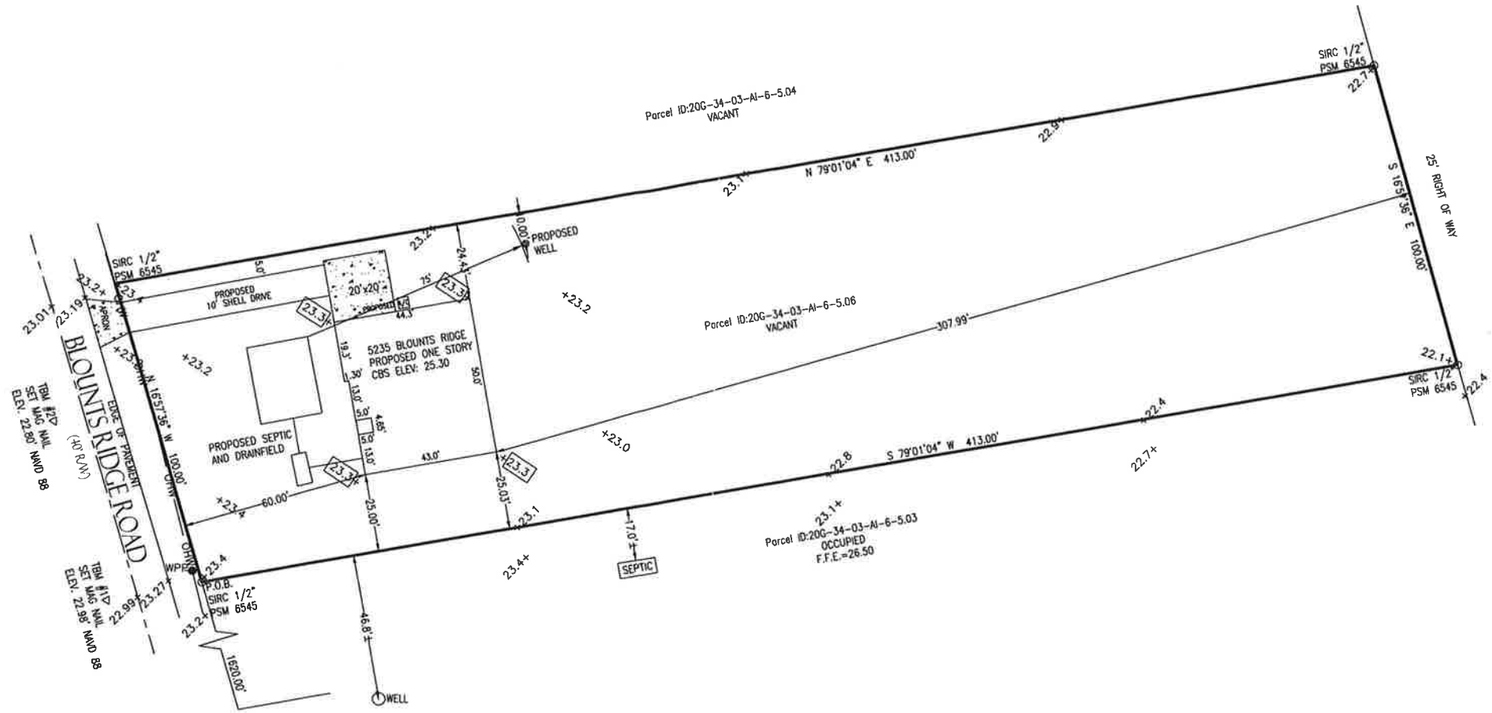
MAP OF SURVEY



N

GRAPHIC SCALE

0 30 60

(IN FEET)
1 INCH 30 FEET

EXPLANATION OF ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR & MAPPER
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
BM	BENCH MARK
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FIP	FOUND IRON PIPE
FN&D	FOUND NAIL & DISC
SN&D	SET NAIL & DISC
FN&TT	FOUND NAIL & TIN TAB
FD	FOUND
EXIST	EXISTING
PROP	PROPOSED
R/W	RIGHT OF WAY
R	RADIUS
Δ	DELTA OR CENTRAL ANGLE
ACCMP	ASPHALT COATED CORRUGATED ALUMINUM PIPE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
ELEV	ELEVATION
BFE	BASE FLOOD ELEVATION
FFE	FINISHED FLOOR ELEVATION
FIRM	FEDERAL INSURANCE RATE MAP
PUDE	PUBLIC UTILITIES AND/OR DRAINAGE EASEMENT
BP	BUILDING PERMIT NUMBER
CBS	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
COV	COVERED
S/W	SIDEWALK
D/W	DRIVEWAY
A/C	AIR CONDITIONING
WF	WOODEN FENCE
CVF	COVERED
ID	IDENTIFICATION
MCS	MITERED END SECTION
PDE	PUBLIC DRAINAGE EASEMENT
TYP	TYPICAL
CB	CONCRETE BLOCK
HWF	HOG WIRE FENCE

LEGEND:

- ○ Set 1/2" iron rebar with cap # PSM 6545
- ● Found iron rebar, size and cap #
- □ Set 4"x 4" concrete monument with cap # PSM 6545
- ■ Found concrete monument, size and identification #
- △ Set nail and disk # PSM 6545
- ◬ Found nail and disk, identification # as shown
- +97.63 Existing spot elevation
- Denotes concrete areas
- Direction of flow

SURVEYOR'S NOTES:

1. Unless otherwise noted, only platted easements are shown hereon.
2. P.U.D.E. denotes Public Utilities and Drainage Easement. P.U.E. denotes Public Utilities Easement.
3. No underground utilities or improvements were located unless otherwise shown.
4. Bearings shown hereon are based on the RIGHT OF WAY LINE OF BLOUNTS RIDGE ROAD, being N 16°57'36" W and may not be a true north azimuth.
5. This site appears to lie within F.I.R.M. Zone "X" per Community Panel Number 12009C 0100G, dated 3/17/14.

LEGAL DESCRIPTION:

FROM THE SW CORNER OF SECTION 3, INDIAN RIVER PARK SUB'D, AS RECORDED IN PLAT BOOK 2, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 3, AND ON A RELATIVE BEARING OF N 16°57'36" W FOR A DISTANCE OF 1620.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 16°57'36" W FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN N 79°01'04" E, FOR A DISTANCE OF 413.00 FEET TO A POINT; THENCE RUN S 16°57'36" E FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN S 79°01'04" W FOR A DISTANCE OF 413.00 FEET TO THE POINT OF BEGINNING.

Drawn by:	AR
Checked by:	JZ
Scale:	1"= 30'
Date:	2/15/24
Project#	23-195

LAYOUT SERVICES, INC.
LAND SURVEYING & MAPPING
25830 HOLIDAY DRIVE
ASTOR, FLORIDA 32102
(321) 529-4484
layout1@att.net

DATE	REVISIONS

Section 03, Township 20S, Range 34E

BOUNDARY AND IMPROVEMENT SURVEY

Certified to:

COOP CONSTRUCTION

I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, based on actual measurements taken in the field. This survey meets the 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.

James Zimmerman

Digitally signed by James Zimmerman
Date: 2024.03.01 14:16:29 -05'00'

James Zimmerman
Professional Land Surveyor No. 6545
Certificate of Authorization No. 7540
State of Florida