

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BRG = BEARING
BM = BENCH MARK
BLK = BLOCK
BLDG = BUILDING
(C) = CALCULATED
CATV = CABLE TELEVISION
CHD = CHORD
CBS = CONCRETE BLOCK STRUCTURE
C/L = CENTER LINE
CL = CHAIN LINK FENCE
CONC = CONCRETE
CMF = CONCRETE MONUMENT FOUND
CO = COMPANY
COR = CORNER
(D) = DEED
DB = DEED BOOK
DA = DELTA ANGLE
DIST = DISTANCE
ESMT = EASEMENT
ELEC = ELECTRIC
ENG = ENCROACHMENT
ELEV = ELEVATION
FB = FIELD BOOK
FTE = FINISHED FLOOR ELEVATION
FNC = FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT COMPANY
GOVT = GOVERNMENT
ID = IDENTIFICATION
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET 5/8" GAI LB 7928
LB = LICENSED BUSINESS NUMBER
(M) = MEASURED
No. = NUMBER
NDF = NAIL & DISK FOUND
NDS = NAIL & DISK SET GAI LB 7928
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
O/H = OVERHEAD
OHWM = ORDINARY HIGH WATER MARK
ORB = OFFICIAL RECORDS BOOK
O/S = OFFSET
(P) = PLAT
PB = PLAT BOOK
PCP = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PUE = PUBLIC UTILITY EASEMENT
PDE = PUBLIC DRAINAGE EASEMENT
PUDE = PUBLIC UTILITY&DRAINAGE EASEMENT
PVM = PAVEMENT
R = RADIUS
RLS = REGISTERED LAND SURVEYOR
REF = REFERENCE
RGE = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
(SB) = SURVEY BOOK
TWP = TOWNSHIP
TYP = TYPICAL
USC&GS = U.S. COAST & GEODETIC SURVEY
WD = WOOD
WIT-COR = WITNESS CORNER IRS 5/8" GAI LB7928
XCF = CUT MARK FOUND

NOTES:

1. BEARINGS BASED ON SAID PLAT (SEE MAP)
2. ELEVATIONS BASED ON NAVD 88
3. FLOOD ZONE "X", MAP NO. 120992010SG COMMUNITY NO. 125092, MARCH 17, 2014
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA ADMINISTRATIVE CODE 54-17
5. VERTICAL CLOSURE: NOT APPLICABLE
6. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
DWAYNE WHITE

LEGAL DESCRIPTION:(BY SURVEYOR)

A PORTION OF TRACT 6, BLOCK 1, INDIAN RIVER PARK SUBDIVISION, SECTION 30, TOWNSHIP 206 SOUTH, RANGE 35 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 6; THENCE N16°48'20"W ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 15.08 FEET; THENCE N79°00'00"E ALONG THE NORTH RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE, A DISTANCE OF 183.50 FEET TO THE POINT OF BEGINNING; THENCE N16°48'20"W PARALLEL WITH THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 644.72 FEET; THENCE N78°59'49"E ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 272.47 FEET; THENCE S16°48'06"E PARALLEL WITH THE EAST LINE OF SAID TRACT 6, A DISTANCE OF 644.73 FEET; THENCE S79°00'00"W ALONG THE NORTH RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE, A DISTANCE OF 273.43 FEET TO THE POINT OF BEGINNING.

CALCULATIONS/DRAWN/CHECKED BY: AEG/EGJ/EXG

BOUNDARY	DATE: 22 FEB 24
ADDED MEAN ANNUAL FLOOD LINE	DATE: 03 APR 24
REVISED PLOT PLAN	DATE: 13 MAY 24

GAI Surveyors
L.B. No. 7928

A. EARL GORDON, JR., PSM No. LS 2866
EARL K. GORDON, PSM No. LS 5363

1 OLEANDER ST. COCOA, FL 32922
(321) 806-3908 GAI@CFL.RR.COM

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



DocuSigned by:
Earl K. Gordon
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EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

+5.00'

-DENOTES ELEVATION
HDPE-DENOTES HIGH DENSITY POLYETHYLENE