

BOUNDARY SURVEY

(Survey Related Data) See sheet 2 of 2 for Sketch of survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS.

Vicinity Map

Not-To-Scale



Job Number : 2507061	
Drawn By : C.G.	Date of Field Work : 08/08/2025
Revisions	

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE, BEING N89° 54' 02"W , ASSUMED.

Elevations, if shown:

Benchmark:	Elevations on Drawing are in:
Benchmark Elev.:	N.A.V.D.88 (North American
Benchmark Datum:	Vertical Datum of 1988)

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: _____
JEFFREY J. HITT - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION NO. 4717 (NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE
FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

SUREVYOR NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #7227
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN, UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.

Survey Related Information and Certifications:

CERTIFICATIONS: ROBERT NIEMAN AND LEVENIA G. NIEMAN.
PRESTIGE TITLE OF BREVARD LLC
STEWART TITLE GUARANTY COMPANY

FLOOD INFORMATION:
FLOOD ZONE: "A"
MAP #: 1200900320H
EFFECTIVE DATE: 01/29/2021

ABBREVIATION LEGEND (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	F.F.E. = FINISHED FLOOR ELEV.	PCC = POINT OF COMPOUND CURVATURE	QTR = QUARTER
C/O = CLEANOUT	FIR = FOUND IRON ROD	PH = POOL HEATER	RNG = RANGE
CA = CENTRAL ANGLE	FN = FOUND NAIL	PI = POINT OF INTERSECTION	ROW = RIGHT OF WAY
CATV = CABLE TV RISER	FND = FOUND	PK = PARKER KAELOIN	SEC = SECTION
CF = CALCULATED FROM FIELD	G.F.F.E. = GARAGE FINISHED FLOOR ELEV.	R = RADIUS	TR = TELEPHONE RISER
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CONC. = CONCRETE	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PP = POOL PUMP	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PRC = POINT OF REVERSE CURVATURE	WM = WATER METER
EL OR ELEV = ELEVATION	PC = POINT OF CURVATURE		WV = WATER VALVE
EM = ELECTRIC METER			

SYMBOLS (Some items in legend may not appear on drawing - Not to Scale)

⚡ = UTILITY POLE	⊕ = WELL	♿ = HANDICAP SPACES
☆ = LIGHT POLE	⊕ = CENTER LINE	⚠ = TEMPORARY SITE BENCHMARK
▨ = CATCH BASIN	⊕ = PARTY WALL	
⚡ = FIRE HYDRANT	⊕ = AIR CONDITIONER	
⊕ = MANHOLE	⊕ = SEPTIC LID	⊕ = SEC, QTR, CORNER
⊕ = WATER VALVE	⊕ = ELEV. SHOT	⊕ = SECTION CORNER
⊕ = WATER METER		

Line types

BOUNDARY	—
BUILDING	—
EASEMENT	---
CHAIN LINK FENCE	----
WOOD FENCE	----
PLASTIC FENCE	----
OVERHEAD	----

LEGAL DESCRIPTION:

THE SOUTH 170 FEET OF THE WEST 372 FEET OF THE EAST 1822 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 35, EAST, BREVARD COUNTY, FLORIDA, LESS THE WEST 30 FEET AND LESS THE SOUTH 30 FEET AND LESS THE EAST 30 FEET, (DISTANCE MEASURED ALONG FRACTIONAL LINES).

ALSO KNOWN AS LOT 4, BLOCK 14, CANAVERAL GROVES SUBDIVISION, AS RECORDED IN SURVEY BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLATTED EASEMENTS AND NOTABLE CONDITIONS

(unplatted easements also listed if provided):

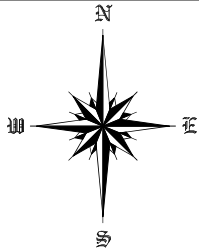
-FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".



