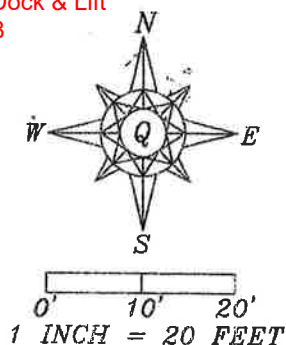


UNDARY SURVEY  
1ST COAST DOCKS, INC.

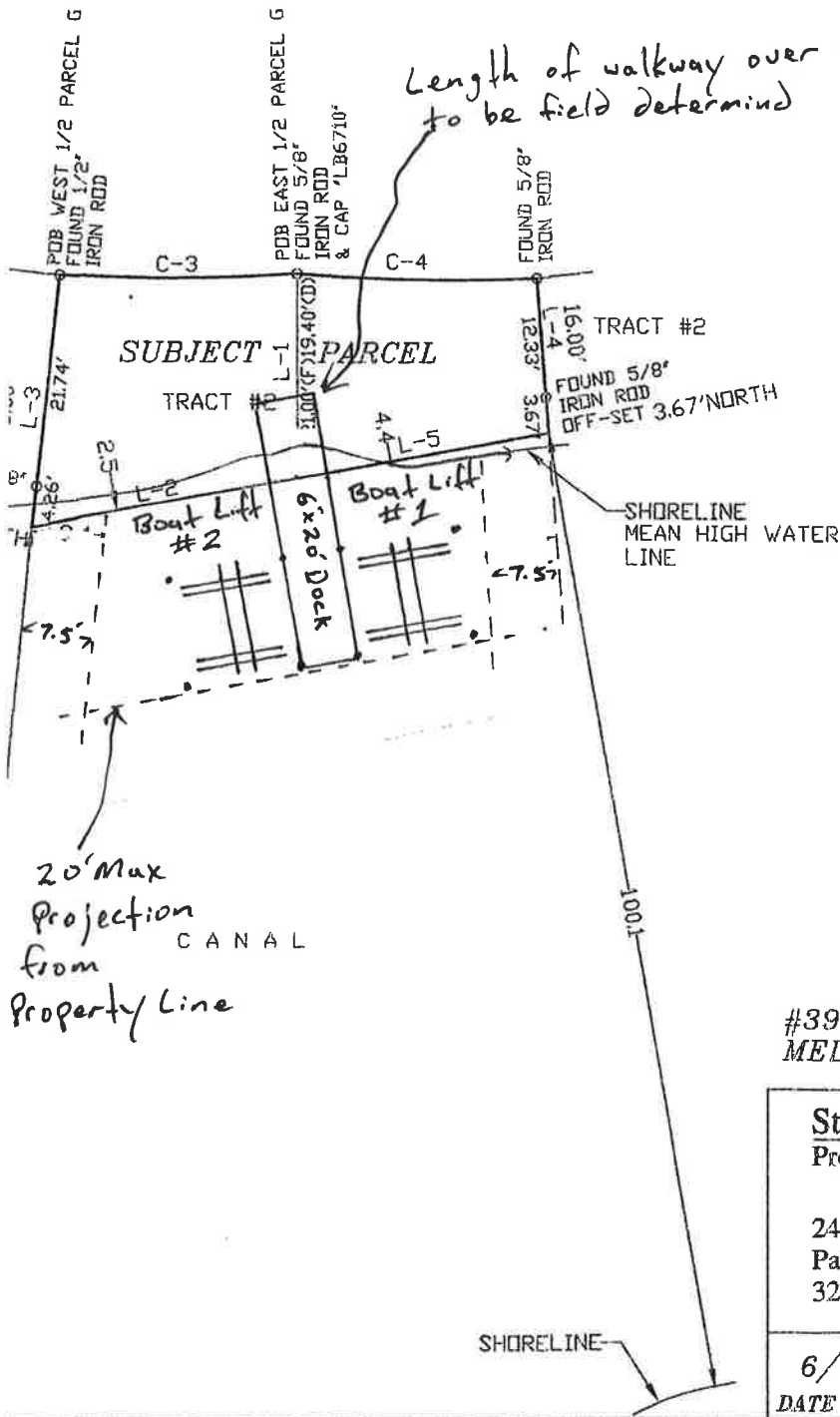
Proposed Dock & Lift  
21PZ00038  
Keegan

LEGEND:

- (P) DENOTES PLAT  
(F) DENOTES FIELD  
(D) DENOTES DESCRIBED



#395 ROSS AVE  
50' PUBLIC RIGHT-OF-WAY



SURVEYOR'S NOTES:

- 1.) NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY OR PROVIDED TO THE UNDERSIGNED SURVEYOR, LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 2.) DIMENSIONS ARE AS DESCRIBED AND SURVEYED UNLESS OTHERWISE NOTED.
- 3.) NO IMPROVEMENTS LOCATED OR SURVEYED UNLESS SHOWN ON DRAWING.
- 4.) BEARINGS BASED ON THE ASSUMPTION THAT THE WEST LINE OF SUBJECT PARCEL BEARS N 18° 38' 14" E ASSUMED.
- 5.) PROPERTY LIES IN SECTION 3, TOWNSHIP 29 SOUTH, RANGE 38 EAST.
- 6.) PROPERTY LIES IN FLOOD ZONE AE, FLOOD INSURANCE RATE MAP NUMBER 12009C0 602 H DATED 1/29/21.
- 7.) MONUMENTATION HAS NO LEGIBLE NUMBER UNLESS NOTED.
- 8.) THIS MAP OF SURVEY IS FOR THE SOLE USE OF THE CLIENT SHOWN HEREON AND IS INVALID FOR ANY OTHER PURPOSE.
- 9.) DISTANCE AND ANGLE SHOWN ARE ROUNDED.
- 10.) NORTH IS ASSUMED AND APPROXIMATE.
- 11.) STREET IS ASSUMED TO BE PUBLIC.

