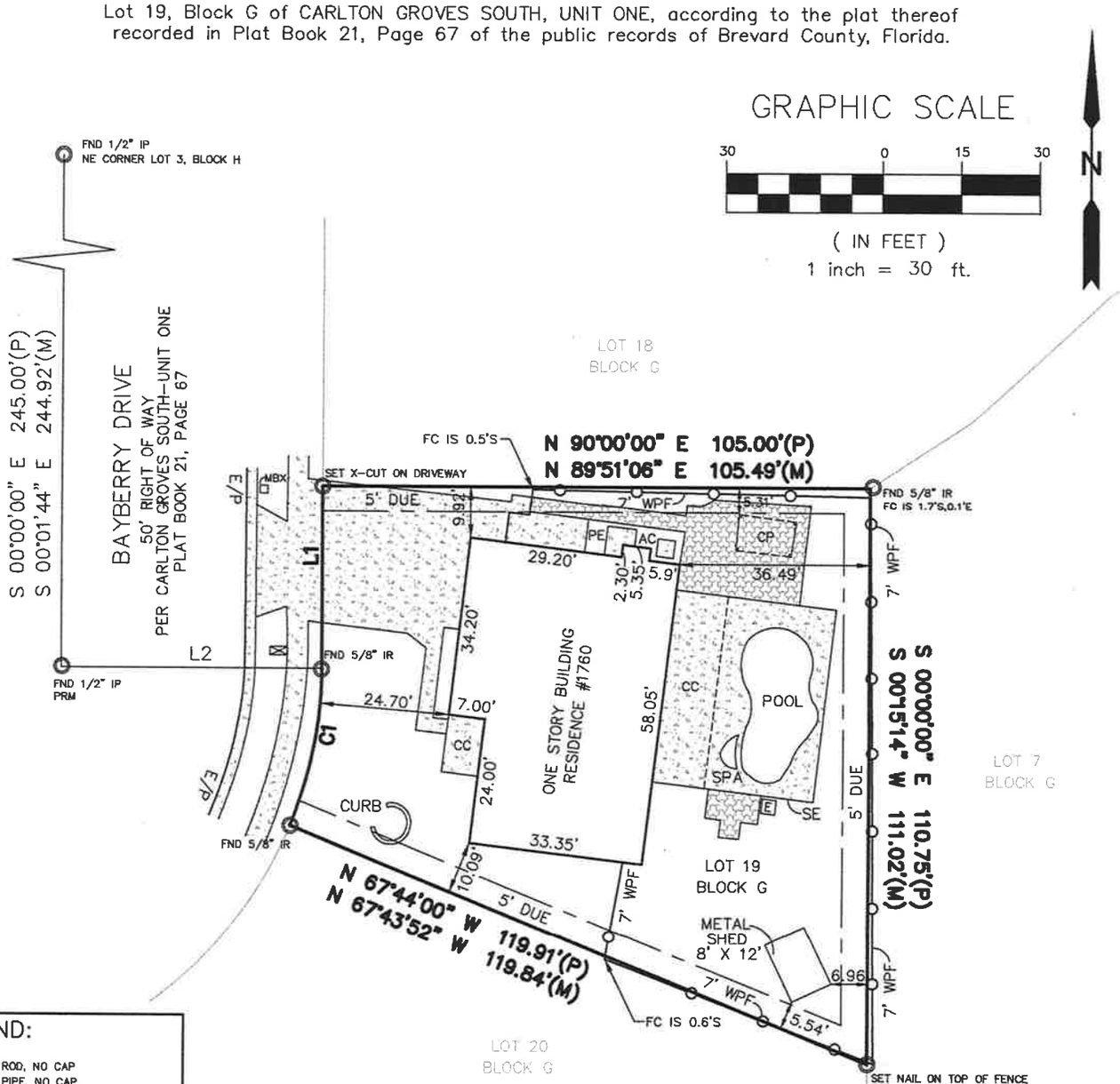
BOUNDARY SURVEY

of

Lot 19, Block G of CARLTON GROVES SOUTH, UNIT ONE, according to the plat thereof recorded in Plat Book 21, Page 67 of the public records of Brevard County, Florida.



