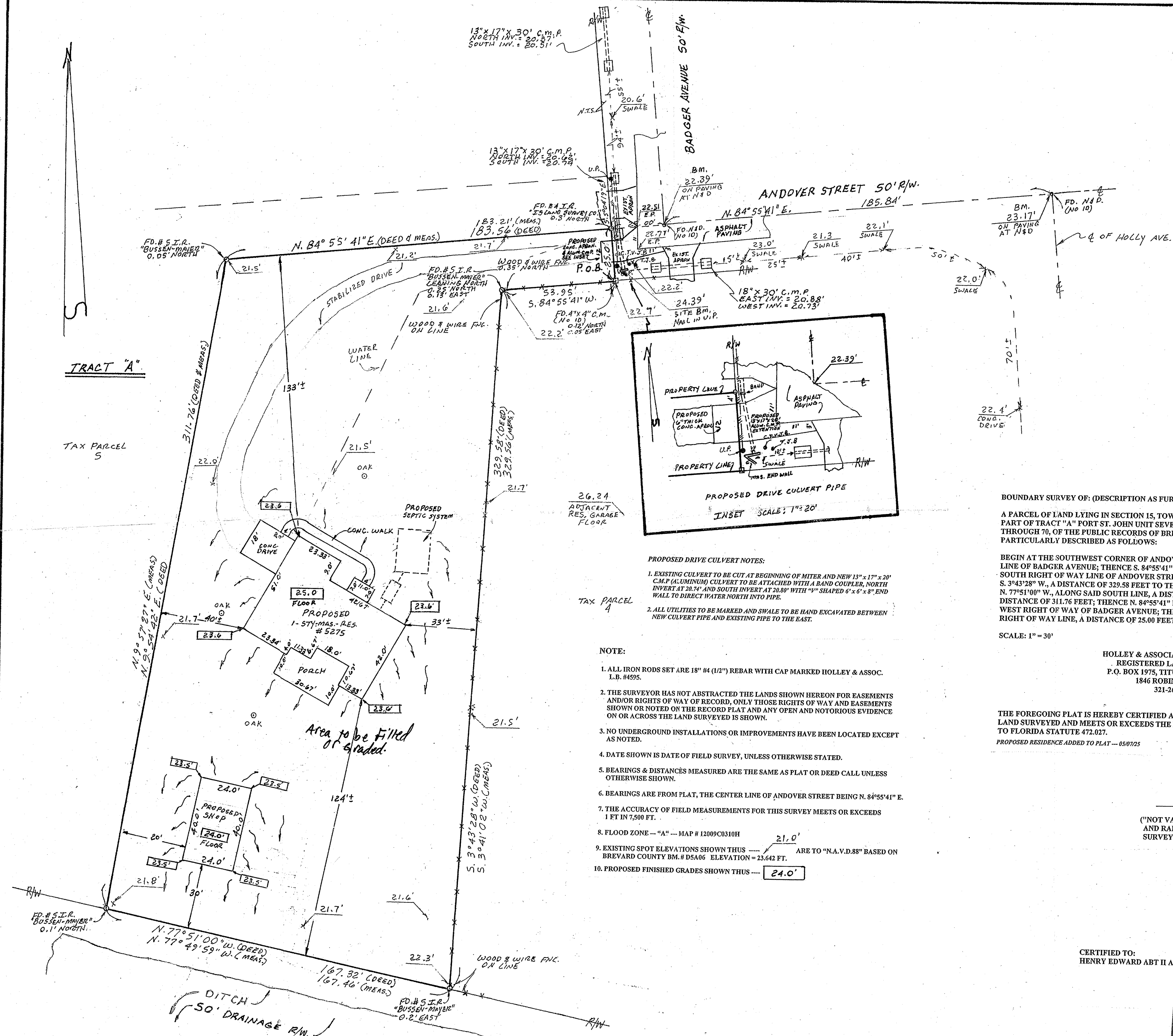


LEGEND:

AC± = ACRES MORE OR LESS
 ALUM. = ALUMINUM
 BM. = BENCHMARK
 C.L. = CENTER LINE
 CONC. = CONCRETE
 C.M. = CONCRETE MONUMENT
 E = EAST
 E.P. = EDGE OF PAVING
 FD. = FOUND
 FNC. = FENCE
 I.D. = IDENTIFYING NAME OR NUMBER
 INV. = INVERT ELEVATION
 I.R. = IRON ROD
 L.B. = LICENSED BUSINESS
 L.S. = LICENSED SURVEYOR
 MAS. = MASONRY
 MEAS. = MEASURE
 N & D = NAIL & DISK
 N = NORTH
 N.T.S. = NOT TO SCALE
 PG. = PAGE
 P.B. = PLAT BOOK
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 RES. = RESIDENCE
 R/W = RIGHT OF WAY
 S = SOUTH
 STY. = STORY
 T.J.B. = TELEPHONE JUNCTION BOX
 U.P. = UTILITY POLE
 W = WEST



