LEGEND

- BM1 = SITE BENCHMARK
- (S) = SANITARY SEWER MANHOLE
- (W) = WELL
- WM = EXISTING WATER METER
- = FOUND BROKEN CONCRETE MONUMENT
- = FOUND 1/2" IRON ROD LB#5117
- = SET 1/2" IRON ROD LB#8139
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE
- = CONCRETE
- = BUILDING
- = ASPHALT
- = PAINTED SIDEWALK
- = ADA DETECTABLE WARNING PAD

A/C	=	AIR CONDITIONER ON PAD
ADA	=	AMERICANS WITH DISABILITIES ACT
BOC	=	BACK OF CURB
BRL	=	BUILDING RESTRICTION LINE (SETBACK) LINE
CODOM	=	CODOMINANT
DB	=	DEED BOOK
EP	=	EDGE OF PAVEMENT
FFE	=	FINISHED FLOOR ELEVATION
FPL	=	FLORIDA POWER AND LIGHT
GWA	=	GUY WIRE ANCHOR
LB	=	LICENSED SURVEY BUSINESS
LS	=	LICENSED SURVEYOR
OHW	=	OVERHEAD WIRE/LINE
ORB	=	OFFICIAL RECORDS BOOK
PC	=	POINT OF CURVATURE
PE	=	POOL EQUIPMENT
PG	=	PAGE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PRM	=	PERMANENT REFERENCE MONUMENT
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
RBL	=	REFERENCE BEARING LINE
R/W	=	RIGHT-OF-WAY LINE
STY	=	STORY
TBR	=	TO BE REMOVED
TYP	=	TYPICAL
(P)	=	PLAT CALL
(M)	=	FIELD MEASURED VALUE
(D)	=	DEED CALL
(C)	=	CALCULATED VALUE, FROM FIELD MEASUREMENTS
(R)	=	RECORD VALUE

4' METAL FENCE
6' WOOD FENCE
6' PVC FENCE

LINE IDENTIFICATION TABLE		
LINE	BEARING	DISTANCE
L1(P)	N 89°50'04" E	94.26'
L2(P)	N 14°40'02" W	14.85'
L3(P)	N 75°37'26" E	100.00'
L4(P)	S 14°22'34" E	116.78'
L1(M)	S 89°32'36" W	84.27'
L2(M)	N 14°40'02" W	14.85'
L3(M)	N 75°19'58" E	100.00'
L4(M)	S 14°40'02" E	116.78'

CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(P)	25.00'	76°54'06"	33.56'	---	---
C2(P)	2914.79'	01°06'44"	56.58'	---	---
C1(M)	25.00'	76°46'28"	33.50'	N 52°04'09" W	31.05'
C2(M)	2914.79'	01°06'44"	56.58'	S 14°06'40" E	56.58'

SURVEYOR'S NOTES:

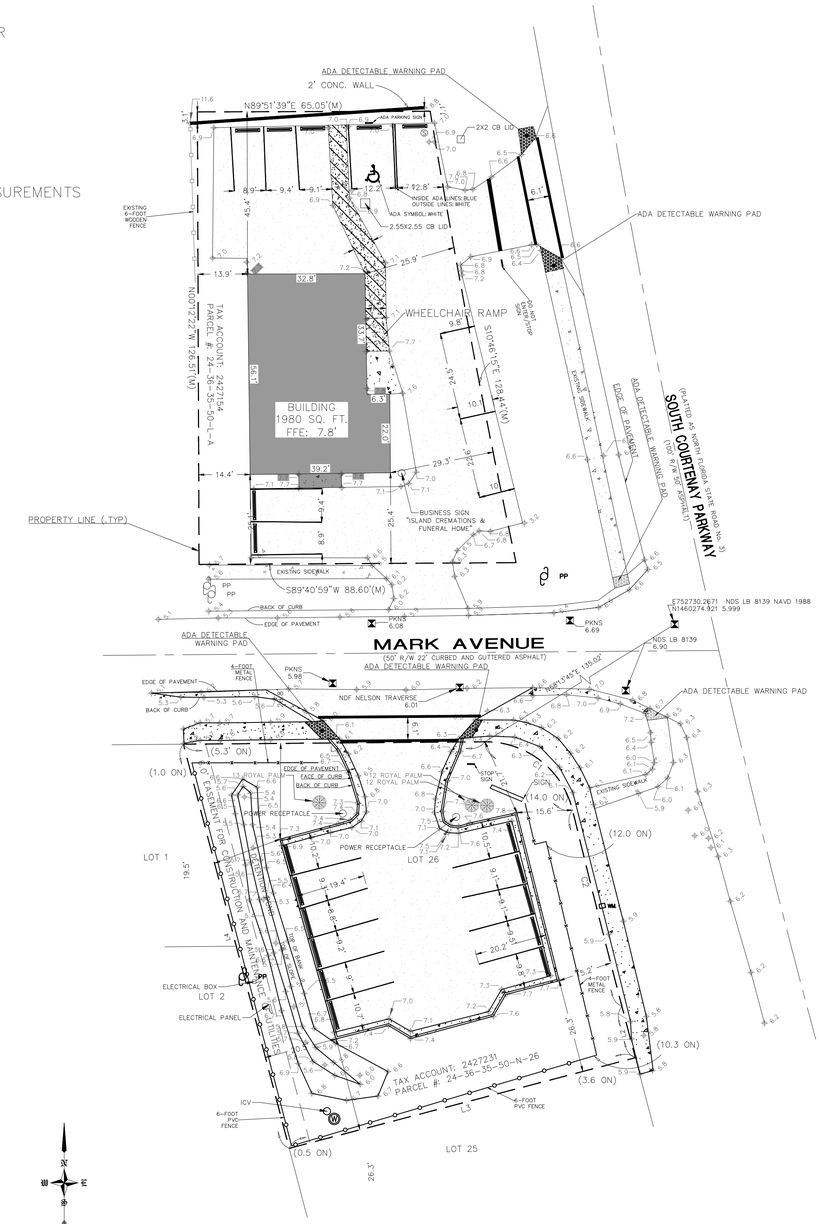
1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It IS possible that there could exist Deeds of Record, Unrecorded Deeds, Easements (especially any easements/documents recorded AFTER Plat Recordation) or other instruments that could affect this property.)
3. Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tape, or with Technologically Superior Equipment utilizing Redundant Techniques.
4. MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "PEDR", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. Type of Survey: FINAL AS-BUILT
7. Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning.
8. No Flood Zone Determination has been made or requested for this property during the course of this Survey.
9. This Survey is not Intended to Locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground features and improvements only.
10. This Survey Does NOT Reflect or Determine Ownership of land or fences.
11. This Survey is NOT Insured for Multiple uses. Fiduciary and all other obligations are limited to Certifyees listed hereon utilizing Survey for purposes listed in item 7 Above. See Note Above Signature Block.
12. Construct Improvements to Iron Markers as Described Only. Wooden Stakes/Wire Flags are NOT Property Corners.
13. All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
14. Proposed Building Dimensions and their ties to adjacent property or other lines are copied from provided plans.
15. Elevations if shown are based on the North American Vertical Datum of 1988.
16. Dimensions for the proposed residence shown hereon are from the provided foundation plan.
17. See house plans for additional details.
18. Current FEMA F.I.R. Maps show property in FLOOD ZONE "X", according to flood insurance rate map panel: #12009C0427H(01/29/2021).
19. 20 TOTAL PARKING SPOTS: 1 ADA PARKING SPOT
20. NAIL & DISK LB8139 ON THE WEST SIDE OF THE COURTENAY PARKWAY RIGHT-OF-WAY ELEV: 5.99', NAVD 1988

ADDITIONAL ALTA NOTES:

1. ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT-OF-WAY
2. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER 7223-6421655, DATED 04/13/2023, PREPARED BY WATERVIEW TITLE SERVICES, LLC AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
3. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

SCHEDULE B-II EXCEPTIONS (NUMBERED PER SUPPLIED TITLE COMMITMENT)

4. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MERRITT RIDGE SUBDIVISION SHEET 5, AS RECORDED IN PLAT BOOK 14, PAGE(S) 13, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS AS PLOTTED AND SHOWN HEREON.)



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FINAL AS-BUILT
TAX ACCOUNT# 2427154
PERMIT: 23AD00030/24ER00031

Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS BEARING THE ORIGINAL SIGNATURE AND ORIGINAL EMBOSSED SEAL OF THE SIGNING SURVEYOR.

THE SIGNED AND SEALED SURVEY CERTIFIED HEREON MEETS THE MINIMUM STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17 (FORMERLY 61G-17), PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND WAS DONE UNDER MY SUPERVISION.

Brandon D. Shugart
STATE OF FLORIDA
Professional Surveyor and Mapper
License No. 7005

Signature Date

Digitally signed by Brandon Shugart
Date: 2025.06.23 10:44:33 -04'00'

Brandon D. Shugart
surveying@imecivil.com

LEGAL DESCRIPTION

LOT 26, BLOCK N, MERRITT RIDGE SUBDIVISION SHEET 5
PLAT BOOK 14, PAGE 13 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
AND THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 9951 PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

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ADDRESS OF PROPERTY SHOWN HEREON:
FOR: PARNELLI-LEWIS, SOULA TRUSTEE
AT: 415 S COURTENAY PARKWAY
MERRITT ISLAND, FLORIDA 32952

Drawn By:	JQS/TM	Scale 1" = 20 Feet	
Field Survey Date:	05/15/23	Drawing/File #: 051323.2	
FB/PG:	106-68	Plot Date:	06/23/25

Additional Information/Certifications:
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

Special Note - Liability Notice

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN TITLE AND CERTIFICATION BLOCKS BELOW. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SURVEYOR'S NOTE #11 HEREON.

C:\USERS\WILLIAME.CIVIL DROBOX\WILLIAM DESKTOP\CIVIL - WORK\DRAWINGS\2023\051323.2 - CW - 415 S COURTENAY PKWY MERRITT ISLAND FL 32952\051323.2 - CW - 415 S COURTENAY PKWY MERRITT ISLAND FL