



BOUNDARY SURVEY

226 MCKINLEY AVENUE, COCOA BEACH, FL 32931

LEGAL DESCRIPTION:

THE WEST 10 FEET OF LOT 10, ALL OF LOT 9 AND THE EAST 15 FEET OF LOT 8, BLOCK 91, AVON-BY-SEA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 7, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

CERTIFIED TO:

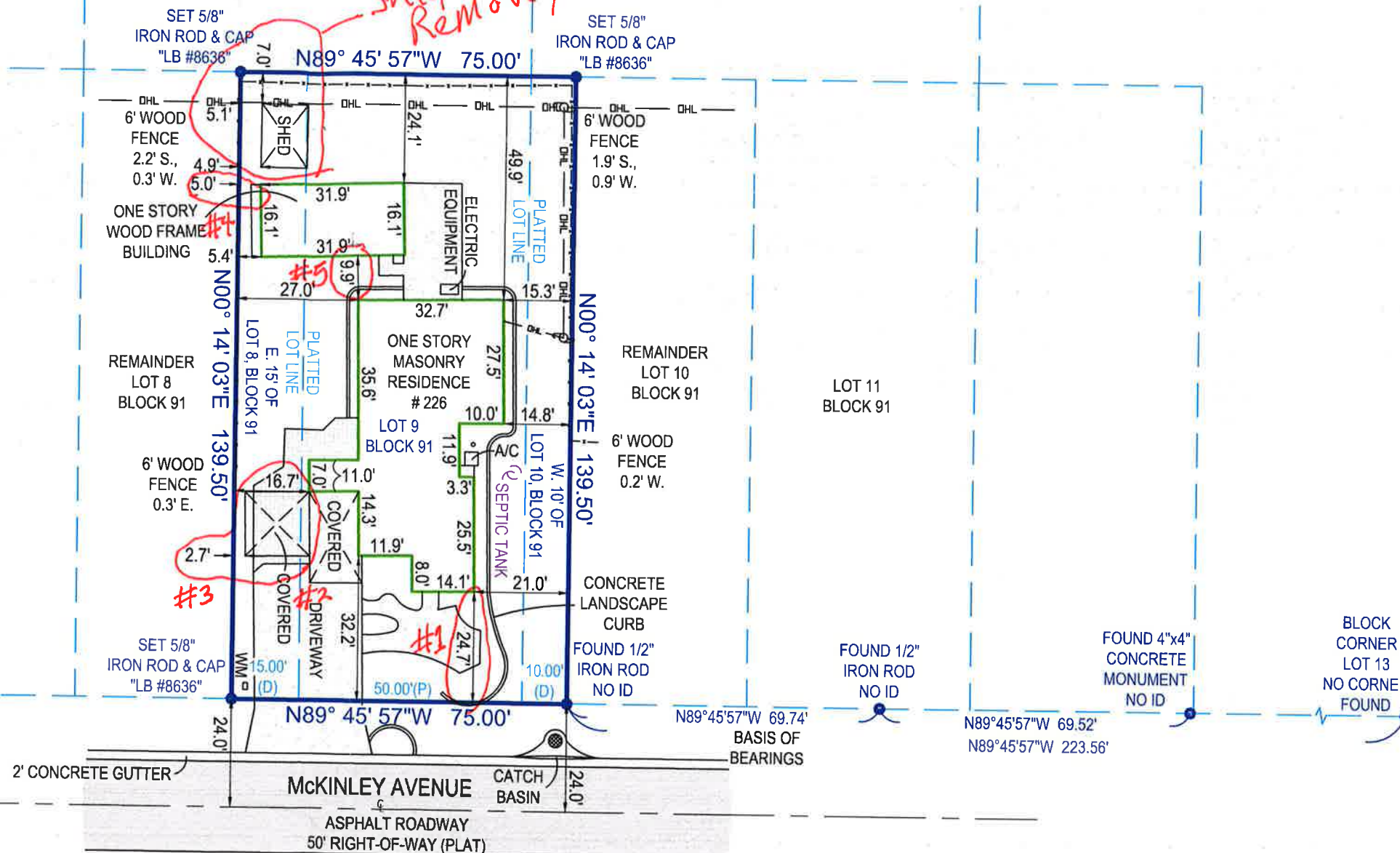
RICHARD GREEN

FLOOD ZONE:

MAP NO. 12009C0451H
ZONE: X500
EFF: 01/29/2021

GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY, SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- 10) ASSUMED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY LINE BEING N89° 45' 57"W.



LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	ELEV-ELEVATION	☆-LIGHT POLE	#-NUMBER	⊙-WELL	-FENCE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.-PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	E.O.W.-EDGE OF WATER	FF-FINISHED FLOOR		-ASPHALT	⊕-WATER VALVE	-PLUS OR MINUS
AL-ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR		-CONCRETE	⊖-CENTER LINE	-POLE
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK	⊙-CATCH BASIN	⊙-MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E.-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER		-WOOD	⊕-FIRE HYDRANT	-TOPOGRAPHIC ELEVATION

SURVEY NOTES:

- DRIVEWAY EXTENDS SOUTH OF PROPERTY BOUNDARY AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

FIELD DATE: 08/27/2025

DRAWN BY: G.D.

ORDER NO: 1000270096

REVISIONS:

09/08/2025 G.D. ADDED DIMENSION
BETWEEN BUILDINGS

NEXGEN LS LLC,
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8636
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS
OR EXCEEDS THE STANDARDS OF PRACTICE
SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS
PER CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA
STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE
REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Digitally signed by
David P Winters
Date: 2025.09.08
11:14:49 -04'00'

DAVID P. WINTERS PSM FLORIDA REGISTRATION NO. 7034

FOR THE LICENSED FIRM OF NEXGEN LS LLC, LICENSED BUSINESS NO. 8636
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND
AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1