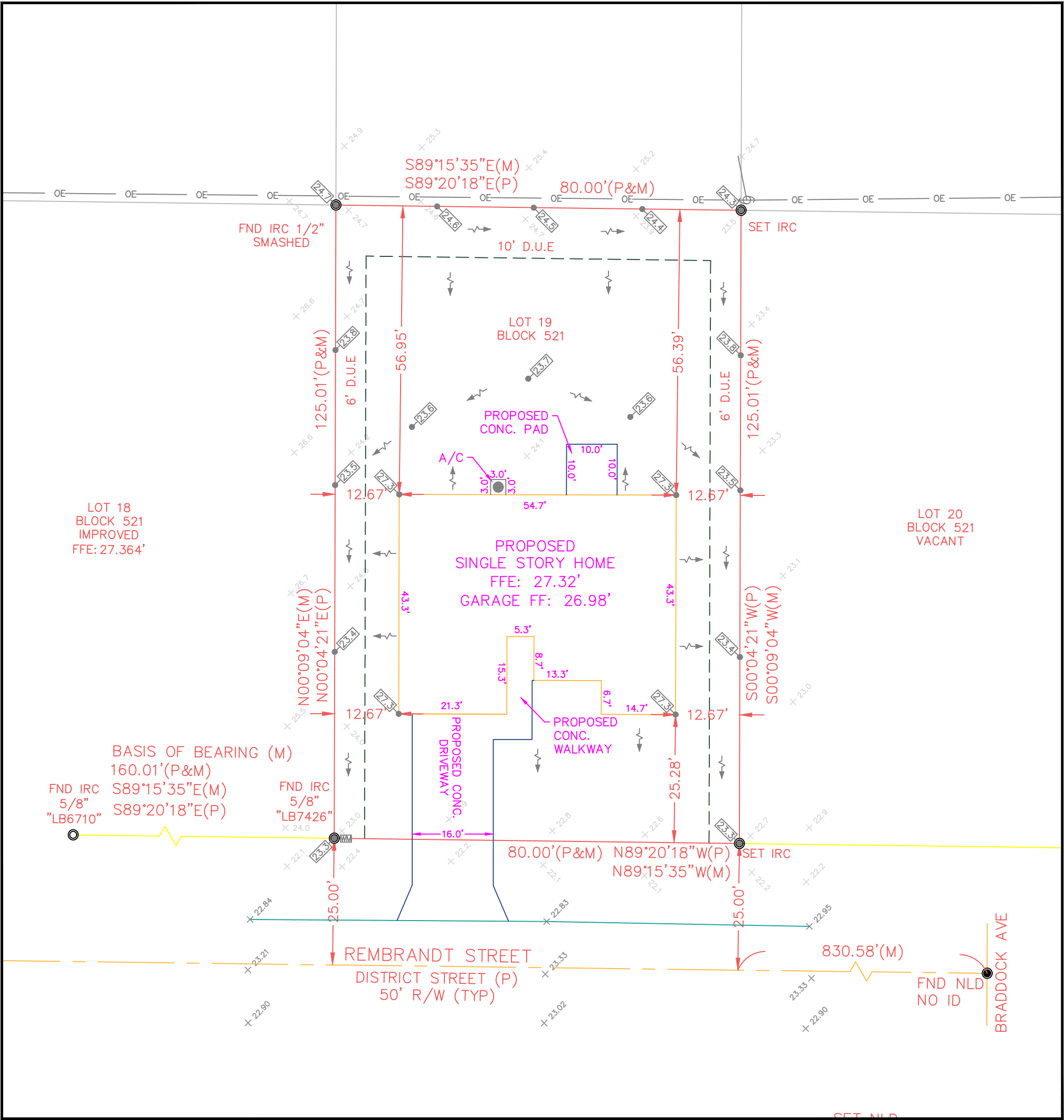


SITE PLAN
LOT 19, BLOCK 521,
PORT MALABAR UNIT 12



JOB NUMBER
JOB 1 SITE PLAN,
WADE GWIN



LEGEND & ABBREVIATIONS

- PSM = PROFESSIONAL SURVEYOR/MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET "LS XXXX"
IR[C] = IRON ROD [& CAP]
NL[D] = NAIL [& DISK]
CMON = CONCRETE MONUMENT
TYP = TYPICAL
SW = SIDEWALK
CONC = CONCRETE
EP = PAVEMENT
R/W = RIGHT-OF-WAY
A/C = AIR CONDITIONER (3.5'x3.5' PAD)
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINK FENCE
WVF = WHITE VINYL FENCE
(P) = PLAT
(M) = MEASURED
ELV: = ELEVATION
FF: = FINISH FLOOR
INV = INVERT
MM = WATER METER
MBX = MAILBOX
EM = ELECTRIC METER
TR = TELEPHONE RISER
ER = ELECTRIC RISER
C = POWER POLE
C = CLEANOUT
S = SANITARY MANHOLE
DM = DRAINAGE MANHOLE
ST = SEPTIC TANK
W = WELL
OE = OVERHEAD ELECTRIC

SURVEYOR'S NOTES

1. BASIS OF BEARING - THE SOUTHERLY LINE OF LOTS 17 & 18 IS TAKEN TO BEAR S89°15'35"E WITH ALL OTHER BEARING SHOWN HERON (UNLESS OTHERWISE NOTED) BEING RELATIVE THERETO AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
2. DATE OF FIELD SURVEY: 6/22/2022
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
5. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF BREVARD COUNTY, FL, COMMUNITY PANEL NO. 12009C0660G, EFFECTIVE DATE 3/17/2014, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
7. SURVEY FILE NUMBER: JOB 1 SITE PLAN, WADE GWIN
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND MORE SPECIFICALLY TO PALM BAY BENCHMARK #12-106 (DESCRIBED ABOVE), HAVING AN ELEVATION OF 22.754 FEET.

