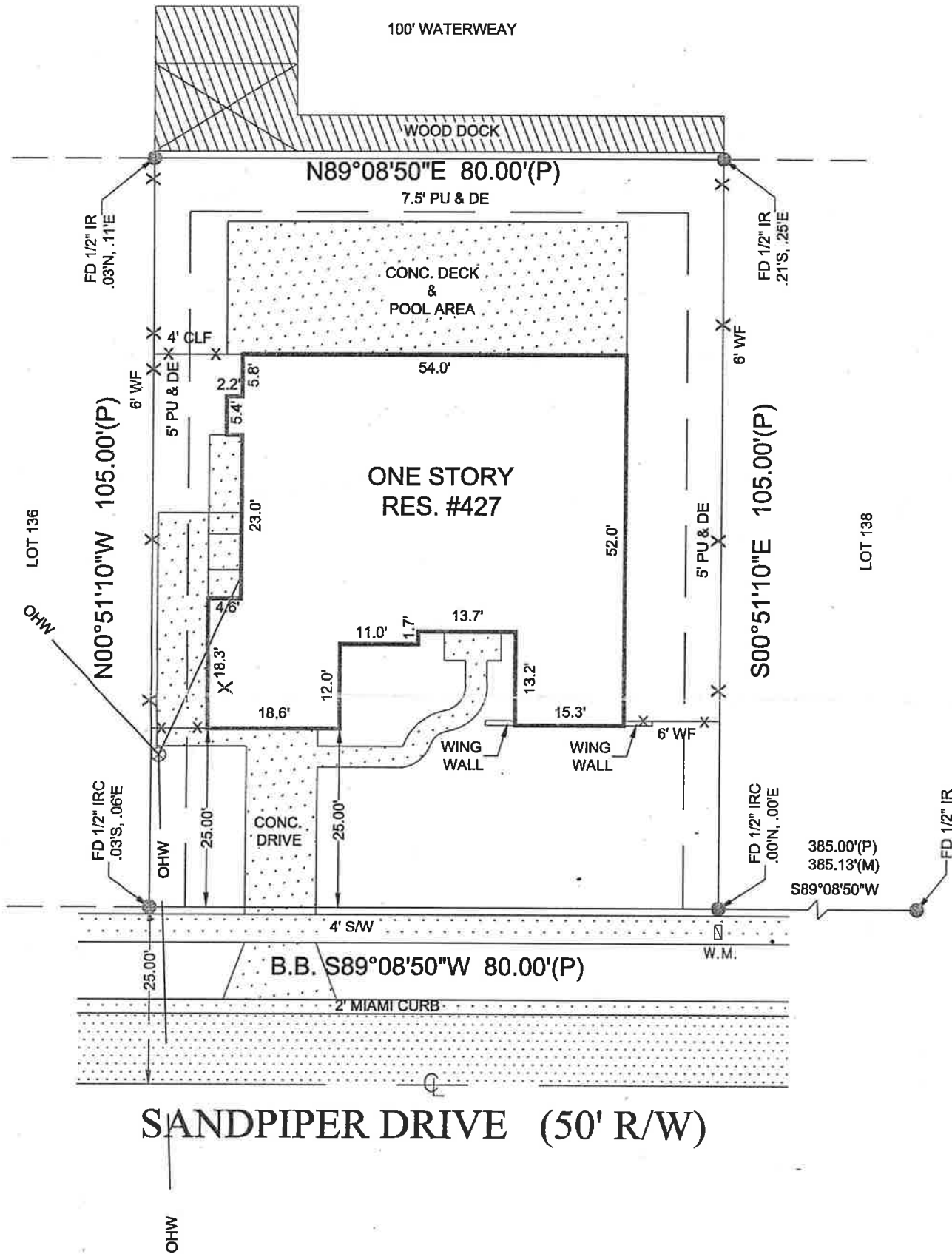


PLAT OF SURVEY FOR: VINCENT D. PINTO & MARY E. PINTO

LOT 137



SANDPIPER DRIVE (50' R/W)

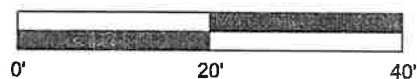
CERTIFIED TO:
VINCENT D. PINTO
MARY E. PINTO
ABN AMRO
SUPERIOR TITLE INSURANCE AGENCY, INC.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION AS FURNISHED:
LOT 137, WATERWAY ESTATES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 47, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PROPERTY ADDRESS: 427 SANDPIPER DRIVE



BOUNDARY SURVEY
SEE THE BACK OF THIS SURVEY DRAWING FOR LEGEND AND ABBREVIATIONS



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.

