SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST

DESCRIPTION:

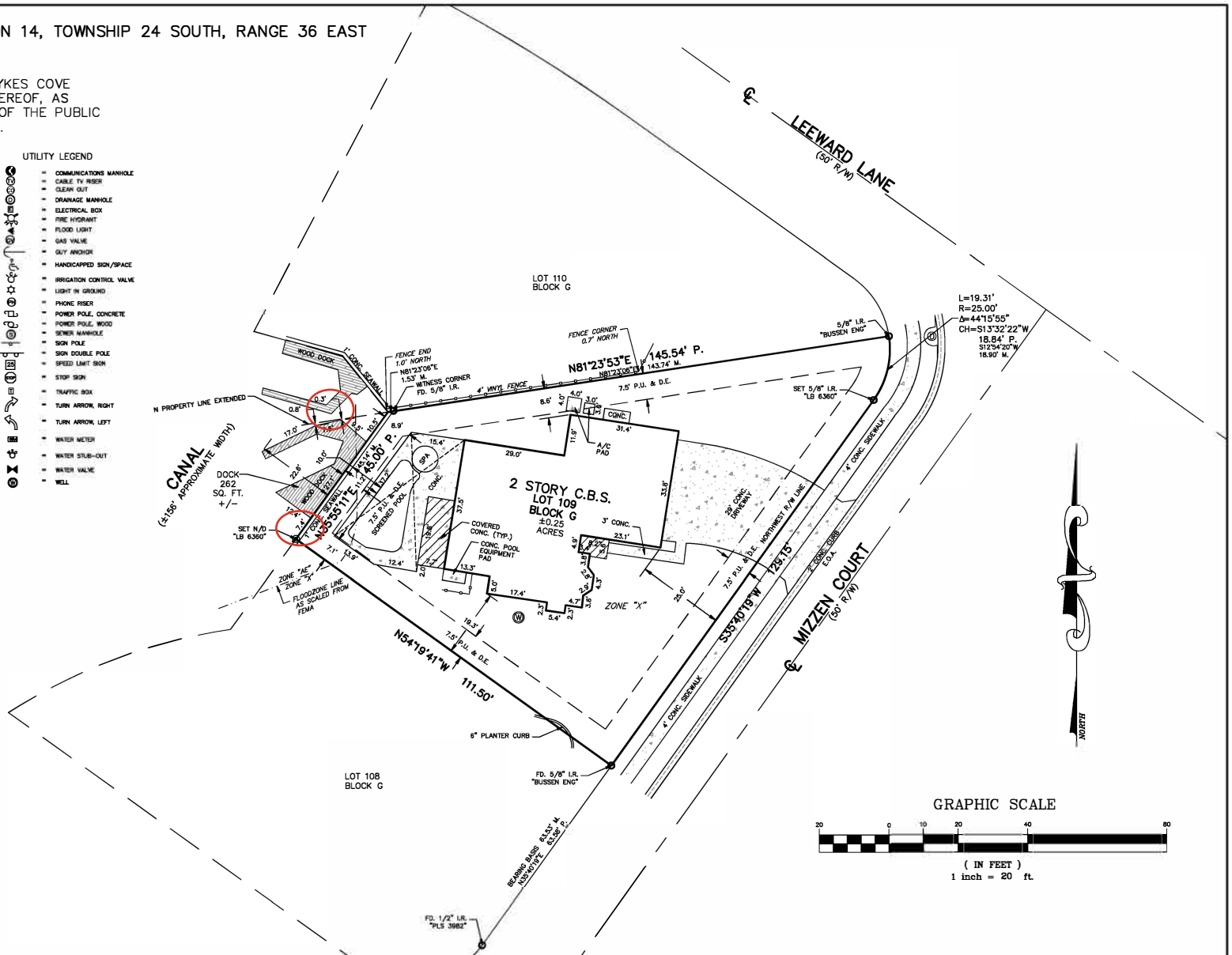
LOT 109, BLOCK G, VILLA DE PALMAS SYKES COVE SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 39 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGEND

A.K.A.	=	ALSO KNOWN AS
C.B.S.	=	CONCRETE BLOCK STRUCTURE
C.C.C.L.	=	COASTAL CONSTRUCTION CONTROL LINE
C.M.	=	CONCRETE MONUMENT
C.M.P.	=	CORRUGATED METAL PIPE
CALC.	=	CALCULATED
CONC.	=	CONCRETE
E.O.A.	=	EDGE OF ASPHALT
ELEV.	=	ELEVATION
ENCL.	=	ENCLOSED
F.H.	=	FIRE HYDRANT
F.L.	=	FLOW LINE
FD.	=	FOUND
I.P.	=	IRON PIPE
I.R.	=	IRON ROD
INV.	=	INVERT
L.	=	ARC LENGTH OF CURVE
MEAS.	=	MEASURED
M.H.W.L.	=	MEAN HIGH WATER LINE
M.W.L.	=	MEAN WATER LINE
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
N/D	=	NAIL WITH DISK
O.H.W.	=	OVERHEAD WIRE
O.R.B.	=	OFFICIAL RECORDS BOOK
P.	=	PLAT
P.C.	=	POINT OF CURVATURE
P.C.P.	=	PERMANENT CONTROL POINT
P.I.	=	POINT OF INTERSECTION
P.O.B.	=	POINT OF BEGINNING
P.O.C	=	POINT OF COMMENCEMENT
P.P.	=	POWER POLE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
PROP.	=	PROPOSED
P.U. & D.E.	=	PUBLIC UTILITY & DRAINAGE EASEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
R.	=	RADIUS OF CURVE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
S.S.M.H.	=	SANITARY SEWER MANHOLE
T.O.B.	=	TOP OF BANK
T.O.S.	=	TOE OF SLOPE
TYP.	=	TYPICAL
W.M.	=	WATER METER
△	=	CENTRAL ANGLE OF CURVE
℄	=	CENTERLINE

UTILITY LEGEND

	=	COMMUNICATIONS MANHOLE
	=	CABLE TV RISER
	=	CLEAN OUT
	=	DRAINAGE MANHOLE
	=	ELECTRICAL BOX
	=	FIRE HYDRANT
	=	FLOOD LIGHT
	=	GAS VALVE
	=	GUY ANCHOR
	=	HANDICAPPED SIGN/SPACE
	=	IRRIGATION CONTROL VALVE
	=	LIGHT IN GROUND
	=	PHONE RISER
	=	POWER POLE, CONCRETE
	=	POWER POLE, WOOD
	=	SEWER MANHOLE
	=	SIGN POLE
	=	SIGN DOUBLE POLE
25	=	SPEED LIMIT SIGN
	=	STOP SIGN
	=	TRAFFIC BOX
	=	TURN ARROW, RIGHT
	=	TURN ARROW, LEFT
	=	WATER METER
	=	WATER STUB-OUT
	=	WATER VALVE
	=	WELL



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEY DETAILS: MAP OF BOUNDARY, TOPOGRAPHICAL SURVEY & PLOT PLAN

PREPARED BY:

HORIZON SURVEYORS
OF CENTRAL FLORIDA, INC. LB 6360

BUSINESS ADDRESS:
5445 MURRELL RD, UNIT 101,
ROCKLEDGE, FLORIDA 32955

CONTACT INFO:
PHONE #: (321) 806-4171
E-MAIL: INFO@HORIZONSURVEYORS.COM

NOTES:
1. THE BEARING BASIS FOR THIS SURVEY IS THE NORTHWEST RIGHT OF WAY LINE OF MIZZEN CT PER PLAT, WHICH BEARS N35°40'19"E AND AS SHOWN HEREON.
2. THE PARCEL DESCRIBED HEREON IS IN ZONE "X" & "AE" FLOOD PLAIN, BASE FLOOD ELEVATION = 3 FEET, N.A.V.D. 1988, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP #12009C 0340H DATED 1-29-21, COMMUNITY #125092, BREVARD COUNTY.
3. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS-OF-WAY OR RESERVATIONS OF RECORD.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. BEARINGS AND DISTANCES REFLECT BOTH MEASURED AND PLAT UNLESS OTHERWISE NOTED.
6. UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS MAP OF SURVEY.
7. FENCE TIES SHOWN HEREON ARE AS MEASURED BY PERPENDICULAR TO BOUNDARY LINES.

SITE ADDRESS: 230 MIZZEN CT
MERRITT ISLAND, FL 32953

DRAWING SCALE:	1" = 20'
DRAWING DATE:	7-1-25
FIELD BOOK / PAGE:	271/22
FIELD DATE:	6-30-25

REVISION TABLE

DATE	DESCRIPTION	BY	APVD
10-6-25	DOCK TIES	MLS	
12-9-25	DOCK SQUARE FEET	MLS	
12-10-25	DOCK TIES	MLS	

SURVEY CERTIFICATIONS

I HEREBY CERTIFY THAT THE PROPERTY HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP OF SURVEY IS ACCURATE AND CORRECT. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT R DOERRER
Digitally signed by ROBERT R DOERRER
Date: 2025.12.12 12:03:05 -05'00'

ROBERT R. DOERRER, JR.
PROFESSIONAL LAND SURVEYOR #3982

NOTE:
THIS SKETCH IS NOT VALID UNLESS IT BEARS A SIGNATURE AND A SURVEYOR'S SEAL.

PREPARED FOR THE EXCLUSIVE USE OF:

WILLIAM M. ALEXANDER
LANG L. ALEXANDER
THE DOCK EXPERTS

ROBERT R. DOERRER, JR.
License Number 3982
STATE OF FLORIDA
Professional Surveyor and Mapper

PROJECT NAME:
LANG

PROJECT NUMBER:
6746

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