NAVD88 TO NGVD29 CONVERSION
VALUE IS 1.359 FEET
PALM BAY BM #12-106
PK NAIL 2.5' X 2.5' O/S NW CORNER DRIVEWAY
SOUTH SIDE (L-11, B-522) #518 REMBRANDT
NAVD88 EL: 22.754'
NGVD29 EL: 24.113'

BOUNDARY SURVEY

CERTIFIED TO:

MERIDIAN CAPITAL

PROPERTY ADDRESS:

529 REMBRANDT STREET,
PALM BAY, FL 32909

LOT SIZE:

10000 SQ. FT

APPARENT MUNICIPAL WATER
SERVICE/SEWER AVAILABLE

MODEL:

JOB 1 HOUSE

PROPOSED ELEVATION LEGEND

- = TOE OF BANK
--- = TOP OF BANK
--- = CENTERLINE OF DITCH
X 23.4 = GROUND ELEVATION
~> = PROPOSED DRAINAGE ARROW
● 23.4 = PROPOSED ELEVATION
--- = CORRUGATED METAL PIPE

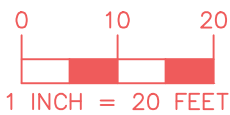
LEGAL DESCRIPTION

LOT #19, BLOCK #521, PORT MALABAR
UNIT 12, AS RECORDED IN PLAT BOOK
15, PAGES 43-53, PUBLIC RECORDS OF
BREVARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY
MEETS OR EXCEEDS THE MINIMUM
TECHNICAL STANDARDS FOR SURVEYS
SET FORTH BY CHAPTER FJ-17, OF THE
[FLORIDA] ADMINISTRATIVE CODE
PERSUANT TO SECTION 472.027
[FLORIDA] STATUTES.

[SURVEYOR NAME/NO./DATE]

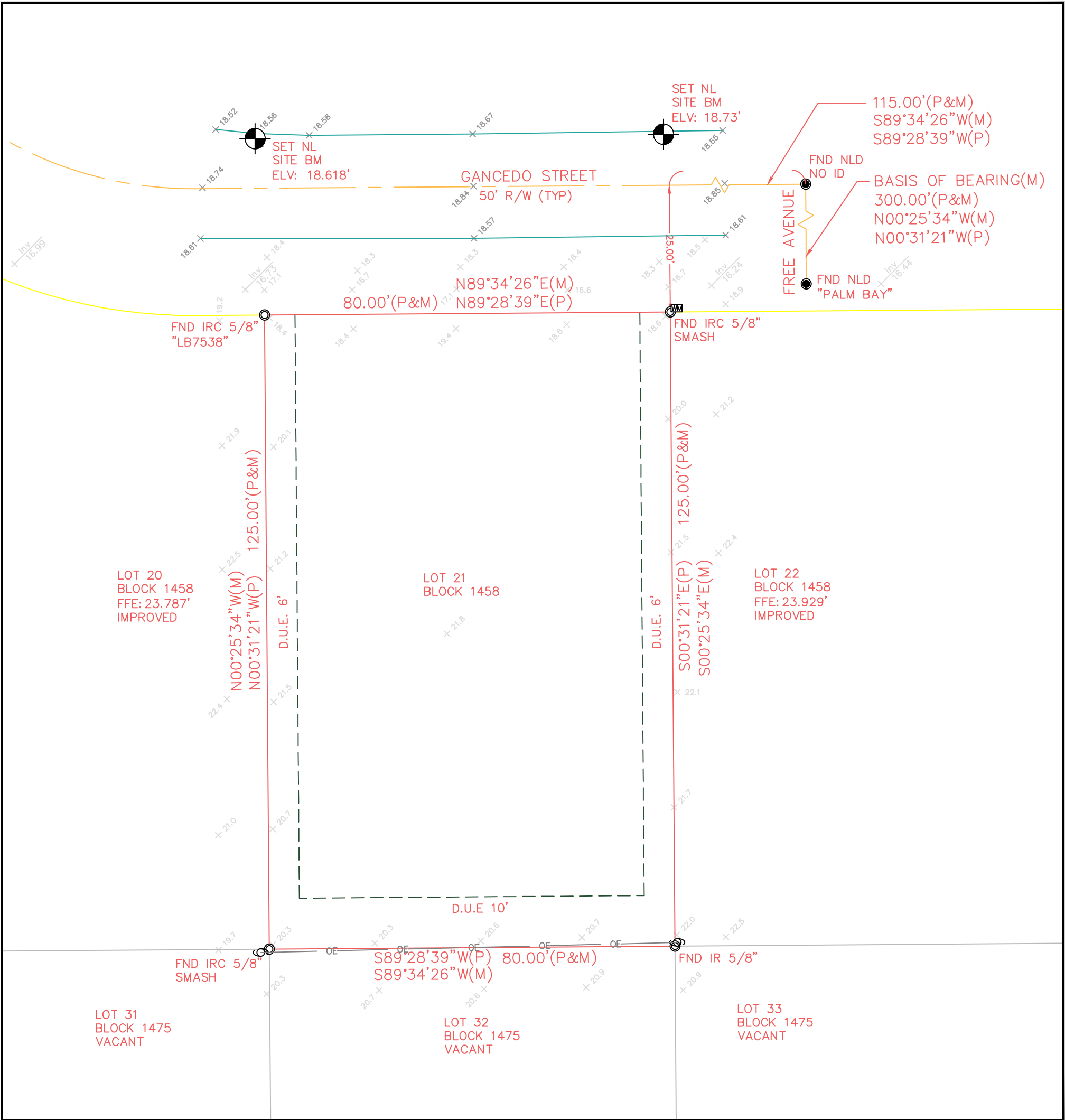
NOT VALID WITHOUT SIGNATURE & ORIGINAL
RAISED SEAL OF A LICENSED [FLORIDA] LAND
SURVEYOR (P.L.S.) & DATE.



