

LEGAL DESCRIPTION:

LOT 79, WATERWAY ESTATES, THIRD ADDITION, AS RECORDED IN THE PLAT THEREOF, PLAT BOOK 19, PAGE 47, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEY NOTES

1. THE INTENDED PURPOSE OF THIS SURVEY IS TO SHOW AS-BUILT INFORMATION ON NEWLY CONSTRUCTED WOOD DOCK, VINYL SEAWALL & SWALE ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS TAKEN ARE AT THE EXPOSED AREAS OF IMPROVEMENTS, UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES, SEPTIC TANKS, DRAIN FIELDS OR OTHER SUBSURFACE STRUCTURES ARE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY. ANY SUCH SUBSURFACE/UNDERGROUND IMPROVEMENTS SHOWN HAVE NOT BEEN EXCAVATED AND ARE APPROXIMATE LOCATIONS.
7. IMPROVEMENTS SHOWN HEREON CANNOT BE USED TO RECONSTRUCT PROPERTY BOUNDARIES.
8. BEARINGS ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF CARDINAL DRIVE, AS BEING S.89°08'50"W., PER PLAT.
9. ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES, RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
10. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES.
11. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND LAND SURVEYOR'S SEAL.
12. SUBJECT RESIDENCE LIES WITHIN FLOOD ZONE 'X' AS PER FIRM MAP NUMBER 12009C0528H DATED 01/29/2021. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD DETERMINATION REST SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.

MAP OF SURVEY

GRAPHIC SCALE



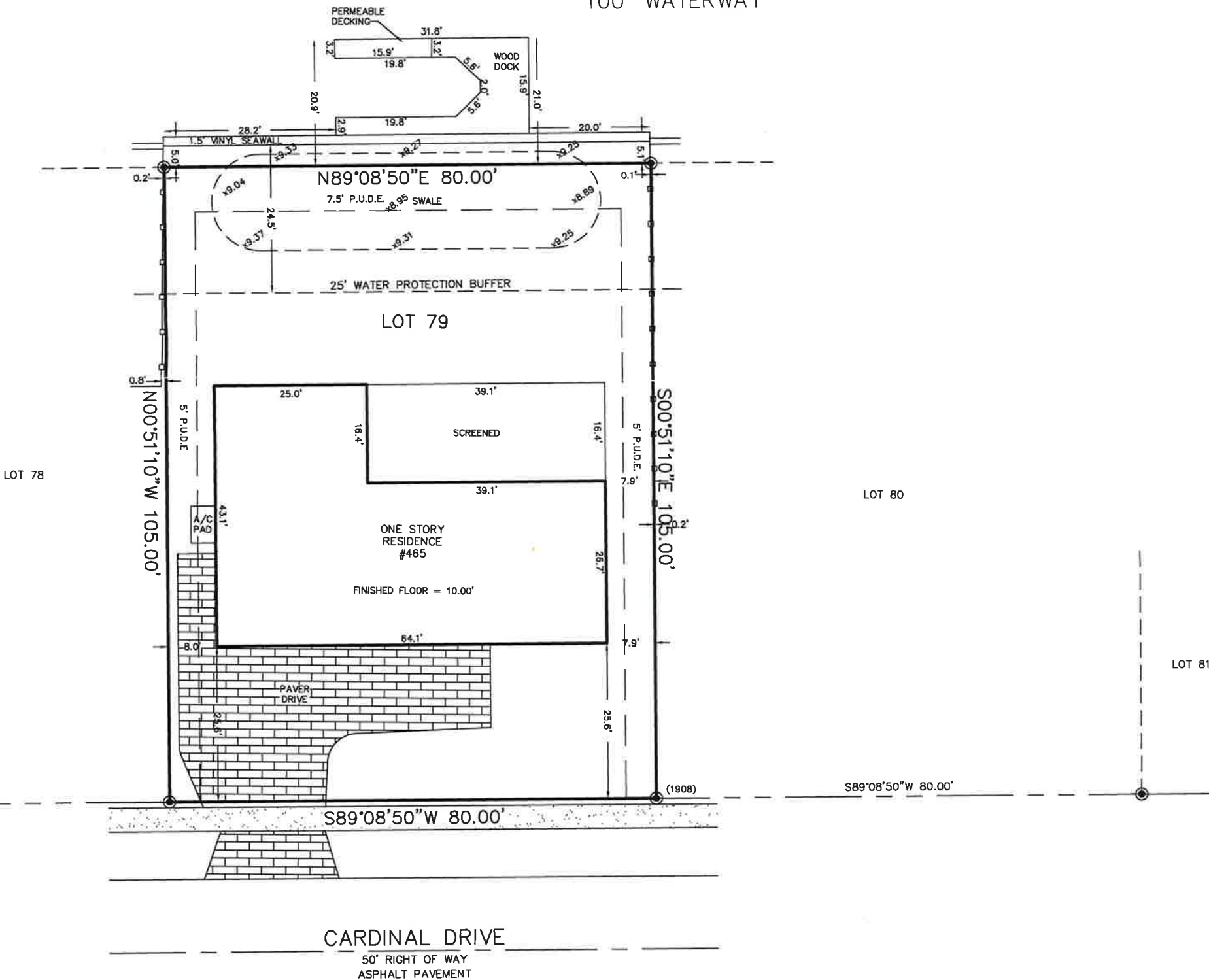
(IN FEET)

1 inch = 20 ft.

LEGEND:

- Set 5/8" Iron Rod & Cap LB 8507
- Found 5/8" Iron Rod & Cap NO ID. (Unless otherwise shown)
- Power Pole
- Well
- P.U.D.E. Public Utility and Drainage Easement
- Denotes Concrete
- Fenceline

100' WATERWAY



Drawn by: SEC

Scale: 1" = 20'

Date: 4/10/2024

FB/PG SEE FILE

Project # 24-062

DATE

2/28/2025

AKC LLC
ADAMS, KISER & COUTS, LLC
PROFESSIONAL LAND SURVEYING
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Titusville, FL 32796
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REVISIONS

DOCK, SEAWALL & SWALE AS-BUILT

BOUNDARY SURVEY

Certified to:

ROBERT LAWSON BEW & CHRISTINE ANN BEW

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

R. D. Kiser
Roger D. Kiser
Professional Surveyor & Mapper No. 6104
State of Florida

Digitally signed by Roger D Kiser
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3, cn=Roger D Kiser, o=AKC LLC, email=dkiser@akc-llc.com, c=US
Date: 2025.03.05 12:41:22 -05'00'