

LEGAL DESCRIPTION:

LOT 11 BLOCK 14, CANAVERAL GROVES SUBDIVISION, ACCORDING TO THE BOOK THEREOF, AS RECORDED IN SURVEY BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

EXPLANATION OF ABBREVIATIONS

PSM PROFESSIONAL SURVEYOR & MAPPER
SIR SET IRON ROD
FIR FOUND IRON REBAR
FND FOUND
R/W RIGHT OF WAY
MEAS. MEASURED DISTANCE
FIRM FEDERAL INSURANCE RATE MAP
PUDE PUBLIC UTILITIES AND/OR DRAINAGE EASEMENT
CBS CONCRETE BLOCK STRUCTURE
BC BACK OF CURB
S/W SIDEWALK
A/C AIR CONDITIONING
PRC POINT OF REVERSE CURVE
PCC POINT OF COMPOUND CURVE

MAP OF SURVEY

GRAPHIC SCALE



(IN FEET)

1 INCH = 40 FEET

ONEIDA STREET

(60' R/W)

EDGE OF PAVEMENT

CENTERLINE OF SWALE

S 89°52'28" E 145.00'

26' OF 19X30 RCP
E INVERT: 22.83
W INVERT: 23.00

TBM 4.0
SET MAG
AND DISK
ELEV: 25.80

TBM 3
SET MAG
AND DISK
ELEV: 25.57

26' OF 19X30 RCP
E INVERT: 22.43
W INVERT: 22.46

BLOCK
CORNER

LEGEND:

- Set 1/2" iron rebar with cap # PSM 6545
- Found iron rebar, size and cap #
- Set 4"x 4" concrete monument with cap # PSM 6545
- Found concrete monument, size and identification #
- △ Set nail and disk # PSM 6545
- ▲ Found nail and disk, identification # as shown

Existing spot elevation

Denotes concrete areas



LOT 5 BLOCK 15
CITY WATER
FFE: 27.92

SEPTIC



50.70'

N 00°23'54" W 300.66'

4' WIRE FENCE

25.1

SIR 1/2"
PSM 6545

24.2

N 89°54'07" W 145.00'

FIR 5/8"
SMASHED CAP

24.7

25.0

S 00°23'18" E 300.59'

4' WIRE FENCE

25.2

25.3

FIR 5/8"

SEPTIC



42.45'

LOT 3 BLOCK 15
CITY WATER
FFE: 27.67

SURVEYOR'S NOTES:

- Unless otherwise noted, only platted easements are shown hereon.
- P.U.D.E. denotes Public Utilities and Drainage Easement. P.U.E. denotes Public Utilities Easement.
- No underground utilities or improvements were located unless otherwise shown.
- Elevations shown are based on North American Vertical Datum of 1988.
- Bearings shown hereon are based on assumed datum with the Right of Way Line of Oneida Street being N89°52'28"E according to the Plat described hereon and may not be a True North Azimuth.
- This site appears to lie within F.I.R.M. Zone "X" per Community Panel Number 12009C0320H, dated 1/29/21.
- The septic location is approximate, for more accurate location contact a Septic specialist.

Section 23, Township 23S, Range 35E

Drawn by:

JZ

Checked by:

KS

Scale:

1" = 40'

Date:

10/14/25

Project #

25-62

DATE

LAYOUT
SERVICES, INC.
LAND SURVEYING & MAPPING

25830 HOLIDAY DRIVE
ASTOR, FLORIDA 32102
(321) 529-4484
layout1@att.net



REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY

Certified to:

COOP CONSTRUCTION

I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

James Zimmerman
Professional Land Surveyor No. 6545
Certificate of Authorization No. 7540
State of Florida