BOUNDARY SURVEY OF: (DESCRIPTION AS FURNISHED)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 35 EAST AND BEING A PART OF TRACT "A" PORT ST. JOHN UNIT SEVEN, AS RECORDED IN PLAT BOOK 23, PAGES 60 THROUGH 70, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF ANDOVER STREET AND THE WESTERLY RIGHT OF WAY LINE OF BADGER AVENUE; THENCE S. 84°55'41" W., ALONG THE WESTERLY EXTENSION OF SAID SOUTH RIGHT OF WAY LINE OF ANDOVER STREET, A DISTANCE OF 53.95 FEET; THENCE S. 34°3'28" W., A DISTANCE OF 329.58 FEET TO THE SOUTH LINE OF TRACT "A"; THENCE N. 77°51'00" W., ALONG SAID SOUTH LINE, A DISTANCE OF 167.32 FEET; THENCE N. 09°54'42" E., A DISTANCE OF 311.76 FEET; THENCE N. 84°55'41" E., A DISTANCE OF 183.56 FEET TO AFORESAID WEST RIGHT OF WAY OF BADGER AVENUE; THENCE S. 05°04'19" E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SCALE: 1" = 30'

14, APRIL, 2025

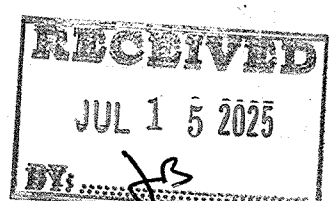
HOLLEY & ASSOCIATES, INC., L.B. # 4595
 REGISTERED LAND SURVEYORS
 P.O. BOX 1975, TITUSVILLE, FL. 32781
 1846 ROBIN HOOD AV.
 321-267-6113

THE FOREGOING PLAT IS HEREBY CERTIFIED AS BEING A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED PURSUANT TO FLORIDA STATUTE 472.027.

PROPOSED RESIDENCE ADDED TO PLAT -- 05/07/25

JOHN T. HOLLEY, P.S.M. # 5050
 ("NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.")

CERTIFIED TO:
 HENRY EDWARD ABT II AND JANET BARROWS ABT



PROPOSED DRIVE CULVERT NOTES:

- EXISTING CULVERT TO BE CUT AT BEGINNING OF MITER AND NEW 12" x 17" x 20' C.M.P. (ALUMINUM) CULVERT TO BE ATTACHED WITH A BAND COUPLER, NORTH INVERT AT 20.74' AND SOUTH INVERT AT 20.80' WITH "V" SHAPED 6' x 6' x 8' END WALL TO DIRECT WATER NORTH INTO PIPE.
- ALL UTILITIES TO BE MARKED AND SWALE TO BE HAND EXCAVATED BETWEEN NEW CULVERT PIPE AND EXISTING PIPE TO THE EAST.

NOTE:

- ALL IRON RODS SET ARE 18" #4 (1/2") REBAR WITH CAP MARKED HOLLEY & ASSOC. L.B. #4595.
- THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, ONLY THOSE RIGHTS OF WAY AND EASEMENTS SHOWN OR NOTED ON THE RECORD PLAT AND ANY OPEN AND NOTORIOUS EVIDENCE ON OR ACROSS THE LAND SURVEYED IS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- DATE SHOWN IS DATE OF FIELD SURVEY, UNLESS OTHERWISE STATED.
- BEARINGS & DISTANCES MEASURED ARE THE SAME AS PLAT OR DEED CALL UNLESS OTHERWISE SHOWN.
- BEARINGS ARE FROM PLAT, THE CENTER LINE OF ANDOVER STREET BEING N. 84°55'41" E.
- THE ACCURACY OF FIELD MEASUREMENTS FOR THIS SURVEY MEETS OR EXCEEDS 1 FT IN 7,500 FT.
- FLOOD ZONE -- "A" -- MAP # 12009C0310H
- EXISTING SPOT ELEVATIONS SHOWN THUS --- ARE TO "N.A.V.D.88" BASED ON BREVARD COUNTY BM. # D5A06 ELEVATION = 23.642 FT.
- PROPOSED FINISHED GRADES SHOWN THUS --- 24.0'