Philip R. King
PHILIP R. KING, P.L.S.
FLORIDA LICENSE NO. 4222

THE ABOVE BEARING STRUCTURE IS BASED UPON PLAT OF RECORD (ASSUMED). THE SURVEYOR HAS NOT ABSTRACTED THE EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OF THIS PROPERTY. THIS SURVEY DOES NOT WARRANT TITLE. AT TIME OF SURVEY, BUILDING FOUNDATION FOOTERS, UNDERGROUND IMPROVEMENTS, ENCROACHMENTS, AND/OR PUBLIC UTILITIES WERE NOT LOCATED. AT THE REQUEST OF THE CLIENT, APPROXIMATE WELL AND SEPTIC TANK LOCATIONS, IF ANY, ARE SHOWN. APPROXIMATE SHORELINE LOCATIONS, IF ANY, ARE NOT INTENDED TO REPRESENT A PRECISE MEAN HIGH WATER LINE LOCATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA COASTAL MAPPING ACT OF 1974. THIS SURVEY IS ONLY VALID WITHIN 30 DAYS OF THE SURVEY FIELD DATE. NO PORTION OR PART OF THIS SURVEY SHALL BE REPRODUCED, TRANSMITTED OR THE LIKEWISE, THE EXCEPTION BEING ELECTRONIC OR FAX TRANSMISSIONS ORIGINATING FROM ACCURATE LAND SURVEYING, ITS SUCCESSORS AND/OR ITS ASSIGNS.

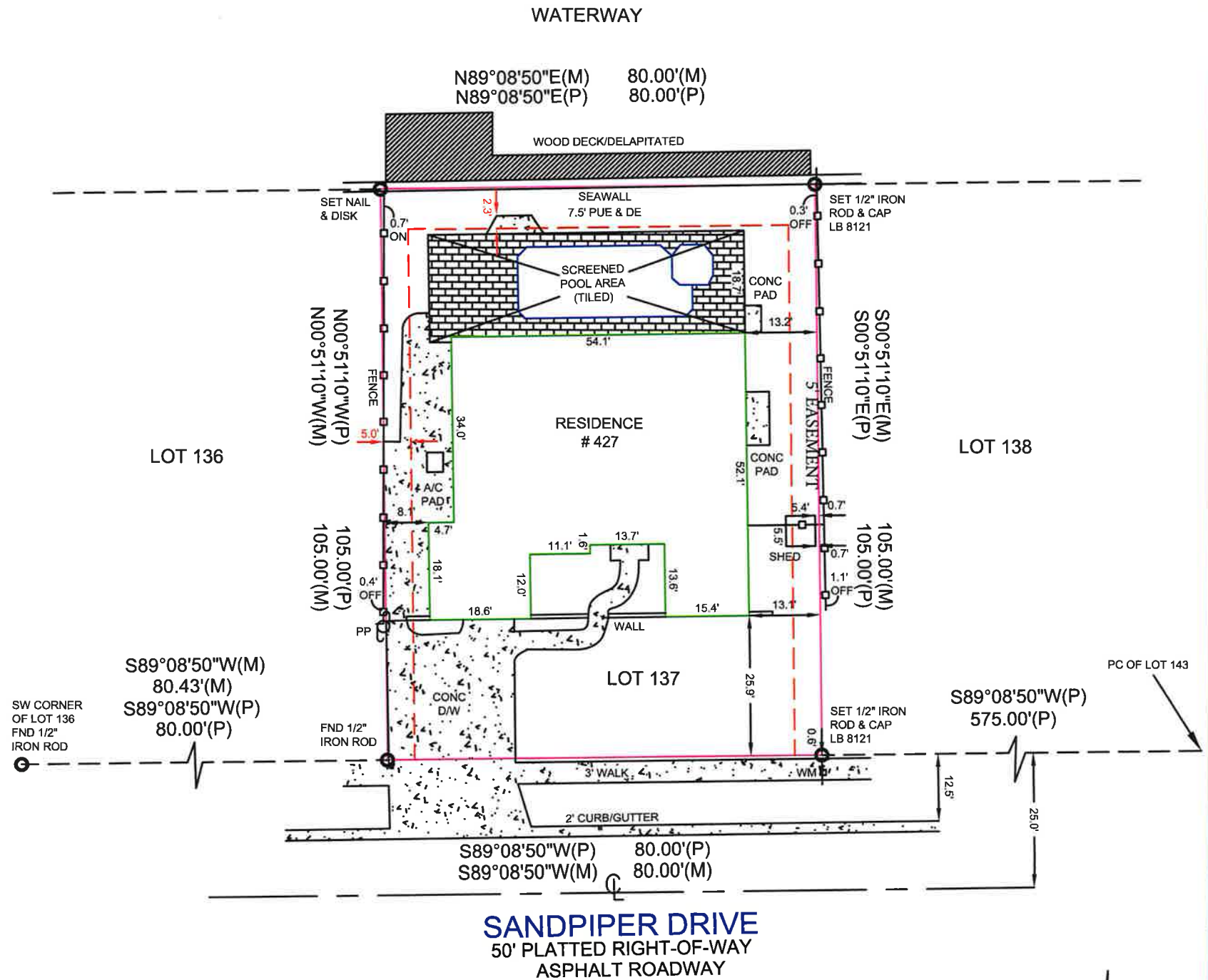
THIS PROPERTY LIES IN OR AROUND FLOOD ZONE "X".
FLOOD INSURANCE RATE MAP NO. 125092, COMMUNITY PANEL NO. 0453E
DATED: NOVEMBER 19, 1997.
ELEVATIONS ARE BASED UPON N/A