#395 ROSS AVE.  
MELBOURNE BEACH, FLORIDA 32951

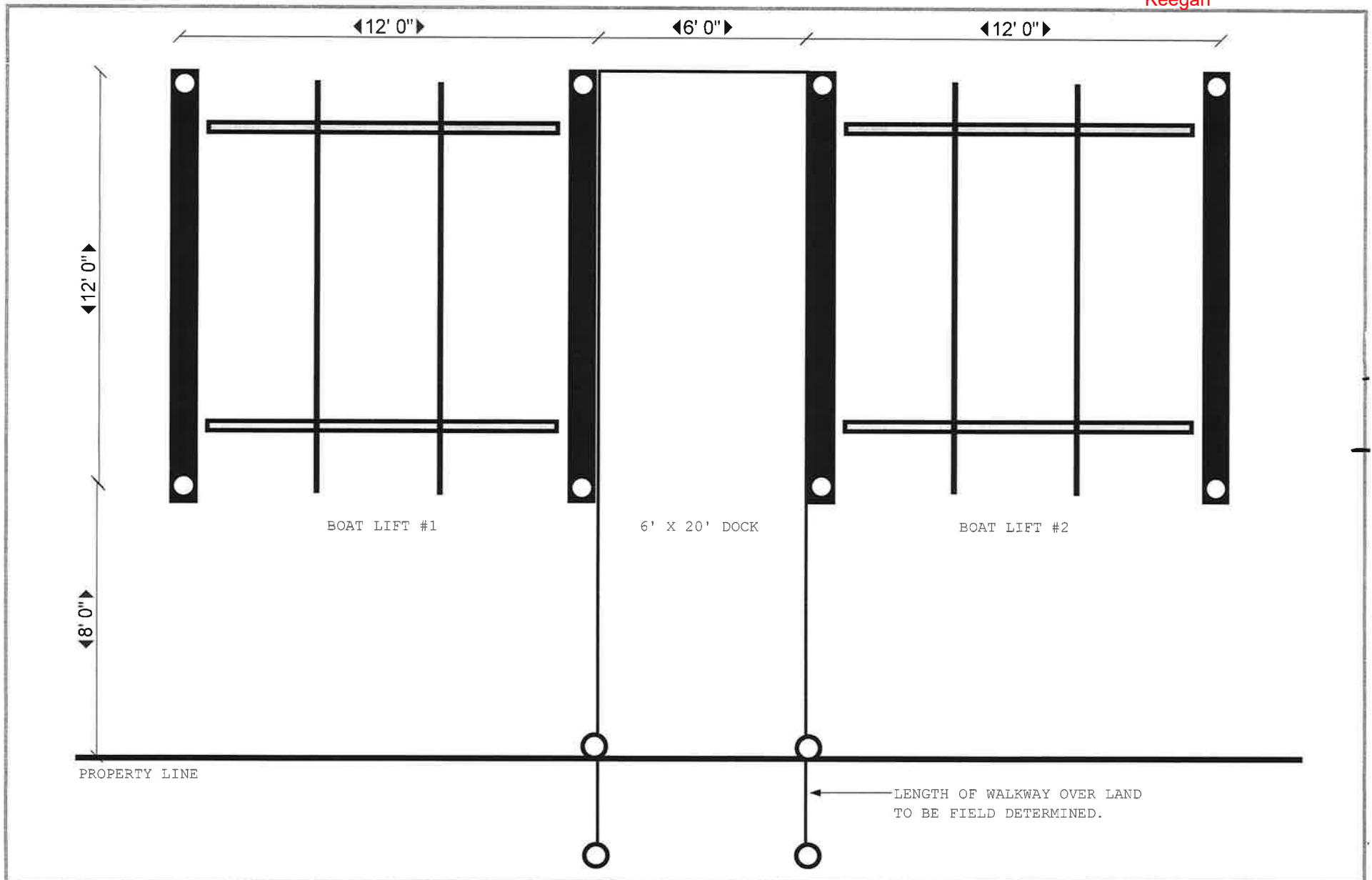
Stephen W. Quesnel  
Professional Land Surveyor

2417 Quimper Ave., SE  
Palm Bay, Florida 32909  
321-723-0702 321-537-4754

6/15/21  
DATE OF SURVEY

21-26  
MAP NUMBER

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Site: 395 Ross Avenue, Melbourne Beach Parcels: 29-38-03-HW-* -2.02 & 2.12	Drawing: Dock Layout	Project:	Drawn: PD	Notes:	East Coast Docks 5235 Palmetto Dr., Melbourne Beach, FL 32951
Title: Keegan Family Dock	Scale: 1/4" = 1' 0"	Date: 06/23/2021	Rev: A		