BOUNDARY & TOPOGRAPHIC SURVEY
LOT 21, BLOCK 1458,
PORT MALABAR UNIT 31



JOB NUMBER
JOB 2, WADE GWIN

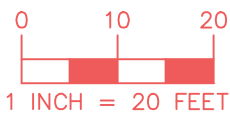


LEGEND & ABBREVIATIONS	
PSM	= PROFESSIONAL SURVEYOR/MAPPER
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
FND	= FOUND
SET	= SET "LS XXXX"
IR[C]	= IRON ROD [& CAP]
NL[D]	= NAIL [& DISK]
CMON	= CONCRETE MONUMENT
TYP	= TYPICAL
SW	= SIDEWALK
CONC	= CONCRETE
EP	= PAVEMENT
R/W	= RIGHT-OF-WAY
%	= AIR CONDITIONER (3.5'x3.5' PAD)
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
WBF	= WOOD BOARD FENCE
CLF	= CHAIN LINK FENCE
WVF	= WHITE VINYL FENCE
(P)	= PLAT
(M)	= MEASURED
ELV:	= ELEVATION
FF:	= FINISH FLOOR
INV	= INVERT
MM	= WATER METER
MBX	= MAILBOX
EM	= ELECTRIC METER
TR	= TELEPHONE RISER
ER	= ELECTRIC RISER
⊙	= POWER POLE
⊙	= CLEANOUT
⊙	= SANITARY MANHOLE
⊙	= DRAINAGE MANHOLE
⊙	= SEPTIC TANK
⊙	= WELL
—	= GUY WIRE
OE	= OVERHEAD ELECTRIC

SURVEYOR'S NOTES
1. BASIS OF BEARING — THE CENTERLINE LINE OF FREE AVENUE IS TAKEN TO BEAR N00°25'34"W WITH ALL OTHER BEARING SHOWN HEREON (UNLESS OTHERWISE NOTED) BEING RELATIVE THERETO AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
2. DATE OF FIELD SURVEY: 7/28/2022
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
5. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF BREVARD COUNTY, FLORIDA, COMMUNITY PANEL NO. 12009C0660C, EFFECTIVE DATE 3/17/2014, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
7. SURVEY FILE NUMBER: JOB 2, WADE GWIN
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND MORE SPECIFICALLY TO PALM BAY BENCHMARK #31-015 (DESCRIBED BELOW), HAVING AN ELEVATION OF 17.950 FEET.
NAVD88 TO NGVD29 CONVERSION VALUE IS (+1.344) FEET PALM BAY BM #31-015 PKD "PBCP" IN C/L TOP WEST X-DRAIN ENDWALL UNDER O'CONNEL (L-28/29, B-1475) BETWEEN #2014 & #2002 O'CONNEL NAVD88 EL: 17.950' NGVD29 EL: 19.294'

BOUNDARY SURVEY CERTIFIED TO:
MERIDIAN CAPITAL
PROPERTY ADDRESS:
590 GANCEDO ST SW PALM BAY, FL 32908
LOT SIZE:
10000 SQ. FT
MODEL:
PROPOSED ELEVATION LEGEND
— — — = TOE OF BANK — — — = TOP OF BANK — — — = CENTERLINE OF DITCH X 23.4 = GROUND ELEVATION ~> = PROPOSED DRAINAGE ARROW ● 23.4 = PROPOSED ELEVATION ■ ■ ■ = CORRUGATED METAL PIPE