SCALE: 1"= 20'	REV. 1.
DRAWN BY: REC	2.
DRAWING NO.: B-12177	3.
PROJ. NO.: S-01-30-114-03	
P.O. BOX 2692	SURVEY FIELD DATE: 02/03/03
MERRITT ISLAND, FL 32953	SURVEY SIGN DATE: 02/03/03
OFFICE (321) 454-9663	
FAX (321) 453-4306	

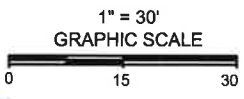
ACCURATE
LAND SURVEYING
SERVICES, INC.

REVISED: 01/09/03

Boundary Survey



SANDPIPER DRIVE
50' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY



ADDRESS
427 SANDPIPER DRIVE
SATELLITE BEACH, FLORIDA 32937

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 137, WATERWAY ESTATES - 3RD ADDITION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 19, PAGE(S) 47 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 136, BEING S 89°08'50\"/>

LIST OF POSSIBLE ENCROACHMENTS: CONC EXTENDS OFF LOT WEST SIDE, CONCRETE AND SHED ENCROACH IN EASEMENTS AS SHOWN

DLS #: 25-10-0096
CLIENT #:
FIELD DATE: 11/01/25
DRAFTER: SDS
APPROVED: BHH

CERTIFIED TO: (AS FURNISHED)
JOSEPH TEMPLETON

- NOTES**
1. Abutting properties have not been researched for gaps, overlaps, and/or hiatus
 2. In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
 3. Fence ownership is not determined
 4. No underground improvements or structures were located by this survey, unless otherwise noted
 5. This survey should not be used for construction purposes
 6. Any septic tank or drainfield locations (if 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 (C)
 11. Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'
 12. If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

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
C	- Calculated
Ⓢ	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
CONC	- Concrete
COV	- Covered
D	- Description
DE	- Drainage Easement
DUE	- Drainage & Utility Esmt
D/W	- Driveway
ESMT	- Easement
FFE	- Finished Floor Elevation
FND	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
NR	- Non-Radial
OHU	- Overhead Utility Line
ORB	- Official Records Book
P/E	- Pool Equipment
EM	- Electric Meter
P	- Plat
PB	- Plat Book
PC	- Point of Curvature
PI	- Point of Intersection
POB	- Point of Beginning
POC	- Point of Commencement
PP	- Power Pole
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
R	- Radius
RAD	- Radial
R&C	- Rebar & Cap
RFD	- Roofed
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
⊠	- Wood/PVC Fence
⊘	- Chain Link Fence
EPE	- Electric Power Easement
PUE	- Public & Utility Esmt
E/P	- Edge of Pavement
C/B	- Cable Box

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, AND FLOOD ZONE AE, ARE WITHIN OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12009C 0528H
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 FJ-17.062.2 AND FJ-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 11/14/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636, ON THIS DATE: 11/14/2025
SURVEYOR'S NAME: BILL H. HYATT LS 4636



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S. French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

BILL H. HYATT
2025.11.22
06:01:27 -05'00"