

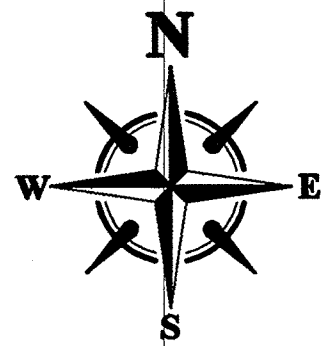
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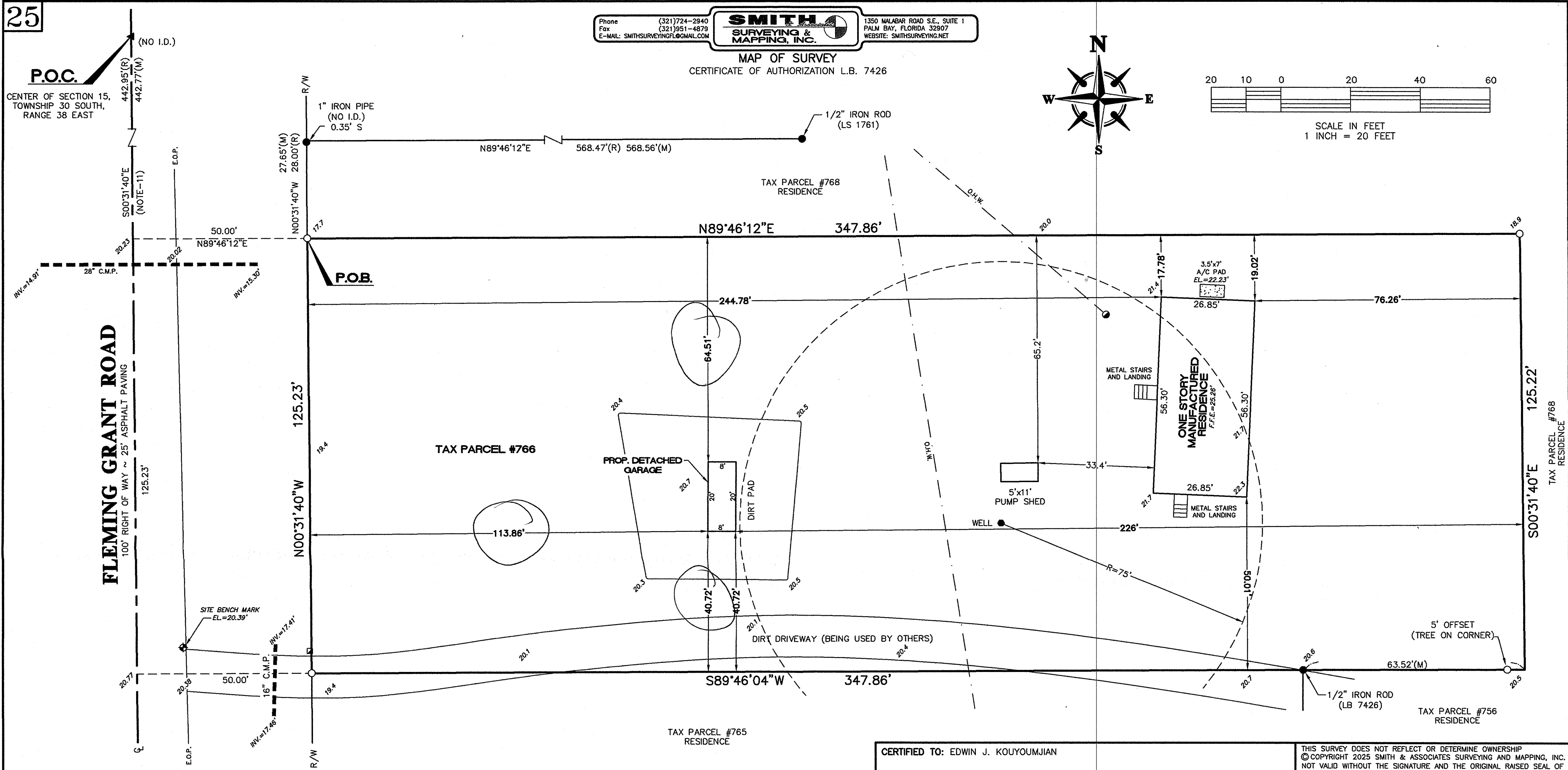
SMITH
SURVEYING &
MAPPING, INC.