LEGEND:

IR	IRON ROD, NO CAP
IP	IRON PIPE, NO CAP
FND	FOUND
P	PLAT
M	MEASURED
C	CALCULATED
PSM	PROFESSIONAL SURVEYOR & MAPPER
PRM	PERMANENT REFERENCE MONUMENT
L	CURVE LENGTH
R	RADIUS
Δ	DELTA ANGLE
CH	CHORD
CHB	CHORD BEARING
DUE	DRAINAGE & UTILITY EASEMENT
E/P	EDGE OF PAVEMENT
PE	POOL EQUIPMENT
FC	FENCE CORNER
WPF	WOOD PRIVACY FENCE
MBX	MAILBOX
SE	SCREEN ENCLOSURE
CP	COVERED PERGOLA
CC	COVERED CONCRETE
AC	AIR CONDITIONING
E	ELECTRIC BOX
	WATER METER
	CONCRETE
	PAVERS

LINE & CURVE DATA:

L1 / LINE 1
N 00°00'00" E 35.00'(P)
N 00°08'31" E 35.13'(M)

L2 / LINE 2
N 90°00'00" E 50.00'(P)
S 89°37'17" E 49.81'(M)

C1 / CURVE 1
L=31.09'(P)
R=80.00'(P)
Δ=22°16'00"(P)
CHB=N 11°08'15" E(C)
CH=30.90'(C)
CHB=N 10°54'07" E(M)
CH=30.76'(M)

EASEMENT NOTE:

EASEMENTS SHOWN ARE PER CARLTON GROVES SOUTH, UNIT ONE, PLAT BOOK 21 , PAGE 67 ONLY. DOCUMENTATION FOR ANY OTHER UTILITY EASEMENTS, RIGHT OF WAYS, ACCESS EASEMENTS OR ANY OTHER ENCUMBRANCES MUST BE FURNISHED TO LSG INC. TO BE INCLUDED ON THE SURVEY.

ADDRESS: 1760 Bayberry Drive, Merritt Island, Fl. 32953

CERTIFIED TO:
BRIAN NICHOLSON

Scale: 1"=30' Date: 01/12/2026 Date: 09/26/2025

Drawn: GEP Checked: TMP Job: 092325

LSG
Land Solutions Group Inc.
LICENSED BUSINESS #7725
1408 Silverthorn Drive
Orlando, Fl, 32825 Ph: (407) 860-1317

NOTES:

ALL DIMENSIONS ARE IN U.S. SURVEY FEET.

ALL DIRECTIONAL MEASUREMENTS ARE SHOWN USING THE FORMAT OF DEGREES (°), MINUTES ('), SECONDS (").

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

THE EXPECTED USE OF THIS SURVEY IS FOR OBTAINING A PERMIT.

THIS SURVEY MAP HAS LIMITATIONS AND CONDITIONS REGARDING ITS USE. THE SURVEYOR MUST BE CONSULTED REGARDING THESE LIMITATIONS AND CONDITIONS BEFORE USING OR RELYING ON THIS SURVEY MAP FOR ANY PURPOSE OTHER THAN NOTED ON THE SURVEY.

WHEN LOCATION OF EASEMENTS OR RIGHT OF WAYS OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO LSG INC.

BEARINGS SHOWN ARE BASED ON THE EAST PROPERTY LINE OF LOTS 3-5 BLOCK H HAVING A BEARING OF N0°00'00"E AS SHOWN ON PLAT.

THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN FOR EASEMENTS, RIGHTS-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.

NO UNDERGROUND IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE BEEN LOCATED EXCEPT AS SHOWN.

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

LAST DATE OF FIELD OBSERVATIONS: 01/09/2026

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Thomas M. Pearl
P.S.M. #6737