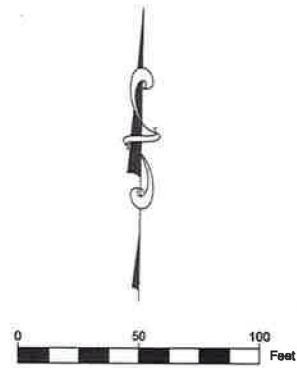
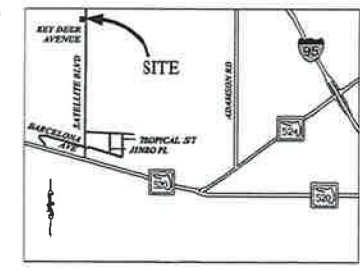


David K. Johnson

SITE MAP (NTS)



SATELLITE BOULEVARD



CERTIFICATION OF THIS SURVEY INCLUDES BOTH SHEET 1 OF 2 AND SHEET 2 OF 2. PRINTED COPIES OF THIS SURVEY MUST INCLUDE BOTH SHEETS IN ORDER TO BE VALID.

PROPERTY TAX PARCEL NUMBER:
24-35-17-01-1-14 & 24-35-17-01-1-15

BOUNDARY SURVEY FOR
DAVID GLENN & BEVERLY GLENN



Epic Surveying & Mapping, LLC
20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com

FIELD WORK DATE
MARCH 4, 2023

ESM PROJECT NUMBER
23-1044

SHEET NUMBER
2 OF 2

Certificate of Authorization #LB 8461

SURVEY NOTES

1. UTILITIES, INCLUDING STORM DRAINAGE, SANITARY SEWER AMONG OTHERS MAY HAVE BEEN BURIED. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. ANY UNDERGROUND UTILITY MAY BE LOCATED OUTSIDE OF WHAT IS SHOWN HEREON AND IT IS POSSIBLE THAT ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. BEFORE DIGGING, PLEASE CALL 811.
2. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR OWNERSHIP TITLE EVIDENCE, EASEMENTS OF RECORD, RESTRICTIVE COVENANTS, ENCUMBRANCES OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) NAMED HEREON. FURTHER, THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON(S) OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 595085.00 FEET
5. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 35 EAST AS SHOWN ON SURVEY BOOK 2, PAGE 63 AND WERE COMPUTED FROM ANGLES TURNED USING A TOPCON GT-603 TOTAL STATION, TOPCON FC-6000 AND MAGNET FIELD SOFTWARE FOR DATA COLLECTION.
6. ALL PROPERTY CORNERS SET ARE 18" LONG, 1/2" DIAMETER REBARS WITH CAPS DENOTING "EPIC LB8461", UNLESS IT IS WAS IMPRACTICAL TO DO SO.
7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR FURTHER INFORMATION, CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS OR AN INSURANCE COMPANY.
8. THIS PROPERTY APPEARS TO BE IN AN AREA RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A FLOOD HAZARD AREA. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) THIS PROPERTY APPEARS TO BE IN BOTH ZONE "AE" WITH A BASE FLOOD ELEVATION OF 15 FEET AND ZONE "X" WITH 0.2% ANNUAL CHANCE FLOOD HAZARD.
9. THIS SURVEYOR FOUND FIELD EVIDENCE OF INGRESS/EGRESS ALONG KEY DEER AVENUE THAT BENEFITS ALL LOTS ALONG KEY DEER AVENUE, ON BOTH THE NORTH SIDE AND THE SOUTH SIDE, WEST OF SATELLITE BOULEVARD.

LEGEND

| | |
|-------|---------------------------|
| BFE | BASE FLOOD ELEVATION |
| CBS | CONCRETE BLOCK STRUCTURE |
| CO | SANITARY SEWER CLEANOUT |
| EM | ELECTRIC METER |
| IPS | IRON PIN/CAP SET #LB 8461 |
| LB | LICENSED BUSINESS |
| NF | NAIL/DISC FOUND #LB 4937 |
| NS | NAIL/DISC SET #LB 8461 |
| O.R. | OFFICIAL RECORD |
| R/W | RIGHT-OF-WAY |
| SQ FT | SQUARE FEET |
| WM | WATER METER |
| WV | WATER VALVE |

REFERENCE MATERIAL

SURVEY BOOK 2, PAGE(S) 60-63
O.R. BOOK 5203, PAGE(S) 2513-2514
O.R. BOOK 5203, PAGE(S) 2509-2510
O.R. BOOK 1646, PAGE(S) 0130
O.R. BOOK 1733, PAGE(S) 1012
O.R. BOOK 4592, PAGE(S) 3367-3369
O.R. BOOK 3010, PAGE(S) 0463
O.R. BOOK 4913, PAGE(S) 1237
O.R. BOOK 5500, PAGE(S) 1438
O.R. BOOK 9528, PAGE(S) 800-803
O.R. BOOK 4913, PAGE(S) 1237
CERTIFIED CORNER RECORD
0028409
CERTIFIED CORNER RECORD
0028431

LEGAL DESCRIPTION

LOT 14, BLOCK 1 AND LOT 15, BLOCK 1, CANAVERAL GROVES SUBDIVISION AS RECORDED IN SURVEY BOOK 2, PAGE 63 AND 1/2 OF ADJACENT ROADS PER O.R. BOOK 1646, PAGE 130 AND 1/2 ADJACENT CANALS PER O.R. BOOK 1733, PAGE 1012, BREVARD COUNTY, FLORIDA OFFICIAL RECORDS
SECTION 17, TOWNSHIP 24 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

FLOOD MAP DATA

BREVARD COUNTY

PANEL NUMBER: 325
 MAP NUMBER: 12009C0325G

MAP REVISED: **MARCH 17, 2014**
 ZONE: "X" & "AE", BFE: 15 FEET

| NO. | REVISIONS | DATE |
|-----|------------------------------------------------------------|-----------|
| 1 | ADDED ADJACENT ROAD AND CANAL PER O.R. BOOK 1646, PAGE 130 | 3/11/2023 |

THE OFFICIAL COPY OF THIS SURVEY HAS BEEN DIGITALLY SIGNED BY THE STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER BELOW. PRINTED COPIES ARE NOT VALID WITHOUT THE RAISED SEAL AND WET SIGNATURE OF A STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER.



Eric K. Mason, PSM LS #7342

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL, OR PARCELS, OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS, ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR US OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF THE STATE OF FLORIDA AS SET FORTH IN THE RULES AND REGULATIONS OF THE FLORIDA BOARD OF SURVEYORS AND MAPPERS AND AS SET FORTH IN SJ-17 FLORIDA ADMINISTRATIVE CODE.

CERTIFICATION OF THIS SURVEY INCLUDES BOTH SHEET 1 OF 2 AND SHEET 2 OF 2. PRINTED COPIES OF THIS SURVEY MUST INCLUDE BOTH SHEETS IN ORDER TO BE VALID.

| | |
|-------------------------------------------------------------------------------|---------------------------------------------------------------|
| PROPERTY TAX PARCEL NUMBER: 24-35-17-01-1-14 & 24-35-17-01-1-15 | BOUNDARY SURVEY FOR DAVID GLENN & BEVERLY GLENN |
|-------------------------------------------------------------------------------|---------------------------------------------------------------|



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