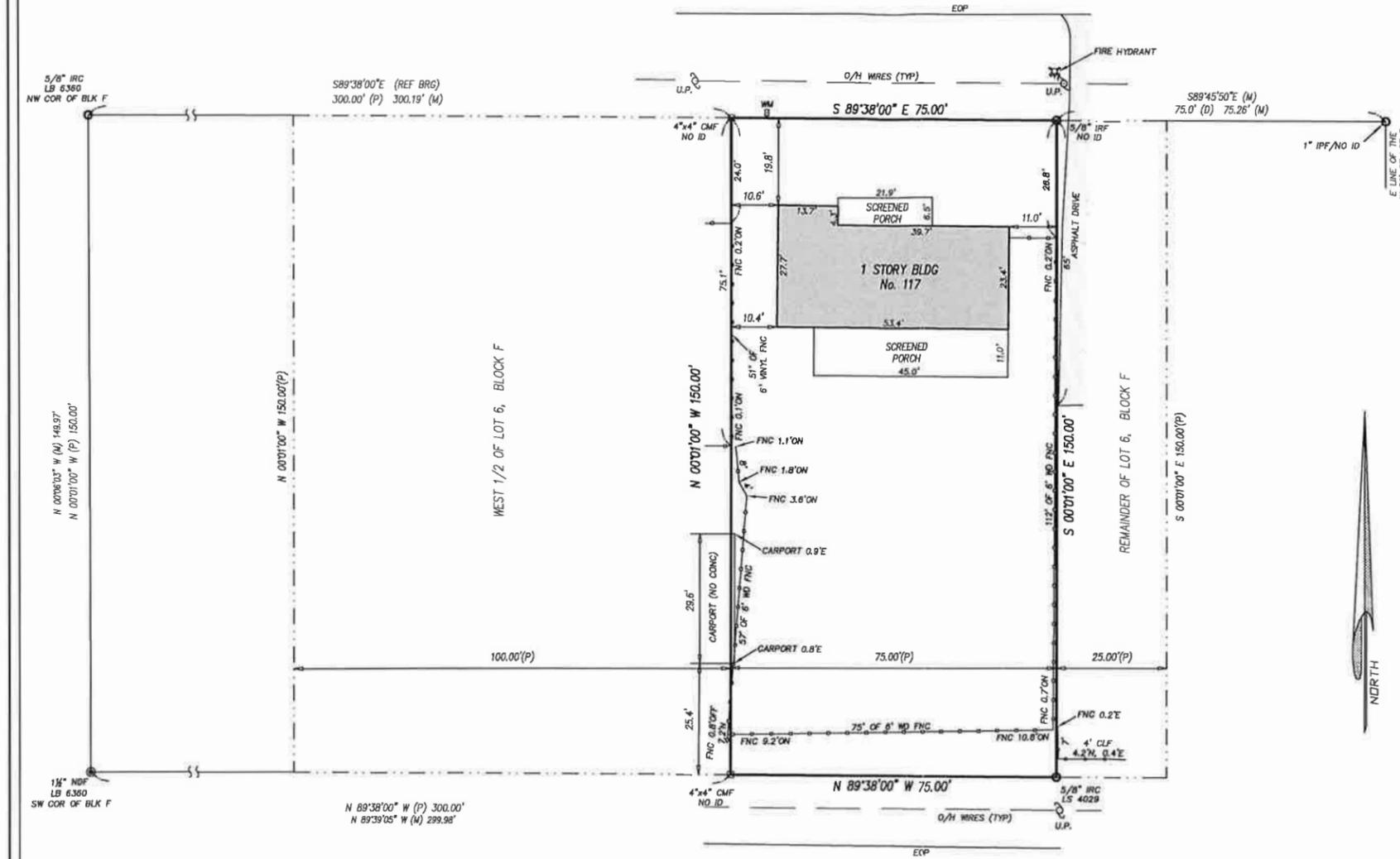


# MAP OF BOUNDARY SURVEY

FRANKLYN AVENUE  
60' PUBLIC R/W



GROSSE POINTE  
50' PUBLIC R/W

GRAPHIC SCALE



NOTE:  
CLIENT IS ADVISED THAT MORE THAN ONE SOLUTION MAY BE POSSIBLE IN DETERMINING THE EAST AND WEST BOUNDARY LINES OF THE SUBJECT PARCEL. THE SURVEYOR HELD THE FOUND OCCUPATION, HOWEVER A 2' TO 3' VARIANCE FROM PLAT IN THE OVERALL BLOCK DISTANCES WAS FOUND IN THE FIELD.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Joel Seymour* DATE: 3/11/21  
JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA No. 6133