318 W SWEETWATER CREEK DR.
LONGWOOD, FL. 32779
PHONE: 407-772-0248



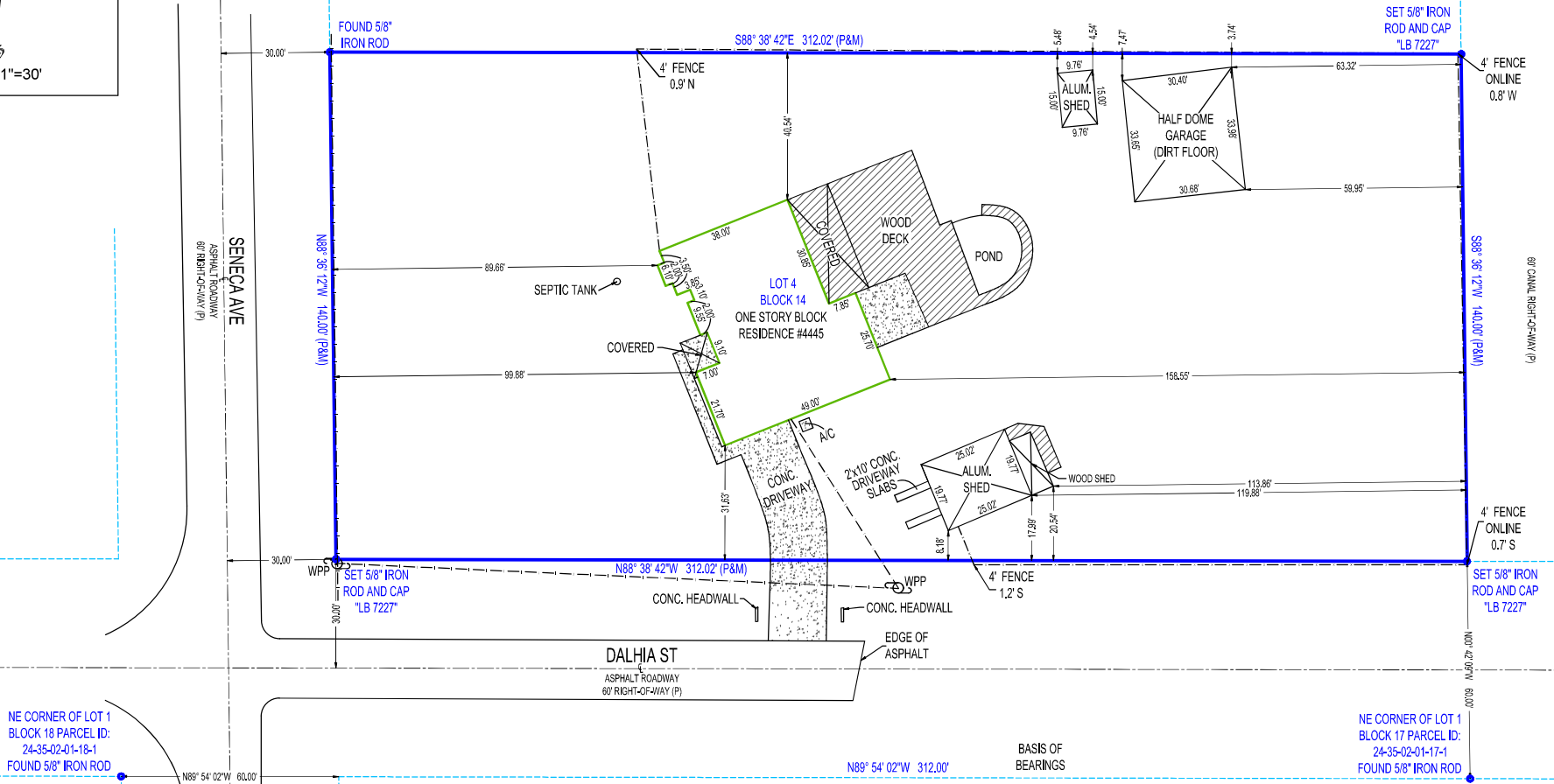
SCALE: 1"=30'

BOUNDARY SURVEY

(Sketch of Survey) See sheet 2 of 2 for Survey Related Information. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS.

ADDRESS: 4445 SENECA AVENUE, COCOA, FL. 32926

PARCEL
ID: 24-35-02-01-14-3
LOT 3, BLOCK 14



Job Number : 2507061	Date of Field Work : 08/08/2025
Drawn By : C.G.	
Revisions	



318 W SWEETWATER CREEK DR.
LONGWOOD, FL. 32719
PHONE: 407-772-0248