

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

Official Record Book 3135, Page(s) 2367

Lot 53, Block C, RIVIERA ISLES SECTION 4, according to the Plat thereof, as recorded in Plat Book 21, Page 139, of the Public Records of Brevard County, Florida.

## SURVEY REPORT:

- The intended purpose of this Boundary Survey is to show the existing boundary of the subject parcel and the improvements thereto as shown hereon to provide a plot plan for a proposed addition.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
- Measurements shown hereon are expressed in feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
- Bearings shown hereon are based on the North line of the subject property having a recorded bearing of N60°00'00"E along recovered monumentation.
- This survey was performed without the benefit of updated title search information. There may be other easements and matters of records affecting the site as recorded in the public records of Brevard County.
- FEMA FLOOD DATA: (FOR INFORMATION ONLY) The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. FIRM Zone "X & AE" per Community Panel No. 12009C 0345H dated 01/29/2021.

## EXPLANATION OF ABBREVIATIONS

AC Air Conditioner  
 CBS Concrete Block Structure  
 Δ Delta (Central Angle Of Arc)  
 FEMA Flood Emergency Management Agency  
 FIRM Flood Insurance Rate Map  
 FT Fence Tie  
 ID Identification  
 L Length (Arc)  
 LB Licensed Business  
 NAVD North American Vertical Datum  
 (P) Plat Information  
 PSM Professional Surveyor & Mapper  
 PUDE Public Utility & Drainage Easement  
 R Radius (Arc)  
 R/W Right-Of-Way  
 VF Vinyl Fence

## LEGEND OF SYMBOLS

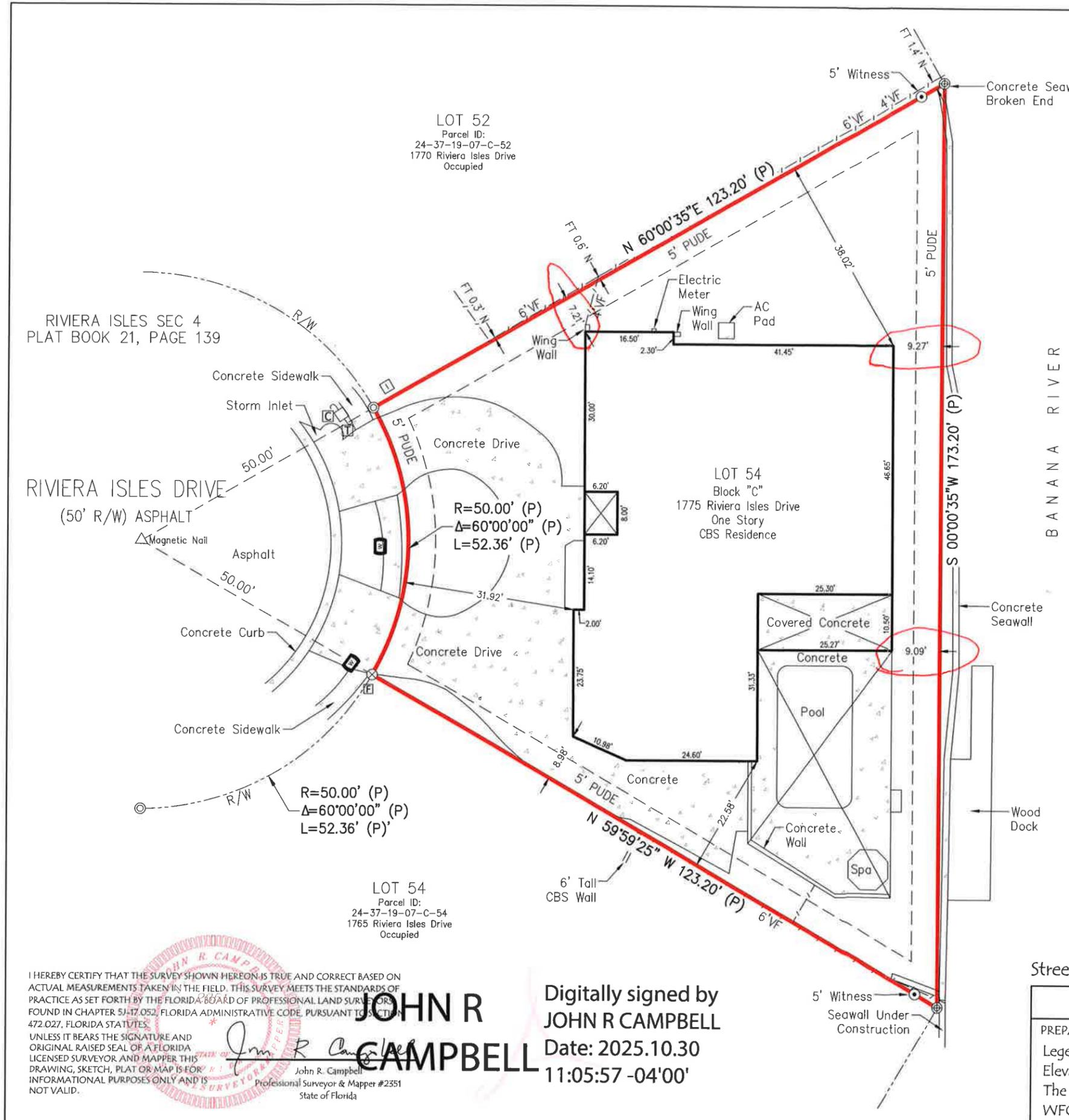
● Set 5/8" Iron Rod & Cap, LB 7978  
 ○ Found 5/8" Iron Rod, No ID  
 ⊗ Found "X" Cut In Driveway  
 ⊕ Computed Corner Not Set  
 △ Found Survey Control Point, As Noted  
 □ Concrete Utility Pole  
 ◻ Water Meter  
 □ Telephone Riser  
 □ TV Cable Riser  
 □ Fiber Optic Riser  
 □ Wire Pull Box



115 Alma Blvd., Suite 102  
 Mailing Address: P.O. Box 544866, Merritt Island, FL 32954  
 Phone: (321) 507-4811  
 LICENSED BUSINESS #7978

Street Address: 1775 Riviera Isles Drive, Merritt Island, FL 32952

Boundary Survey		FIELD: Kevin Sutherland	CHECKED BY: J.R. Campbell	SECTION 19
PREPARED FOR AND CERTIFIED TO:		2025-306		DRAWN BY: Dan Skidmore
Legend Lending Corporation		SURVEY DATE: 10/17/25		TOWNSHIP 24 SOUTH
Elevation Renovation LLC				RANGE 37 EAST
The Title Station, Inc.		NO.	BY	DATE
WFG National Title Insurance Company		1		
		2		
		3		
		4		
		5		



LOT 52  
 Parcel ID:  
 24-37-19-07-C-52  
 1770 Riviera Isles Drive  
 Occupied

LOT 54  
 Block "C"  
 1775 Riviera Isles Drive  
 One Story  
 CBS Residence

LOT 54  
 Parcel ID:  
 24-37-19-07-C-54  
 1765 Riviera Isles Drive  
 Occupied

RIVIERA ISLES SEC 4  
 PLAT BOOK 21, PAGE 139

RIVIERA ISLES DRIVE  
 (50' R/W) ASPHALT

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**JOHN R CAMPBELL**  
 Digitally signed by  
 JOHN R CAMPBELL  
 Date: 2025.10.30  
 11:05:57 -04'00'

John R. Campbell  
 Professional Surveyor & Mapper #2351  
 State of Florida