DRAWN BY: JIL SCALE 1 INCH = 20 FEET

**LEGAL DESCRIPTION:**

THE WEST 75 FEET OF THE EAST ONE-HALF OF LOT 6, BLOCK F, REPLAT OF NORTH INDIAN LANTIC BY THE SEA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 70, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- LEGEND**
- A = ARC
  - A/C = ARC CURVATURE
  - BFE = BASE FLOOD ELEVATION
  - BLDO = BUILDING
  - BLK = BLOCK
  - BM = BENCHMARK
  - BRC = BEARING
  - (C) = CALCULATED
  - CATV = CABLE TELEVISION
  - CBS = CONCRETE BLOCK STRUCTURE
  - CHD = CHORD
  - C/L = CENTERLINE
  - CLF = CHAIN LINK FENCE
  - CMF = CONCRETE MONUMENT FOUND
  - CMP = CORRUGATED METAL PIPE
  - CONC = CONCRETE
  - COR = CORNER
  - (D) = DEED
  - DB = DEED BOOK
  - DA = DELTA ANGLE
  - ELEV = ELEVATION
  - ENC = ENCROACHMENT
  - EOP = EDGE OF PAVEMENT
  - ESMT = EASEMENT
  - FB = FIELD BOOK
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - FF = FINISHED FLOOR
  - FNC = FENCE
  - FND = FOUND
  - FPAL = FLORIDA POWER & LIGHT COMPANY
  - ID = IDENTIFICATION
  - IPF = IRON PIPE FOUND
  - IRC = IRON ROD & CAP FOUND
  - IRF = IRON ROD FOUND
  - IRS = 5/8" IRON ROD SET "LB 7838"
  - LB = LICENSED BUSINESS NUMBER
  - LS = (RLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
  - (M) = MEASURED
  - NAVD = NORTH AMERICAN VERTICAL DATUM
  - NDF = NAIL & DISK FOUND
  - NDS = 1 1/4" NAIL & DISK SET "LB 7838"
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM
  - No. = NUMBER
  - O/H = OVERHEAD
  - ORB = OFFICIAL RECORDS BOOK
  - O/S = OFFSET
  - (P) = PLAT
  - PB = PLAT BOOK
  - PC = POINT OF CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - PCP = PERMANENT CONTROL POINT
  - PI = POINT OF INTERSECTION
  - PLS = PROFESSIONAL LAND SURVEYOR
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRC = POINT OF REVERSE CURVATURE
  - PRM = PERMANENT REFERENCE MONUMENT
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - PT = POINT OF TANGENCY
  - PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R = RADIUS
  - REF = REFERENCE
  - RNG = RANGE
  - R/W = RIGHT OF WAY
  - SEC = SECTION
  - SFHA = SPECIAL FLOOD HAZARD AREAS
  - TEL = TELEPHONE RISER
  - TWP = TOWNSHIP
  - TYP = TYPICAL
  - UP = UTILITY POLE
  - WD = WOOD
  - WIT-COR = 5/8" IRON ROD SET WITH CAP "WITNESS LB 7838"
  - WM = WATER METER
  - XCF = CROSS CUT FOUND

CERTIFIED TO: JAMES ERIC PREECE

**NOTES:**

1. BEARINGS BASED ON THE S. R/W LINE BEING S89°38'00"E AS PER PLAT (SEE SKETCH)
2. ELEVATIONS BASED ON \_\_\_\_\_
3. FLOOD ZONE "X", MAP No. 12009C0602C COMMUNITY No. 125092, MARCH 17, 2014. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
4. HORIZONTAL CLOSURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE SJ-17-8.003
5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
7. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
8. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS.
9. UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

BOUNDARY	DATE: 11/24/2020	JOB No. 40905
REVISED CERTIFICATIONS	DATE: 3/11/21	
		NIBTS/L6BF

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