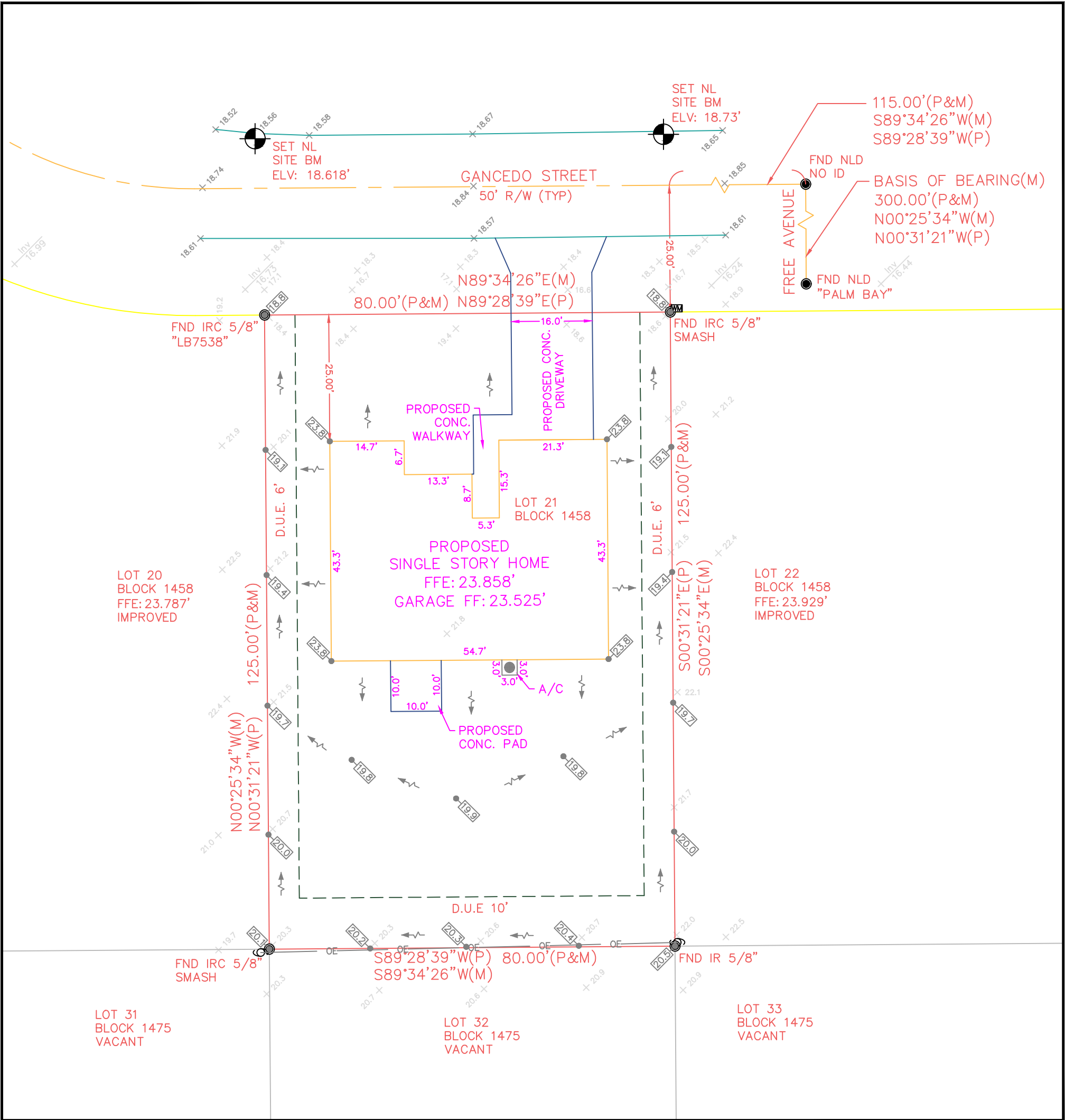
LEGAL DESCRIPTION
LOT 21, BLOCK 1458, PORT MALABAR UNIT 31, AS RECORDED IN PLAT BOOK 17, PAGES 22-33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY CHAPTER XX-000, OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 000.000 FLORIDA STATUTES.
(SURVEYOR NAME/#/DATE)
NOT VALID WITHOUT SIGNATURE & ORIGINAL RAISED SEAL OF A LICENSED (STATE) LAND SURVEYOR (P.L.S.) & DATE.



SITE PLAN
LOT 21, BLOCK 1458,
PORT MALABAR UNIT 31



JOB NUMBER
JOB 2 SITE PLAN,
WADE GWIN



LEGEND & ABBREVIATIONS

- PSM = PROFESSIONAL SURVEYOR/MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET "LS XXXX"
IR[C] = IRON ROD [& CAP]
NL[D] = NAIL [& DISK]
CMON = CONCRETE MONUMENT
TYP = TYPICAL
SW = SIDEWALK
CONC = CONCRETE
EP = PAVEMENT
R/W = RIGHT-OF-WAY
A/C = AIR CONDITIONER (3.5'x3.5' PAD)
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINK FENCE
WVF = WHITE VINYL FENCE
(P) = PLAT
(M) = MEASURED
ELV: = ELEVATION
FF: = FINISH FLOOR
INV = INVERT
MM = WATER METER
MBX = MAILBOX
EM = ELECTRIC METER
TR = TELEPHONE RISER
ER = ELECTRIC RISER
C = POWER POLE
C = CLEANOUT
S = SANITARY MANHOLE
DM = DRAINAGE MANHOLE
ST = SEPTIC TANK
W = WELL
OE = OVERHEAD ELECTRIC

SURVEYOR'S NOTES

1. BASIS OF BEARING - THE CENTERLINE LINE OF FREE AVENUE IS TAKEN TO BEAR N00°25'34"W WITH ALL OTHER BEARING SHOWN HEREON (UNLESS OTHERWISE NOTED) BEING RELATIVE THERETO AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
2. DATE OF FIELD SURVEY: 7/28/2022
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
5. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF BREVARD COUNTY, FLORIDA, COMMUNITY PANEL NO. 12009C0660C, EFFECTIVE DATE 3/17/2014, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
7. SURVEY FILE NUMBER: JOB 2 SITE PLAN, WADE GWIN
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND MORE SPECIFICALLY TO PALM BAY BENCHMARK #31-015 (DESCRIBED BELOW), HAVING AN ELEVATION OF 17.950 FEET.

NAVD88 TO NGVD29 CONVERSION
VALUE IS (+1.344) FEET
PALM BAY BM #31-015
PKD "PBCP" IN C/L TOP WEST X-DRAIN
ENDWALL UNDER O'CONNEL (L-28/29, B-1475)
BETWEEN #2014 & #2002 O'CONNEL
NAVD88 EL: 17.950'
NGVD29 EL: 19.294'

BOUNDARY SURVEY
CERTIFIED TO:

MERIDIAN CAPITAL

PROPERTY ADDRESS:

590 GANCEDO ST SW
PALM BAY, FL 32908

LOT SIZE:

10000 SQ. FT

APPARENT MUNICIPAL WATER
SERVICE/SEWER AVAILABLE

MODEL:

JOB 2 HOUSE

PROPOSED ELEVATION LEGEND

- = TOE OF BANK
--- = TOP OF BANK
--- = CENTERLINE OF DITCH
X 23.4 = GROUND ELEVATION
~> = PROPOSED DRAINAGE ARROW
● 23.4 = PROPOSED ELEVATION
--- = CORRUGATED METAL PIPE

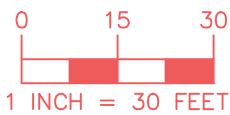
LEGAL DESCRIPTION

LOT 21, BLOCK 1458, PORT MALABAR UNIT 31, AS RECORDED IN PLAT BOOK 17, PAGES 22-33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY CHAPTER XX-000, OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 000.000 FLORIDA STATUTES.

