THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
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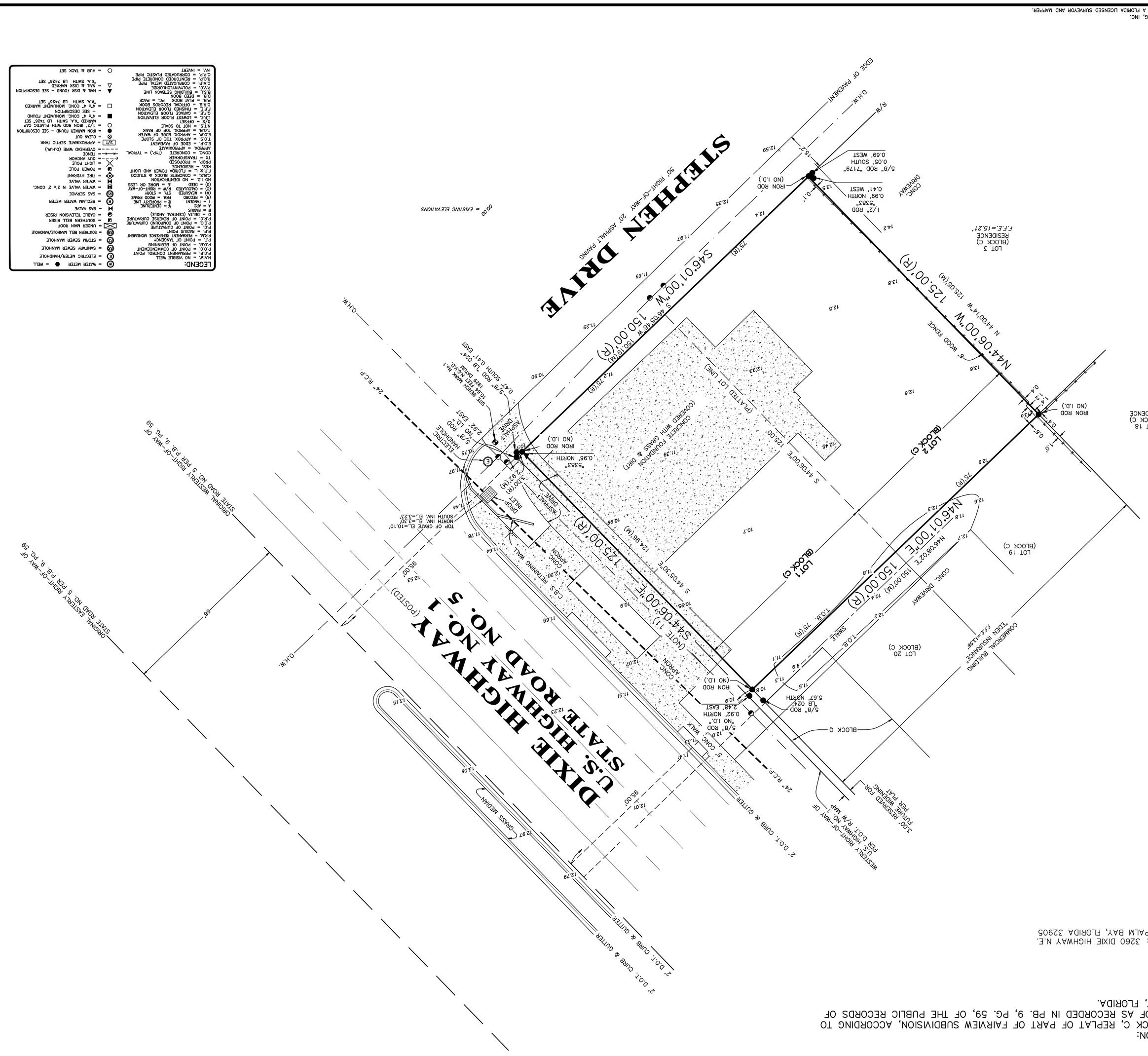
FLOOD ZONE "X" FLOOD INSURANCE RATE MAP NUMBER 12009C0612 G



SURVEYORS NOTES:
1. LINES SHOWN HEREON WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, RESERVATION, EASEMENTS AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OWNERS THROUGH APPROPRIATE AGENTS.
2. DIMENSIONS ARE NOT TO BE ASSUMED UPON FROM SCALE PURPOSES.
3. ADDRESSES SHOWN HAVE NOT BEEN SURVEYED.
4. ALL BEARINGS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES COUNTIES 5J17-6.00(1)(B) F.A.C.
5. PURSUANT TO FLORIDA LAW (F.A.C. 5J17-6. 00(1)(I)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
7. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND NORTH-OF-WAYS ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY EXISTS.
8. LEGAL DESCRIPTION BASED ON DOCUMENTS PROVIDED BY CLIENT.
9. ELEVATIONS BASED ON DOT ASSUMED AT N/A.
10. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD) & N/A ELEVATION _____ (_____) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
11. BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK C BEING S 44°06'00"E (ASSUMED)
12. PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
13. LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
14. SEPTIC TANKS AND WELLS IS SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION.
15. NORTH ARROW IS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY.
16. ALL NORTH-OF-WAYS, ALTITS, DRT ROADS AND ASPHALT ROADS IF SHOWN ARE TOSCH TO INVITED BOTH BY FDOT AND VEHICLE UNLESS OTHERWISE NOTED BY CLOSED TO TRAVELL
17. BUILDINGS SHOWN HAVE BEEN PROVIDED BY CONTRACTOR.
18. HORIZONTAL DATUM BASED ON FDOT PLANS WERE PROVIDED BY CONTRACTOR.
19. VERTICAL DATUM ACCURACY ELEVATIONS ON THE SITE GROUND, PAVEMENT, ALTS, (TC) POWER POLES, BENCHMARKS, CULVERTS AND SIMILAR FEATURES HAVE A HORIZONAL DATUM ACCURACY OF PLUS OR MINUS 0.25 FEET.
20. 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.
21. THE PRESENT USE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET, WHICH WAS MET IN AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
22. ALL PROPOSED, IMPROVEMENTS SHOWN HEREON ARE NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE "PROPOSED" INFORMATION SHOWN HEREON IS SUBJECT TO COMPARING AND THE PROPOSED INFORMATION AS SHOWN, WITH THE FINAL APPROVED FOR CONSTRUCTION DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK.

LEGEND:
= WATER METER
= ELECTRIC METER/WATHOLE
= SANITARY SEWER WATHOLE
= STORM SEWER WATHOLE
= SOUTHERN BELL RISER
= UNDER MAN ROOF
= CABLE TELEVISION RISER
= GAS VALVE
= GAS SERVICE
= WATER VALVE IN 2'x 2' CONC.
= WATER VALVE
= BELLSAW WATER METER
= POWER POLE
= LIGHT POLE
= GUY ANCHOR
= APPROXIMATE SEPTIC TANK
= 1/2" IRON ROD WITH PLASTIC CAP
= IRON WAVEER FOUND - SEE DESCRIPTION
= 4"x 4" CONC. MONUMENT FOUND
= 1/2" IRON ROD WITH PLASTIC CAP WAVEED "S.L.SMTH LB 7428" SET
= 4"x 4" CONC. MONUMENT FOUND
= "S.L. SMTH LB 7428" SET
= NAIL & DISK FOUND - SEE DESCRIPTION
= NAIL & DISK WAVEED "S.L. SMTH LB 7428" SET
= HUB & TACK SET

SCALE IN FEET
1 INCH = 20 FEET
20 10 0 20 40 60

N
W E S

VICINITY MAP
SCALE: NOT-TO-SCALE

PROPERTY ADDRESS: 3260 DIXIE HIGHWAY N.E.
PALM BAY, FLORIDA 32905

LEGAL DESCRIPTION:
LOTS 1 & 2, BLOCK C, REPLAT OF PART OF FAIRVIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB. 9, PG. 59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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MAP OF SURVEY
CERTIFICATE OF AUTHORIZATION L.B. 7426

TYPE	DATE	JOB NUMBER	CK. BY
BOUNDARY SURVEY	MARCH 28, 2019	19-0489	
DRAWN BY: TODD KEESEE/K. CALLAHAN		SCALE: 1" = 20'	

CERTIFIED TO: CHRIS KELLEY

PROFESSIONAL SURVEYOR & MAPPER
STEVEN A. SMITH - FLORIDA CERTIFICATE NO. 4457
ANDREW J. SMITH - FLORIDA CERTIFICATE NO. 5490