

LEGEND OF ABBREVIATIONS UTILITY LEGEND = COMMUNICATIONS MANHOLE BEARING = CABLE TV RISER = CURVE DESIGNATION = CLEAN OUT = CHORD BEARING = DRAINAGE MANHOLE CHORD DIRECTION = ELECTRICAL BOX CHORD = FIRE HYDRANT C.M. CONCRETE MONUMENT = FLOOD LIGHT DEED = GAS VALVE D.B.H. DESIGNATED BREAST HEIGHT = GUY ANCHOR DELTA (CENTRAL ANGLE) = HANDICAPPED SIGN/SPACE EDGE OF ASPHALT ESMT EASEMENT = IRRIGATION CONTROL VALVE FD. FOUND LIGHT IN GROUND FPL FLORIDA POWER & LIGHT COMPANY IRON ROD POWER POLE, CONCRET INV. INVERT = POWER POLE, WOOD LENGTH OF ARC = SEWER MANHOLE LICENSED BUSINESS SIGN POLE LICENSED SURVEYOR SIGN DOUBLE POLE MEASURED = SPEED LIMIT SIGN MITERED END SECTION NAD = STOP SIGN NORTH AMERICAN DATUM NAVD NORTH AMERICAN VERTICAL DATUM = TRAFFIC BOX NGVD NATIONAL GEODETIC VERTICAL DATUM TURN ARROW, RIGHT N/D NAIL & DISK NON RADIAL TURN ARROW, LEFT NTC NON TANGENT CURVE NTL NON TANGENT LINE NOT TO SCALE N.T.S = WATER STUB-OUT 0.R.B. OFFICIAL RECORDS BOOK POINT OF CURVATURE = WATER VALVE PCP PERMANENT CONTROL POINT = WELL PERMANENT IDENTIFIER PAGE POINT OF INTERSECTION P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT PRC POINT OF REVERSE CURVATURE TREE NOTE: PR.D.E. PRIVATE DRAINAGE EASEMENT PRM PERMANENT REFERENCE MONUMENT INDICATES PALM TREE WITH SIZE POINT OF TANGENCY PUBLIC UTILITY EASEMENT INDICATES OAK TREE WITH SIZE IN INCHES D.B.H. PUBLIC UTILITY & DRAINAGE EASEMENT RADIUS INDICATES PINE TREE WITH SIZE IN INCHES D.B.H. RNG RANGE RIGHT OF WAY R/W SANITARY SEWER MANHOLE SSMH TOWNSHIP _____ TOB ____ = TOP OF BANK ____ TOS ____ = TOE OF SLOPE —— EOW—— = EDGE OF WATER GRAPHIC SCALE

1. THE BEARING BASIS FOR THIS SURVEY IS THE NORTH LINE OF THE LANDS DESCRIBED IN RECORDS BOOK 5430, PAGE 2844 OF THE BREVARD COUNTY OFFICIAL RECORDS, WHICH BEARS N89°57'20"W AS MEASURED IN THE THE STATE PLANES COORDINATE SYSTEM, ZONE EAST NORTH AMERICAN DATUM 1983, AND IS AS SHOWN HEREON.

(IN FEET)

- 2. THE PARCEL DESCRIBED HEREIN IS IN FLOOD ZONES "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP #12009C 0329 H DATED 1-29-21. COMMUNITY #125092, BREVARD UNINCORPORATED AREAS. ADJACENT FLOOD ZONE AE, WHICH HAS A BASE FLOOD ELEVATION OF 4.9 FEET (N.A.V.D. 88) BASE FLOOD ELEVATION INFORMATION IS AS SCALED FROM SAID FEMA MAP.
- 3. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED RIGHTS OF WAY, EASEMENTS, OR RESERVATIONS OF RECORD
- 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 5. BEARINGS AND DISTANCES REFLECT BOTH DEED AND MEASURED UNLESS OTHERWISE NOTED.
- 6. UNDERGROUND IMPROVEMENTS NOT NECESSARILY SHOWN ON THIS MAP OF SURVEY.
- 7. THE PRIMARY BENCHMARK FOR THIS PROJECT IS 2.5" BRASS DISK ATOP A CONCRETE PAD FOR A SANITARY SEWER MANHOLE DESIGNATED "469-37 2019" AND IS LOCATED 24 FEET WEST OF THE CENTERLINE OF THE SOUTH BOUND LANES OF SR-3 AND 66 FEET EAST OF THE SOUTHEAST CORNER OF BUILDING #4805 IN MERRITT ISLAND, FLORIDA, AND HAS A POSTED ELEVATION OF 6.387 FEET AS MEASURED IN THE NORTH AMERICAN VERTICAL DATUM OF 1988; PROJECT BENCHMARKS ARE AS SHOWN HEREON.
- 8. DURING THE CREATION OF THIS SURVEY AN ERROR WAS OBSERVED IN THE DEED. THE LEGAL DESCRIPTION OF THE PARENT PARCEL CALLS FOR A DISTANCE OF 301.53 FEET ALONG THE EASTERLY RIGHT OF WAY OF COURTENAY PARKWAY, AS SHOWN HEREON. THE DISTANCE CALLS IN THE LEGAL DESCRIPTIONS OF THE CHILD PARCELS TOTAL TO 302.29 FEET. THE ERROR, IN THE OPINION OF THE SURVEYOR, IS IN THE LEGAL DESCRIPTION OF THE CHILD PARCEL THAT IS THE SUBJECT PROPERTY OF THIS SURVEY. THE IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY MATHEMATICALLY WORKS WITH THE FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE PARENT PARCEL AND HAS BEEN ACCEPTED AS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- 9. THE WETLANDS SHOWN HEREON ARE AS SET BY TOLAND ENVIRONMENTAL CONSULTING, LOCATED IN THE FIELD ON 6-19-25.
- 10. TREES ARE LIMITED TO 10" AND GREATER, DIAMETER AT BREAST HEIGHT (D.B.H.) HARDWOODS, AND 14" AND GREATER, (D.B.H.), PALMS AS SPECIFIED BY THE CLIENT.

PAGE 1 OF 2

HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC. LB 6360 5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955 E-MAIL: INFO@HORIZONSURVEYORS.COM PHONE: (321) 806-4171

SCALE 1=30_XREF	REVISION TABLE				
DATE 7-7-25	DATE	DESCRIPTION	BY	APVD	
FIELD BOOK 275	10-31-25	TYPO			
& PAGE 5					
FIELD DATE 6-27-25					

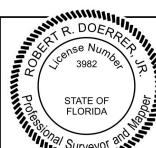
PREPARED FOR THE EXCLUSIVE USE OF

ERIC MARTIN

HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED JNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS

ROBERT R Digitally signed by NOTE: Date: 2025.10.31 10:15:55 -04'00'

THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.



SURVEY FOR: MARTIN DRAWING NUMBER:

IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO ROBERT R. DOERRER, JR. 6741 PROFESSIONAL LAND SURVEYOR #3982 SECTION 472.027, FLORIDA STATUTES.

HORIZON SURVEYORS

OF CENTRAL FLORIDA, INC. LB 6360

5445 MURRELL RD, UNIT 101, ROCKLEDGE, FLORIDA 32955

E-MAIL: INFO@HORIZONSURVEYORS.COM

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F	FIELD D	ATE 6-27-25					
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PAGE 2 OF 2

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PHONE : (321) 806-4171