(SURVEYOR NAME/#/DATE)

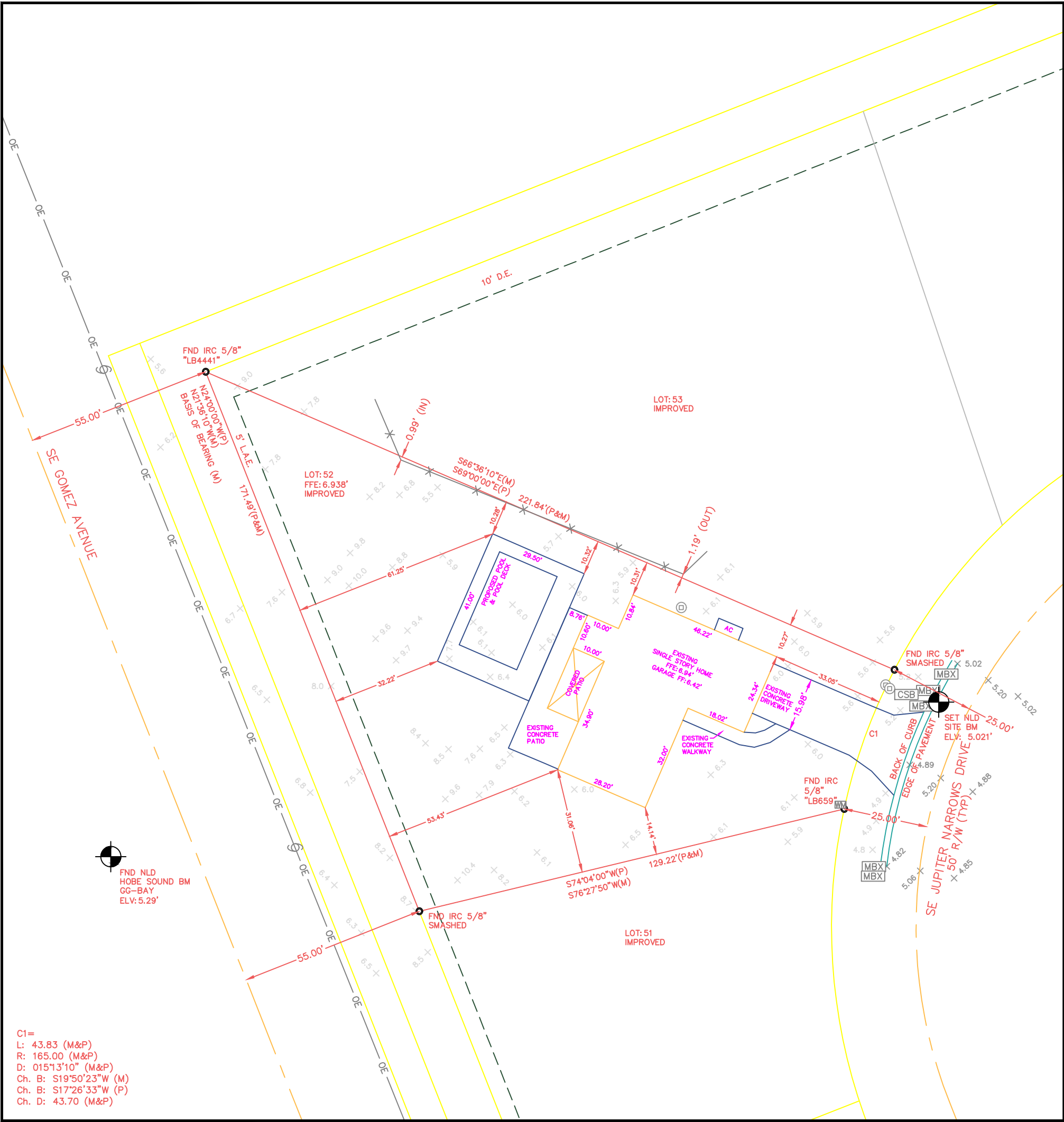
NOT VALID WITHOUT SIGNATURE & ORIGINAL RAISED SEAL OF A LICENSED (STATE) LAND SURVEYOR (P.L.S.) & DATE.



BOUNDARY & TOPOGRAPHIC SURVEY
WITH PROPOSED POOL PLAN
LOT 52, JUPITER NARROWS PHASE B



JOB NUMBER
JOB 3, WADE GWIN



C1=
L: 43.83 (M&P)
R: 165.00 (M&P)
D: 015°13'10" (M&P)
Ch. B: S19°50'23"W (M)
Ch. B: S17°26'33"W (P)
Ch. D: 43.70 (M&P)

FND NLD
HOBE SOUND BM
GG-BAY
ELV: 5.29'

LEGEND & ABBREVIATIONS

PSM = PROFESSIONAL SURVEYOR/MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET "LS XXXX"
IR[C] = IRON ROD [& CAP]
NL[D] = NAIL [& DISK]
CMON = CONCRETE MONUMENT
TYP = TYPICAL
SW = SIDEWALK
CONC = CONCRETE
EP = PAVEMENT
R/W = RIGHT-OF-WAY
AC = AIR CONDITIONER (3.5'x3.5' PAD)
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINK FENCE
WVF = WHITE VINYL FENCE
(P) = PLAT
(M) = MEASURED
ELV: = ELEVATION
FF: = FINISH FLOOR
INV = INVERT
MM = WATER METER
MBX = MAILBOX
CSB = CABLE SERVICE BOX
TR = TELEPHONE RISER
ER = ELECTRIC RISER
C = POWER POLE
C = CLEANOUT
S = SANITARY MANHOLE
D = DRAINAGE MANHOLE
ST = SEPTIC TANK
W = WELL
OE = OVERHEAD ELECTRIC

SURVEYOR'S NOTES

1. BASIS OF BEARING - THE WESTERLY LINE OF LOT 52 IS TAKEN TO BEAR S21°36'10"E WITH ALL OTHER BEARING SHOWN HEREON (UNLESS OTHERWISE NOTED) BEING RELATIVE THERETO AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
2. DATE OF FIELD SURVEY: 3/2022
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
5. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF MARTIN COUNTY, FLORIDA, COMMUNITY PANEL NO. 12085C0309H, EFFECTIVE DATE 2/19/2020, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
7. SURVEY FILE NUMBER: JOB 3, WADE GWIN
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND MORE SPECIFICALLY TO HOBE SOUND BENCHMARK #GG-BAY (DESCRIBED BELOW), HAVING AN ELEVATION OF NAVD88 5.29 FEET.

HOBE SOUND BM #GG-BAY
A MAG NAIL & DISK AT THE NORTHWEST CORNER
OF A CATCH BASIN ±22 FEET WEST OF THE
CENTERLINE OF SE GOMEZ AVE. AND ±24 FEET
NORTH OF THE CENTERLINE OF SE FAIRWINDS WAY
NAVD88 EL: 5.29'

BOUNDARY SURVEY
CERTIFIED TO:

(DEVELOPER NAME)

PROPERTY ADDRESS:

10390 SE JUPITER
NARROWS DRIVE
HOBE SOUND, FL 33455

LOT SIZE:

15766 SQ. FT

MODEL:

PROPOSED ELEVATION LEGEND

--- = TOE OF BANK
--- = TOP OF BANK
--- = CENTERLINE OF DITCH
X 23.4 = GROUND ELEVATION
~> = PROPOSED DRAINAGE
ARROW
● 23.4 = PROPOSED ELEVATION
--- = CORRUGATED METAL PIPE

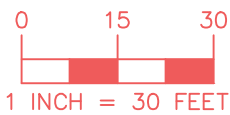
LEGAL DESCRIPTION

LOT 52, JUPITER NARROWS PHASE B,
AS RECORDED IN PLAT BOOK 9, PAGES
95-97, PUBLIC RECORDS OF MARTIN
COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY
MEETS OR EXCEEDS THE MINIMUM
TECHNICAL STANDARDS FOR SURVEYS
SET FORTH BY CHAPTER 177, PART 1,
OF THE FLORIDA ADMINISTRATIVE CODE
PURSUANT TO SECTION 000.000
FLORIDA STATUTES.

(SURVEYOR NAME/#/DATE)

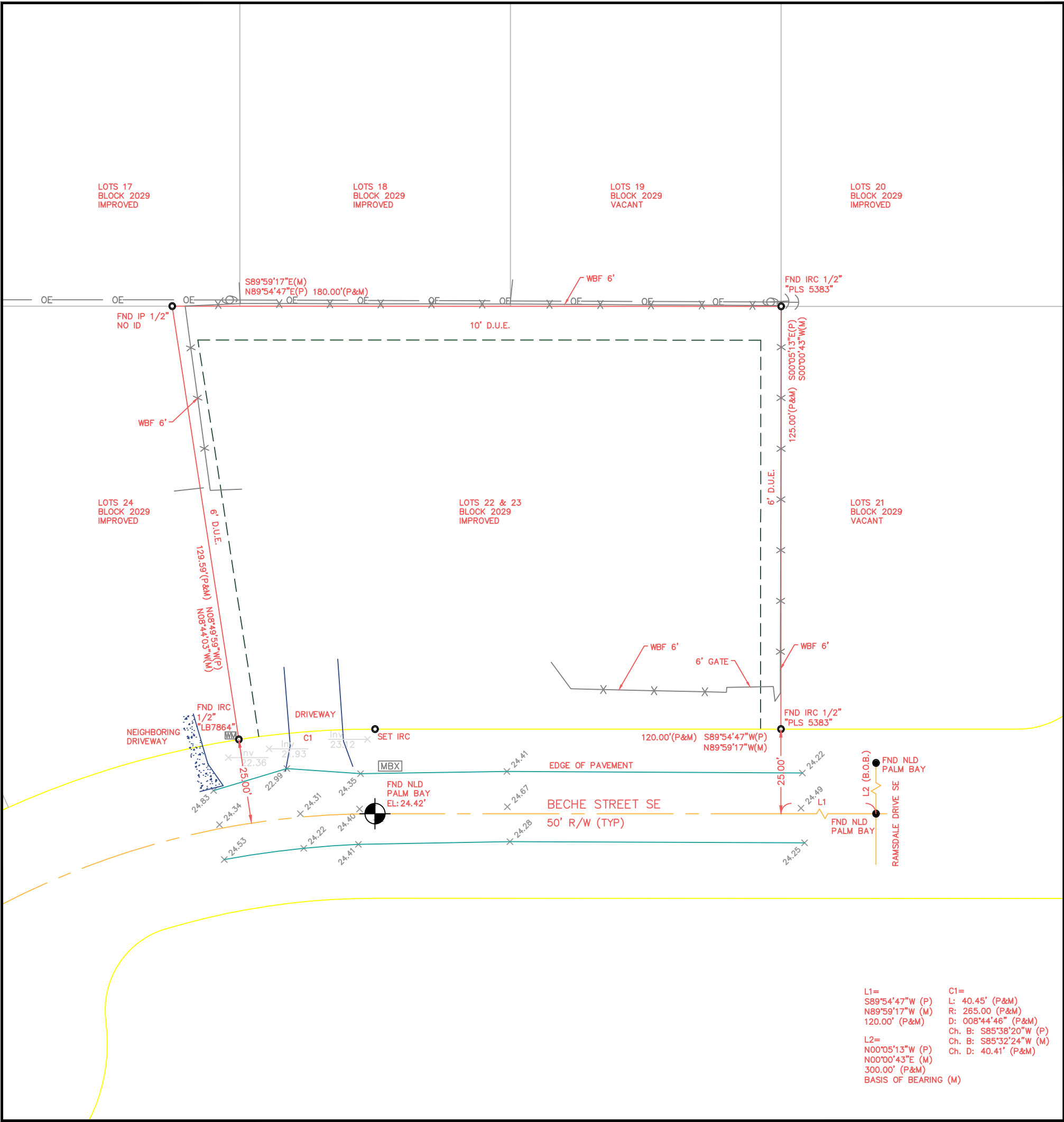
NOT VALID WITHOUT SIGNATURE & ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA LAND
SURVEYOR (P.L.S.) & DATE.



BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 22 & 23, BLOCK 2029,
PORT MALABAR UNIT 46



JOB NUMBER
JOB 4, WADE GWIN



L1= S89°54'47\"W (P)
N89°59'17\"W (M)
120.00' (P&M)
L2= N00°05'13\"W (P)
N00°00'43\"E (M)
300.00' (P&M)
BASIS OF BEARING (M)
C1= L: 40.45' (P&M)
R: 265.00 (P&M)
D: 008°44'46\" (P&M)
Ch. B: S85°38'20\"W (P)
Ch. B: S85°32'24\"W (M)
Ch. D: 40.41' (P&M)

LEGEND & ABBREVIATIONS

PSM = PROFESSIONAL SURVEYOR/MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET \"LS XXXX\"
IR[C] = IRON ROD [& CAP]
NL[D] = NAIL [& DISK]
CMON = CONCRETE MONUMENT
TYP = TYPICAL
SW = SIDEWALK
CONC = CONCRETE
EP = PAVEMENT
R/W = RIGHT-OF-WAY
% = AIR CONDITIONER (3.5'x3.5' PAD)
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINK FENCE
WVF = WHITE VINYL FENCE
(P) = PLAT
(M) = MEASURED
ELV: = ELEVATION
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INV = INVERT
MM = WATER METER
MBX = MAILBOX
EM = ELECTRIC METER
TR = TELEPHONE RISER
ER = ELECTRIC RISER
C = POWER POLE
C = CLEANOUT
S = SANITARY MANHOLE
D = DRAINAGE MANHOLE
ST = SEPTIC TANK
W = WELL
OE = OVERHEAD ELECTRIC

SURVEYOR'S NOTES

1. BASIS OF BEARING - THE CENTERLINE OF RAMSDALE DRIVE SE IS TAKEN TO BEAR N00°00'43\"E WITH ALL OTHER BEARING SHOWN HEREON (UNLESS OTHERWISE NOTED) BEING RELATIVE THERETO AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
2. DATE OF FIELD SURVEY: 3/28/2023
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
5. BASED UPON MY REVIEW OF THE \"FLOOD INSURANCE RATE MAP\" OF BREVARD COUNTY, FLORIDA, COMMUNITY PANEL NO. 12009C0670C, EFFECTIVE DATE 3/17/2014, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
7. SURVEY FILE NUMBER: JOB 4, WADE GWIN
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), AND MORE SPECIFICALLY TO PALM BAY BENCHMARK #46-338 (DESCRIBED BELOW), HAVING AN ELEVATION OF NGVD29 25.779 FEET.

PALM BAY BM #46-338
MN 3'X3' SW CORNER DRIVEWAY
(L-18, B-2028) #1401 BECHE
NGVD29 EL: 25.779'

BOUNDARY SURVEY
CERTIFIED TO:

(DEVELOPER NAME)

PROPERTY ADDRESS:

1359 BECHE ST SE
PALM BAY, FL 32909

LOT SIZE:

21340 SF

MODEL:

PROPOSED ELEVATION LEGEND

- - - = TOE OF BANK
- - - = TOP OF BANK
- - - = CENTERLINE OF DITCH
X 23.4 = GROUND ELEVATION
- - - = PROPOSED DRAINAGE ARROW
● 23.4 = PROPOSED ELEVATION
- - - = CORRUGATED METAL PIPE

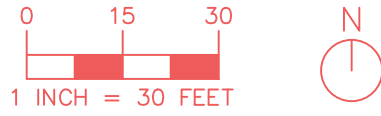
LEGAL DESCRIPTION

LOTS 22 & 23, BLOCK 2029, PORT MALABAR UNIT 46, AS RECORDED IN PLAT BOOK 22, PAGES 58-74, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY CHAPTER 177, OF THE FLORIDA STATUTES.

(SURVEYOR NAME/#/DATE)

NOT VALID WITHOUT SIGNATURE & ORIGINAL RAISED SEAL OF A LICENSED FLORIDA LAND SURVEYOR (P.L.S.) & DATE.