1350 MALABAR ROAD S.E., SUITE 1
PALM BAY, FLORIDA 32907
WEBSITE: SMITHSURVEYING.NET

MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426



SCALE IN FEET
1 INCH = 20 FEET



FLEMING GRANT ROAD
100' RIGHT OF WAY ~ 25' ASPHALT PAVING

LEGAL DESCRIPTION:
A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 15, THENCE RUN S00°31'40"E ALONG THE CENTERLINE OF FLEMING GRANT ROAD A DISTANCE OF 442.95 FEET, THENCE RUN N89°46'12"E A DISTANCE OF 50.00' TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE CONTINUE N89°46'12"E A DISTANCE OF 347.86 FEET, THENCE RUN S00°31'40"E A DISTANCE OF 125.22 FEET; THENCE RUN S89°46'04"W A DISTANCE OF 347.86 FEET TO THE EASTERLY RIGHT OF WAY OF FLEMING GRANT ROAD, THENCE RUN N00°31'40"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 125.23 FEET TO THE POINT OF BEGINNING. CONTAINING 1.0 ACRES, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROPERTY ADDRESS: 8595 FLEMING GRANT ROAD
MICCO, FLORIDA 32976

CERTIFIED TO: EDWIN J. KOUYOUMJIAN

SURVEYOR'S NOTES:

- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
- ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
- DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES (CHAPTER 5J17-6.003(1)(B) F.A.C.).
- PURSUANT TO FLORIDA LAW (F.A.C. 5J17-6.003(17)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
- USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
- ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
- LEGAL DESCRIPTION AS SHOWN WAS PROVIDED VERBALLY BY CLIENT.
- ELEVATIONS BASED ON 50.00' ASSUMED AT N/A
- ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (PARENT B.M. N8427 ELEVATION 23.003) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
- BEARINGS BASED ON THE CENTERLINE OF FLEMING GRANT ROAD BEING S00°31'40"E (ASSUMED)
- PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
- LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
- SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION.
- NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY.
- ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE "OPEN TO TRAVEL" BOTH BY FOOT AND VEHICLE UNLESS OTHERWISE NOTED BY (CLOSED TO TRAVEL).
- SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (GROUND, PAVEMENT, INLETS, ETC.) HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET.
- THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
- THE EXPECTED USE OF THE LAND IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY.
- ALL "PROPOSED" IMPROVEMENTS SHOWN HEREON ARE NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE "PROPOSED" INFORMATION SHOWN HEREON IS SUBJECT TO BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR COMPARING THE "PROPOSED" INFORMATION AS SHOWN, WITH THE "FINAL APPROVED FOR CONSTRUCTION" DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK.

LEGEND:

- S.B.M. = SITE BENCH MARK
P.C.P. = PERMANENT CONTROL POINT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
P.A.M. = PERMANENT REFERENCE MONUMENT
R.P. = RADIAL POINT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
D = DELTA (CENTRAL ANGLE)
A = ARC
T = TANGENT
R = RADIUS
C.B.S. = CONCRETE BLOCK & STUCCO
F.P. & L. = FLORIDA POWER AND LIGHT
CONC. = CONCRETE (TYP.) = TYPICAL
APPROX. = APPROXIMATE
E.O.P. = EDGE OF PAVEMENT
T.O.S. = APPROX. TOP OF SLOPE
E.O.W. = APPROX. EDGE OF WATER
- B.S.L. = BUILDING SETBACK LINE
T.O.B. = APPROX. TOP OF BANK
N.T.S. = NOT TO SCALE
O/S = OFFSET
L.F.E. = LOWEST FLOOR ELEVATION
G.F.E. = GARAGE FLOOR ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
R.C. = RACE
P.V.C. = POLYVINYL CHLORIDE
C.M.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE
C.P.P. = CORRUGATED PLASTIC PIPE
INV. = INVERT
F.Z.L. = FLOOD ZONE LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
S.E. = SEWER CLEANOUT
W. = WATER METER
E. = ELECTRIC METER/HANDHOLE
S. = SANITARY SEWER MANHOLE
S.M. = STORM SEWER MANHOLE
S.B.M. = SOUTHERN BELL MANHOLE/HANDHOLE
S.B.R. = SOUTHERN BELL RISER
C.T.R. = CABLE TELEVISION RISER
- M = GAS VALVE
W = RECLAIM WATER METER
G = GAS SERVICE
W = WATER VALVE IN 2'x2' CONC.
F = FIRE HYDRANT
P = POWER POLE
L = LIGHT POLE
G = GUY ANCHOR
F = FENCE
S = OVERHEAD WIRE (O.H.W.)
S/T = APPROXIMATE SEPTIC TANK
U = UNDER MAIN ROOF
W = WELL
I = IRON MARKER FOUND - SEE DESCRIPTION
O = 1/2" IRON ROD WITH PLASTIC CAP MARKED "K.A. SMITH LB 7426" SET
4" = 4" CONC. MONUMENT FOUND - SEE DESCRIPTION
4" = 4" CONC. MONUMENT MARKED "K.A. SMITH LB 7426" SET
W & D = WAL & DISK FOUND - SEE DESCRIPTION
S = SET MAGNETIC NAIL
H & T = HUB & TACK SET

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
PLOT PLAN - GARAGE	MAY 6, 2025	25-0490	
FINAL SURVEY	FEBRUARY 19, 2019	19-0251	
PLOT PLAN	FEBRUARY 21, 2018	18-0167	
BOUNDARY SURVEY	OCTOBER 27, 2017	17-1727	
DRAWN BY: K. CALLAHAN			
FLOOD ZONE X & A			
FLOOD INSURANCE RATE MAP NUMBER			
SCALE: 1" = 20'			
PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE			
KEVIN A. SMITH - FLORIDA CERTIFICATE NO. 4457			
ANDREW J. SMITH - FLORIDA CERTIFICATE NO. 5690			