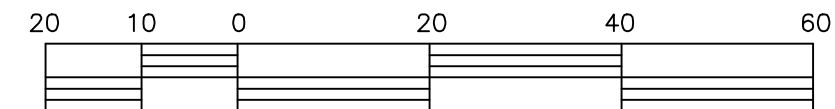
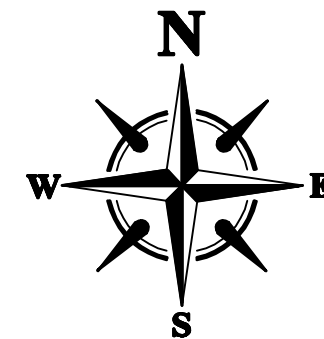


Phone (321)724-2940
Fax (321)951-4879
E-MAIL: SMITHSURVEYING@GMAIL.COM



1350 MALABAR ROAD S.E., SUITE 1
PALM BAY, FLORIDA 32907
WEBSITE: SMITHSURVEYING.NET

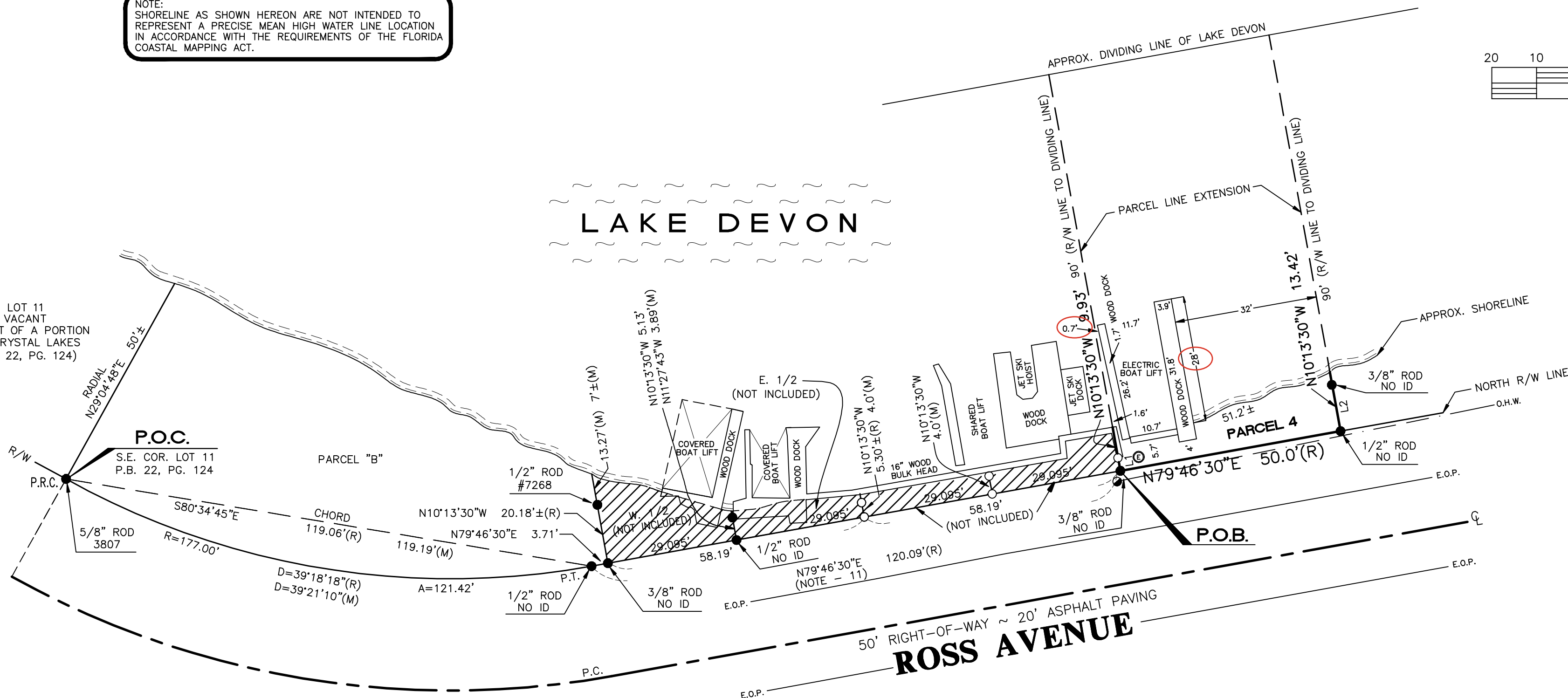
MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426



