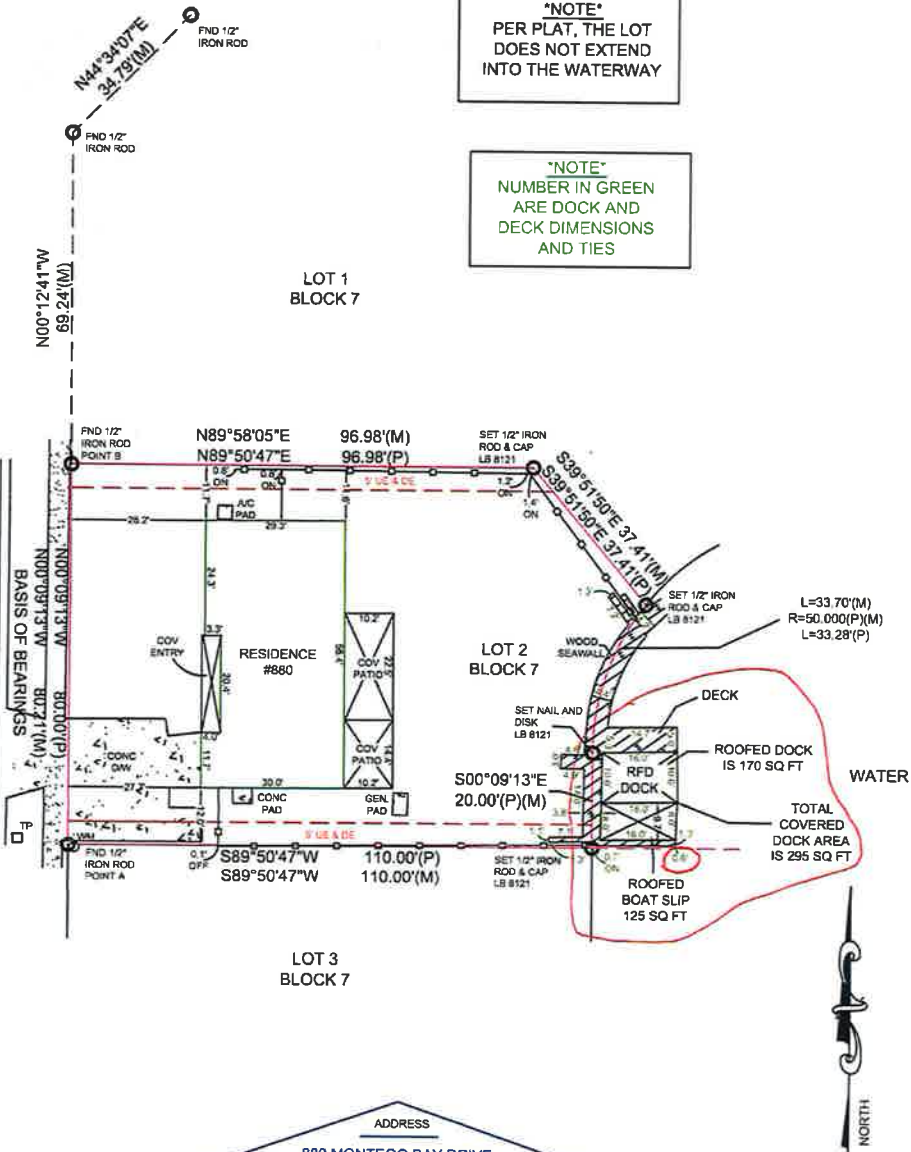


Boundary Survey

NOTE
PER PLAT, THE LOT DOES NOT EXTEND INTO THE WATERWAY

NOTE
NUMBER IN GREEN ARE DOCK AND DECK DIMENSIONS AND TIES

MONTEGO BAY DRIVE
50' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY
PLATTED AS MONTEGO BAY DRIVE WEST



ADDRESS

880 MONTEGO BAY DRIVE
MERRITT ISLAND, FLORIDA 32952

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 2, BLOCK 7, CATALINA ISLE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 17, PAGE 72, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF MONTEGO BAY DRIVE, BEING N 00°09'13" W, PER PLAT

LIST OF POSSIBLE ENCROACHMENTS: FENCES

DLS #: 25-05-0037
CLIENT #:
FIELD DATE: 05/22/24
DRAFTER: NA
APPROVED: BHH

CERTIFIED TO: (AS FURNISHED)
TINA CONOVER
ACCURATE BUILDING & ENG CONTRACTORS

NOTES

1. Allowing properties have not been researched for gas, oil, water, and/or minerals.
2. In compliance with F.A.C. §17C-14.001-4.02, if location of easements or right-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapmaker.
3. Fence ownership is not determined.
4. No underground improvements or structures were located by this survey, unless otherwise noted.
5. This survey is not a shortcut and should not be used for construction for that purpose.
6. Any waste tank or structure (location of 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 (D).
11. Assurances obtained in this survey are greater than (state) 1" in 5000' (indicate) 1" in 7500' (indicate) 1" in 10,000'.
12. Prior to survey, information obtained was legal description provided by client or from publicly published authority (see collector file, recorded plats and/or section corner records, if applicable).
13. If only a digital survey copy is required, a survey report will be placed in the. The digital survey is not full and complete without the survey report.

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
CONC	- Concrete	POC	- Point of Curvature
COV	- Covered	LP	- Light Pole
D	- Description	PRC	- Point of Reverse Curvature
DE	- Drainage Easement	PRM	- Permanent Reference Monument
DUE	- Drainage & Utility Easement	R	- Radius
DAW	- Driveway	RAD	- Radial
ESMT	- Easement	R&C	- Rebar & Cap
FTE	- Finished Floor Elevation	RFD	- Roofed
FND	- Found	UE	- Utility Easement
IP	- Iron Pipe	WM	- Water Meter
L	- Length (Arc)	Δ	- Delta (Central Angle)
M	- Measured	Δ	- Delta (Central Angle)
N&D	- Nail & Disk	Δ	- Delta (Central Angle)
NR	- Non-Radial	Δ	- Delta (Central Angle)
OHU	- Overhead Utility Line	Δ	- Delta (Central Angle)
ORB	- Official Records Book	Δ	- Delta (Central Angle)



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S. French Avenue
Sanford, FL 32771
407-878-3798
info@deallandsurveying.com

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, AE, 100 YEAR FLOODPLAIN, X500, 500 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 120000042H.
LAST REVISION DATE 01/29/21

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 STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION 54-17.062.2 AND 54-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

SIGNED 05/14/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636, ON THIS DATE 05/14/2025
SURVEYOR'S NAME: BILL H. HYATT LS 4636



DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION