract of land being 410.20 feet South 25 degrees East from the South line of said Lot 10, and the South line of the tract herein described being 100 feet South 25 degrees East from the North line of the tract herein described and 510.20 feet from the South line of said Lot 10 of Replat Tropic Point Waterfront Estates and being in Section 11, Township 27 South, Range 37 East, Brevard County, Florida. TOGETHER with a non-exclusive ingress and egress easement over and across the road shown on Plat of Replat of Tropic Point Waterfront Estates, Plat Book 10, Page 81, and to be known as Point Drive. Subject to a ten foot easement for the foot and vehicular traffic running along the westerly side of said tract for the owners of this tract and the owners of the land on Merritt Island to the South of said tract.

ADDRESS: 11650 POINT DRIVE, MERRITT ISLAND, FL 32952

LEGAL DESCRIPTION: TRACT "A" (BY SURVEYOR)

FROM A POINT ON THE EAST SHORE OF THE INDIAN RIVER, SAID POINT BEING ON THE SOUTH LINE OF LOT 10, REPLAT OF TROPIC POINT WATERFRONT ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 81, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN N65°E, 25 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID LOT 10, THENCE S25°E, 160.2 FEET, THENCE RUN S25°E, 352.1 FEET, THENCE RUN S67°16'32"E, 10 FEET MORE OR LESS TO THE EAST SHORE OF THE INDIAN RIVER, THENCE RUN N63°16'32"E, 61.52 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE CONTINUE N63°16'32"E A DISTANCE OF 32.32 FEET, MORE OR LESS, TO THE WEST SHORE OF THE BANANA RIVER, THENCE RUN S19°20'02"E ALONG SAID WEST SHORE A DISTANCE OF 45.96 FEET, THENCE RUN S68°50'08"W, 28.29 FEET, THENCE RUN N24°23'27"W, 42.80 FEET TO THE POINT OF BEGINNING.

50' BUFFER - TOTAL 5,008 Sq Ft
(HATCHED)

50' BUFFER IMPERVIOUS AREA
TOTAL 3,210 Sq Ft 64.1% IMPERVIOUS

*WITH THE 463 Sq Ft CONC. DRIVE REMOVED
IMPERVIOUS AREA WOULD BE 2,747 Sq Ft, 54.8% IMPERVIOUS
AND 45.2 % PERVIOUS

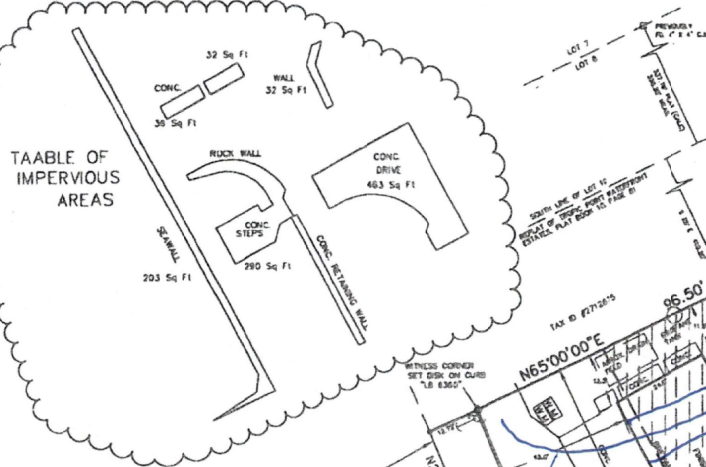
22351
NO OBJECTION from EHS
for Pool only
Date 5/7/25 Initial JAB

NOTE:
THE COUNTY 50' BUFFER ESTABLISHMENT
LINE OF 0.3' H2O IS AT THE SAME
HORIZONTAL POSITION AS THE 1.1' S.U.L.
AS RECOMMENDED BY THE F.D.E.P. DUE
TO THE VERTICAL SEA WALL.

NOTE:
"SAFE UPLAND LINE"
ELEVATION = -0.30 FEET, NAVD 1988
(1.1' H2O 1929 PER FORM)
AT (EDGE OF VERTICAL SEAWALL
(SEE NOTE #9)

NOTE:
"MEAN ANNUAL FLOOD LINE"
ELEVATION = 0.40 FEET, NAVD 1988
PER WATER STAINS ON SEAWALL
(SEE NOTE #10)

38'-4" Distance to Drain Field
Proposed New Pool



NOTE:
"MEAN ANNUAL FLOOD LINE"
ELEVATION = 0.40 FEET, NAVD 1988
PER WATER STAINS ON ROCKS
(SEE NOTE #10)

NOTE:
"SAFE UPLAND LINE"
ELEVATION = -0.30 FEET, NAVD 1988
(SEE NOTE #9)

SURVEYOR NOTES:

1. THE BEARING BASIS FOR THIS SURVEY IS THE SOUTH LINE OF THE HEREON DESCRIBED PROPERTY, AS PER THE DEED PROVIDED, WHICH BEARS S65°00'00"W AND AS SHOWN HEREON
2. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED AND HAVE NOT BEEN ABSTRACTED BY THE UNDERSIGNED
3. EASEMENTS, RIGHTS OF WAY, OR RESERVATIONS OF RECORD HAVE NOT BEEN PROVIDED TO THE SURVEYOR
4. PRIMARY BENCHMARK IS A NATION GEODETIC SURVEY BRASS DISK IN CONCRETE, MARKED "RM-2 US ENG DEPT HARBOR SURVEYS" LOCATED AT WEST SHORE OF MERRITT ISLAND, NORTH OF MATHERS BRIDGE, ELEVATION = 7.36 FEET, NAVD 1988
5. BELOW GROUND IMPROVEMENTS MAY NOT BE DEPICTED ON THIS MAP OF SURVEY
6. THE PARCEL DESCRIBED HEREON IS IN A "ZONE X" FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP #2000C 0538C DATED: 3-17-2014
7. BEARING AND DISTANCES ARE BOTH DEED AND MEASURED UNLESS OTHERWISE SHOWN
8. THE "SAFE UPLAND LINE" OF -0.3 FEET, NAVD 1988 (1.1 FEET, NGVD 1929) HAS BEEN SUGGESTED BY THE DEPARTMENT OF NATURAL RESOURCES AS BEING AT OR ABOVE THE MEAN/ORDINARY HIGH WATER LINE TO THE "MEAN ANNUAL FLOOD LINE" AS NOTED ON THIS SURVEY, HAS BEEN DEFINED IN ACCORDANCE WITH SECTION 351.005 FLORIDA STATUTES, BY THE UNDERSIGNED REGISTERED SURVEYOR

LEGEND

- ALA - ALSO KNOWN AS
- CLB - CONCRETE BLOCK STRUCTURE
- CLC - CONCRETE BLOCK CURB
- CLD - CONCRETE BLOCK DRIVE
- CLF - CONCRETE BLOCK FENCE
- CLG - CONCRETE BLOCK GATE
- CLH - CONCRETE BLOCK HATCH
- CLJ - CONCRETE BLOCK JAIL
- CLK - CONCRETE BLOCK KITCHEN
- CLL - CONCRETE BLOCK LAUNDRY
- CLM - CONCRETE BLOCK MANTLE
- CLN - CONCRETE BLOCK NEST
- CLP - CONCRETE BLOCK PILE
- CLQ - CONCRETE BLOCK QUARTER
- CLR - CONCRETE BLOCK RAMP
- CLS - CONCRETE BLOCK SLOPE
- CLT - CONCRETE BLOCK TANK
- CLU - CONCRETE BLOCK UPRIGHT
- CLV - CONCRETE BLOCK VERTICAL
- CLW - CONCRETE BLOCK WALL
- CLX - CONCRETE BLOCK X-SECTION
- CLY - CONCRETE BLOCK Y-SECTION
- CLZ - CONCRETE BLOCK Z-SECTION
- CLAA - CONCRETE BLOCK AREA
- CLAB - CONCRETE BLOCK AREA
- CLAC - CONCRETE BLOCK AREA
- CLAD - CONCRETE BLOCK AREA
- CLAE - CONCRETE BLOCK AREA
- CLAF - CONCRETE BLOCK AREA
- CLAG - CONCRETE BLOCK AREA
- CLAH - CONCRETE BLOCK AREA
- CLAI - CONCRETE BLOCK AREA
- CLAJ - CONCRETE BLOCK AREA
- CLAK - CONCRETE BLOCK AREA
- CLAL - CONCRETE BLOCK AREA
- CLAM - CONCRETE BLOCK AREA
- CLAN - CONCRETE BLOCK AREA
- CLAO - CONCRETE BLOCK AREA
- CLAP - CONCRETE BLOCK AREA
- CLAQ - CONCRETE BLOCK AREA
- CLAR - CONCRETE BLOCK AREA
- CLAS - CONCRETE BLOCK AREA
- CLAT - CONCRETE BLOCK AREA
- CLAU - CONCRETE BLOCK AREA
- CLAV - CONCRETE BLOCK AREA
- CLAW - CONCRETE BLOCK AREA
- CLAX - CONCRETE BLOCK AREA
- CLAY - CONCRETE BLOCK AREA
- CLAZ - CONCRETE BLOCK AREA

UTILITY LEGEND

- ALA - ALSO KNOWN AS
- CLB - CONCRETE BLOCK STRUCTURE
- CLC - CONCRETE BLOCK CURB
- CLD - CONCRETE BLOCK DRIVE
- CLF - CONCRETE BLOCK FENCE
- CLG - CONCRETE BLOCK GATE
- CLH - CONCRETE BLOCK HATCH
- CLJ - CONCRETE BLOCK JAIL
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- CLX - CONCRETE BLOCK X-SECTION
- CLY - CONCRETE BLOCK Y-SECTION
- CLZ - CONCRETE BLOCK Z-SECTION
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- CLAU - CONCRETE BLOCK AREA
- CLAV - CONCRETE BLOCK AREA
- CLAW - CONCRETE BLOCK AREA
- CLAX - CONCRETE BLOCK AREA
- CLAY - CONCRETE BLOCK AREA
- CLAZ - CONCRETE BLOCK AREA

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PREPARED FOR THE EXCLUSIVE USE OF:

VICTOR J. HOOPER
CHERYL L. HOOPER

NOTE: THIS SKETCH IS NOT
VALID UNLESS IT BEARS
A SIGNATURE AND AN
EMBOSSED SURVEYOR'S
SEAL.

ROBERT R. DOERRER JR.
PROFESSIONAL LAND SURVEYOR #3982

HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC. LB 6360
390 PONCINCA DR., MELBOURNE, FL 32935
E-MAIL: INFO@HORIZONSURVEYORS.COM

SCALE 1" = 20'	PHONE (321) 254-8133	REVISED 6-16-2020 BUFFER AREA
DATE 8-05-19	SURVEY FOR: HOOPER	
DRAWN BY RRD	FIELD BOOK 209	PAGE 10
APPROVED BY	FIELD DATE 8-06-19	DRAWING NUMBER 6277.1

Signature
5-7-25