SCALE IN FEET
1 INCH = 20 FEET

NOTE:
SHORELINE AS SHOWN HEREON ARE NOT INTENDED TO
REPRESENT A PRECISE MEAN HIGH WATER LINE LOCATION
IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA
COASTAL MAPPING ACT.

LOT 11
VACANT
REPLAT OF A PORTION
OF CRYSTAL LAKES
(PB. 22, PG. 124)



LINE DATA:
L1: N10°13'30"W 2.88'(M)
L2: N10°13'30"W 10.51'(M)

SITE NOTES:
1. FLOOD ZONE: ACCORDING TO MAP NO. 12009C0682 H, DATED JAN. 29, 2021, THIS PROPERTY LIES IN FLOOD ZONE "AE" BASE FLOOD ELEVATION OF 4 AND 5 FEET N.A.V.D. 1988.

2. AT REQUEST OF THE OWNER, THE SURVEYOR HAS DRAWN DASHED LINES INTO LAKE DEVON TO INDICATE AN EQUITABLE PORTION OF THE LAKE DEVON WATER AREA IN WHICH THE OWNER MAY BUILD DOCKAGE. THIS DOES NOT REPRESENT A LEGAL OPINION. THE SURVEYOR RECOMMENDS THAT A DOCK CONSTRUCTION PERMIT BE OBTAINED FROM BREVARD COUNTY AND ALSO THAT HE SEEK APPROVAL OF A DOCK PLAN FROM THE OWNERS OF ADJACENT PROPERTY.

LEGAL DESCRIPTION - PARCEL 4

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 11, REPLAT OF A PORTION OF CRYSTAL LAKES AS RECORDED IN PLAT BOOK 22, PAGE 124, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ROSS AVENUE (A 50 FOOT RIGHT-OF-WAY AS PRESENTLY LOCATED) AND BEING THE POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 177.00 FEET; THENCE S 80 DEGREES 34 MINUTES 45 SECONDS E, ALONG THE CHORD BEARING OF SAID CURVE, A DISTANCE OF 119.06 FEET TO THE POINT OF TANGENCY, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ROSS AVENUE; THENCE N 79 DEGREES 46 MINUTES 30 SECONDS E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.09 FEET TO THE POINT-OF-BEGINNING; THENCE N 10 DEGREES 13 MINUTES 30 SECONDS W, A DISTANCE OF 5.58 FEET, MORE OR LESS, TO AND INTO THE WATERS OF LAKE DEVON; THENCE RETURN TO THE POINT-OF-BEGINNING; THENCE N 79 DEGREES 46 MINUTES 30 SECONDS E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET; THENCE N 10 DEGREES 13 MINUTES 30 SECONDS W, A DISTANCE OF 19.48 FEET, MORE OR LESS, TO AND INTO THE WATERS OF LAKE DEVON; THENCE SOUTHWESTERLY, ALONG THE MEANDERS OF SAID LAKE DEVON, A DISTANCE OF 51.2 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE FIRST COURSE OF THIS DESCRIPTION. CONTAINS 0.02 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

CERTIFIED TO: PROFETA FAMILY TRUST; CHRISTOPHER J. PROFETA

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP © COPYRIGHT 2026 SMITH & ASSOCIATES, SURVEYING AND MAPPING, INC. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS NOTES:

- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
- ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
- DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES (CHAPTER 5117-6.003(1)(b) F.A.C.)
- PURSUANT TO FLORIDA LAW (F.A.C. 5117-6.003(17)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
- USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
- ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
- LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY CLIENT.
- ELEVATIONS BASED ON 50.00' ASSUMED AT N/A.
- ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (PARENT B.M. N/A ELEVATION N/A) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
- BEARINGS BASED ON NORTH RIGHT OF WAY OF ROSS AVENUE BEING N79°46'30"E (ASSUMED).
- PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
- LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
- SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION.
- NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY.
- ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE "OPEN TO TRAVEL" BOTH BY FOOT AND VEHICLE UNLESS OTHERWISE NOTED BY (CLOSED TO TRAVEL).
- SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (GROUND, PAVEMENT, INLETS, ETC.) HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET.
- THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
- THE EXPECTED USE OF THE LAND IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY.
- ALL "PROPOSED" IMPROVEMENTS SHOWN HEREON ARE NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE "PROPOSED" INFORMATION SHOWN HEREON IS SUBJECT TO BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR COMPARING THE "PROPOSED" INFORMATION AS SHOWN, WITH THE "FINAL APPROVED FOR CONSTRUCTION" DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK.

LEGEND:

- S.B.M. = SITE BENCH MARK
P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
P.R.M. = PERMANENT REFERENCE MONUMENT
R.P. = RADIUS POINT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
R = RADIUS
A = ARC
T = TANGENT
C = CENTERLINE
F = PROPERTY LINE
FR = FLOOD FRAME
M = MEASURED
STY = STORY
CALC = CALCULATED
R/W = RIGHT-OF-WAY
D = DEED
NO ID. = NO IDENTIFICATION
C.B.S. = CONCRETE BLOCK & STUCCO
F.P. & L. = FLORIDA POWER AND LIGHT
RES. = RESIDENCE
PROP. = PROPOSED
CONC. = CONCRETE (TYP.) = TYPICAL
E.O.P. = EDGE OF PAVEMENT
T.O.S. = APPROX. TOE OF SLOPE
E.O.W. = APPROX. EDGE OF WATER
- B.S.L. = BUILDING SETBACK LINE
T.O.B. = APPROX. TOP OF BANK
N.T.S. = NOT TO SCALE
O/S = OFFSET
L.F.E. = LOWEST FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
PC = PAGE
P.V.C. = POLYVINYL CHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
INV. = INVERT
F.Z.L. = FLOOD ZONE LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- W = WATER METER
E = ELECTRIC METER/HANDHOLE
S = SANITARY SEWER MANHOLE
SS = STORM SEWER MANHOLE
S = SOUTHERN BELL MANHOLE/HANDHOLE
B = SOUTHERN BELL RISER
C = CABLE TELEVISION RISER
- G = GAS VALVE
R = RECLAIM WATER METER
S = GAS SERVICE
W = WATER VALVE IN 2" x 2" CONC.
W = WATER VALVE
H = FIRE HYDRANT
P = POWER POLE
L = LIGHT POLE
GUY = GUY ANCHOR
F = FENCE
S/T = APPROXIMATE SEPTIC TANK
U = UNDER MAIN ROOF
W = WELL
● = IRON MARKER FOUND - SEE DESCRIPTION
○ = 1/2" IRON ROD WITH PLASTIC CAP MARKED "K.A. SMITH LB 7426" SET
■ = 4" x 4" CONC. MONUMENT FOUND - SEE DESCRIPTION
□ = 4" x 4" CONC. MONUMENT MARKED "K.A. SMITH LB 7426" SET
▲ = NAIL & DISK FOUND - SEE DESCRIPTION
Δ = SET MAGNETIC NAIL
○ = HUB & TACK SET

PROPERTY ADDRESS: 370 ROSS AVENUE DOCK UNIT
MELBOURNE BEACH, FLORIDA 32951

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
(2)REVISED PER COMMENTS	JUNE 8, 2026	25-1337	
BOUNDARY SURVEY	JAN. 5, 2026		
BOUNDARY SURVEY	NOV. 13, 2008	08-1059 ~ 448736	

DRAWN BY: A. TEJADA

SCALE: 1" = 20'

PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457
ANDREW J. SMITH - FLORIDA CERTIFICATE NO. 5690