

# LEGAL DESCRIPTION:

LOT 8, POINTSETT ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 35, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AND LOT 8A, POINTSETT ACRES-UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 74, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

## SURVEY NOTES

1. THE INTENDED PURPOSE OF THIS SURVEY IS TO SHOW AS-BUILT INFORMATION ON NEWLY CONSTRUCTED WOOD DOCK ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS TAKEN ARE AT THE EXPOSED AREAS OF IMPROVEMENTS, UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES, SEPTIC TANKS, DRAIN FIELDS OR OTHER SUBSURFACE STRUCTURES ARE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY. ANY SUCH SUBSURFACE/UNDERGROUND IMPROVEMENTS SHOWN HAVE NOT BEEN EXCAVATED AND ARE APPROXIMATE LOCATIONS.
7. IMPROVEMENTS SHOWN HEREON CANNOT BE USED TO RECONSTRUCT PROPERTY BOUNDARIES.
8. BEARINGS ARE REFERENCED TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF JUNE DRIVE, AS BEING S44°41'00"W, PER PLAT.
9. ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES, RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
10. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES.
11. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND LAND SURVEYOR'S SEAL.
12. SUBJECT RESIDENCE LIES WITHIN FLOOD ZONES 'X', 'SHADE X' & 'AE', AS PER FIRM MAP NUMBER 12009C0425G DATED 03/17/2014. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD DETERMINATION REST SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.

## MAP OF SURVEY

### GRAPHIC SCALE



( IN FEET )  
1 Inch = 20 Ft.

### LEGEND:

- Set 5/8" Iron Rod & Cap  
LB 8507
- ⊙ Found 5/8" Iron Rod & Cap  
NO ID, (Unless otherwise shown)
- ⊖ Power Pole
- ⊕ Well
- P.U.D.E. Public Utility and Drainage Easement
- Denotes Concrete
- Fenceline

C1(M)  
DELTA 109°43'16"  
RADIUS 18.00'  
LENGTH 34.47'

C1(P)  
DELTA 118°10'56"  
RADIUS 15.00'  
LENGTH 30.94'

C2(M)  
DELTA 09°22'41"  
RADIUS 462.93'  
LENGTH 75.77'

C2(P)  
DELTA 08°27'12"  
RADIUS 462.93'  
LENGTH 68.30'

C3(P)  
DELTA 135°22'00"  
RADIUS 25.00'  
LENGTH 59.06'

L1  
S48°31'40"W 90.44'(M)  
S44°41'00"W 87.88'(P)

Drawn by: SEC

Scale: 1" = 20'

Date: 10/2/2024

FB/PG SEE FILE

Project # 24-192

DATE  
4/28/2025



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REVISIONS  
DOCK AS-BUILT

## BOUNDARY SURVEY

Certified to:

WILLIAM S. SIMMONS

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field, and that the Standards of Practice as set forth by the Florida Professional Land Surveyors in Chapter 47, Part 1, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Signature of Roger D. Kiser  
Professional Land Surveyor No. 6104  
Surveyor's Seal