

MAP OF SURVEY

DATE PALM STREET

N89°37'01"E 1316.33'
NOT TO SCALE

TRACT 3, BLOCK 9

S89°35'37"W 588.55'

TRACT 4
BLOCK 9

N89°35'09"E 588.47'

TRACT 5, BLOCK 9

S89°31'26"W 1314.75'

NOT TO SCALE

CABBAGE PALM STREET

FOUND NAIL & DISK
BREVARD COUNTY

N00°49'01"W 1971.69'
NOT TO SCALE
PINE STREET

S00°46'59"E 164.30'

FOUND 5/8" REBAR
NO IDENTIFICATION

FOUND 5/8" REBAR
NO IDENTIFICATION

24" Concrete pipe
Inv. elevation = 18.33'

492.27'
NOT TO SCALE

TBM #1
444 NAD
Elev. = 216.4'

CONC. HEADWALL
Inv. elevation = 19.08'

24" x 30" HDPE PIPE

CONC. HEADWALL
Inv. elevation = 19.14'

N00°45'20"W
164.12'

FAN PALM STREET

S00°46'17"E 1969.54'
NOT TO SCALE

TBM #2
444 NAD
Elev. = 215.2'

FOUND 5/8" REBAR
& CAP "PACKARD"

0.6' NORTH, 0.4' WEST

1313.15'
NOT TO SCALE

24" Concrete pipe
Inv. elevation = 18.4'

FOUND 5/8" REBAR
NO IDENTIFICATION

EXPLANATION OF ABBREVIATIONS

F.F.E.	Finished Floor Elevation
INV.	Invert
Conc.	Concrete
A/C	Air Conditioner
ToB	Top of Bank
P	Measurement On Plat
O.R.B.	Official Record Book
PB	Plat Book
LB	Licensed Business
LS	Licensed Surveyor
T.B.M.	Temporary Bench Mark
C.B.S.	Concrete Block Structure
Inv.	Invert
HDPE	High-Density Polyethylene

SURVEYOR'S REPORT:

1. The intended purpose of this survey is to depict the boundary and improvements information of the subject property.
2. This survey was done without the benefit of a title commitment.
3. The bearings shown are based on the deed of record and may not be a true North Azimuth.
4. The horizontal accuracy of this Survey meets or exceeded an allowable minimum of one foot of error in 40,000 feet of traverse.
5. No underground utilities were located except as shown hereon. This surveyor makes no guarantee that the underground utilities shown hereon comprise of all such utilities in the area, either in service or abandoned.
6. All dimensions shown on this drawing are based on US feet measurement and or decimal parts thereof.
7. All measurement are in agreement with record or deed calls unless otherwise stated or shown.
8. This Survey is not valid without the signature and raised seal of a Florida Licensed Surveyor.
9. The Elevations as shown hereon are references to NAVD '88' Vertical Datum from a Brevard County Benchmark designated "195 73 A78" having a Published Elevation of "46.390" NAVD '88'.

LEGEND:

- Set 5/8" iron rebar with cap marked: LB 2351
- Found iron rebar, size 5/8" and cap, no identification
- Set 4"x 4" concrete monument with disk marked: LB 2351
- Found concrete monument, size and identification #
- ▲ Set nail and disk marked: LB 2351
- ▲ Found nail and disk, As Noted

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 35 EAST, LESS THE WEST 40 FEET AND THE EAST 30 FEET THEREOF, LYING AND BEING IN BREVARD COUNTY, FLORIDA a/k/a TRACT 4, BLOCK 9, CANAVERAL GROVES UNRECORDED, RECORDED IN SURVEY BOOK 2, PAGE 55, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the Standard 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
Professional Surveyor & Mapper #2351
State of Florida

Revisions

6	Final/As-Built 02-04-21 Z.A. Dyer
5	Final Survey with Topography 10-28-20 Z.A. Dyer
4	Foundation/Stem wall Survey 8-10-20 Z.A. Dyer
3	Foundation / Stem wall Survey 3-19-19 E.L.Hale
2	Add RW Topo 2-27-19 E.L.Hale
1	Add Trees 10-14-18 E.L.Hale

Boundary Survey

Certified to:

LINDA M & ERRAN L. MUENZ JR.
MIDWEST LOAN SOLUTIONS
INTERNATIONAL TITLE AND ESCROW CO., LLC
WFG TITLE AND ESCROW COMPANY, LLC

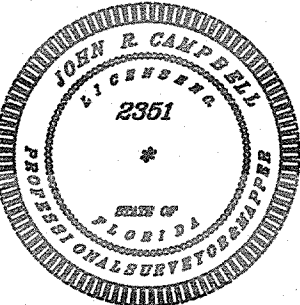
Drawn By:
C.D.

Scale:
1"=40'

Date:
06/30/17

Project #
2017-245

FEMA FLOOD
FOR INFORMATION ONLY:
The surveyor no longer certifies the F.E.M.A. Flood Zones.
This certification is made by an independent contractor of the
Federal Government. As a courtesy to the client, this surveyor feels
that the subject parcel appears to lie in F.I.R.M. Zone "X" per Community Panel No.
12009C03256 dated 03/17/2014.



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