SHEET 2 OF 2
BOUNDARY & TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES

1. BASIS OF BEARING — THE NORTH LINE OF LOT XXX IS TAKEN TO BEAR NXXX'XXX"E WITH ALL OTHER BEARINGS SHOWN HEREON (UNLESS OTHERWISE NOTED) BEING RELATIVE THERE TO, AS DETERMINED FROM THE PLANE COORDINATE SYSTEM ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, EAST ZONE, NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1995 ADJUSTMENT.
 2. DATE OF FIELD SURVEY: 1/5/22
 3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
 4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
 5. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12058C0005, EFFECTIVE DATE 09/25/2009, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 6. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
 7. SURVEY FILE NUMBER: JOB 5, WADE GWN
 8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND MORE SPECIFICALLY TO PALM BAY BENCHMARK #G5 545 (DESCRIBED ABOVE), HAVING AN ELEVATION OF 104.008 FEET.
- ORANGE COUNTY BM #G5 545
3" BRASS DISC SET IN CONC. MEDIAN
C/L MICHIGAN ST., E. OF FERNCREEK.
STAMPED G5 545 KATE MITCHELL
NAVD88 EL:104.008'104.008"

BOUNDARY SURVEY CERTIFIED TO
PLUS POINT CONSTRUCTION

PROPERTY ADDRESS

2733 S FERNCREEK AVE
ORLANDO, FL 32806

LOT SIZE

309179 SQ. FT

JOB NUMBER:

JOB 5, WADE GWN

LEGAL DESCRIPTION

- PARCEL 1: FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF RAEFORD ROAD AND FERN CREEK DRIVE, AS SHOWN IN THE PLAT OF GREENBRIAR, UNIT 5, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 00°10'00" EAST, ALONG THE CENTERLINE OF SAID FERN CREEK DRIVE, A DISTANCE OF 1109.44 FEET; THENCE NORTH 89°51'30" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF FERN CREEK DRIVE; THENCE CONTINUE NORTH 89°51'30" EAST, A DISTANCE OF 301.40 FEET; THENCE SOUTH 00°11'28" WEST, A DISTANCE OF 11.10 FEET; THENCE SOUTH 89°51'30" WEST, A DISTANCE OF 301.40 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF FERN CREEK DRIVE; THENCE NORTH 00°10'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 11.10 FEET TO THE POINT OF BEGINNING.
- PARCEL 2: NORTH 142.16 FEET OF SOUTH 422.16 FEET OF THE WEST ONE-HALF OF THE NORTHWEST 1/4 OF THE 14 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, LESS RIGHT OF WAY FOR COUNTY ROAD ON THE WEST SIDE.
- PARCEL 3: NORTH 50 FEET OF SOUTH 280 FEET OF THE WEST ONE-HALF OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, LESS RIGHT OF WAY FOR COUNTY ROAD ON THE WEST SIDE.
- PARCEL 4: NORTH 130 FEET OF THE SOUTH 230 FEET OF THE WEST ONE-HALF OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, LESS RIGHT OF WAY FOR COUNTY ROAD ON THE WEST SIDE.
- PARCEL 5: SOUTH 100 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR ROAD.
- PARCEL 6: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST OF ORANGE COUNTY, FLORIDA, THENCE RUN NORTH 89°39'04" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 339.69 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF 14 OF THE SOUTHWEST 1/4 OF SECTION 6, RUN THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM THE POINT OF BEGINNING, CONTINUE THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE WEST 1/4 OF 14 OF THE SOUTHWEST 1/4 OF SECTION 6, RUN THENCE NORTH 00°15'22" WEST, ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 1027.63 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 14, A DISTANCE OF 1027.63 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 422.16 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, RUN THENCE NORTH 89°51'30" EAST, ALONG SAID NORTH LINE OF THE SOUTH 422.16 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 30.00 FEET; 14, A DISTANCE OF 30.00 FEET; RUN THENCE SOUTH 00°17'22" EAST, A DISTANCE OF 600.85 FEET; RUN THENCE NORTH 88°00'00" EAST, A DISTANCE OF 350.89 FEET; RUN THENCE SOUTH 01°23'50" EAST, A DISTANCE OF 428.75 FEET TO A POINT 60.00 FEET FROM (WHEN MEASURED PERPENDICULARLY) THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6; RUN THENCE SOUTH 89°39'04" WEST, PARALLEL WITH THE SAID SOUTH 14 OF SECTION 6; RUN THENCE SOUTH 89°39'04" WEST, PARALLEL WITH THE SAID SOUTH 89°39'04" WEST, PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 389.35 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, OF ORANGE COUNTY, FLORIDA.
- LESS AND EXCEPT: PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST, THENCE RUN NORTH 00°10'00" EAST, ALONG THE WEST LINE OF SAID SECTION 6, 1109.44 FEET; THENCE RUN NORTH 89°51'30" EAST, 30.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FERN CREEK AVENUE; THENCE CONTINUE NORTH 89°51'30" EAST, 301.25 FEET; THENCE RUN SOUTH 00°11'28" WEST, 11.10 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2719, PAGE 1759 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 00°11'28" WEST, 11.94 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN THE OFFICIAL RECORDS BOOK 343, PAGE 132 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°49'01" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 343, PAGE 132, 301.24 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 343, PAGE 132 AND SAID EASTERLY RIGHT OF WAY LINE; THENCE RUN NORTH 00°10'00" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 10.24 FEET TO THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 2719, PAGE 1759; THENCE RUN NORTH 89°51'30" EAST, ALONG THE SOUTH LINE IN SAID OFFICIAL RECORDS BOOK 2719, PAGE 1859, 301.25 FEET TO THE POINT OF BEGINNING.

ABBREVIATIONS

- AC = AIR CONDITIONER
BFP = BACKFLOW PREVENTER
CLF = CHAIN LINK FENCE
CMON = CONCRETE MONUMENT
CONC = CONCRETE
D.E. = DRAINAGE EASEMENT
ELEV. = ELEVATION
FF = FINISH FLOOR
FND = FOUND
IRIGATION CONTROL VALVE
INV. = INVERT
IRON ROD (& CAP)
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(M) = MEASURED
NAD (A DICK)
(P) = PLAT
PSM = PROFESSIONAL SURVEYOR/MAPPER
R/W = RIGHT-OF-WAY
SET = SET
S.W. = SIDEWALK
TYP = TYPICAL
UTL = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
WV = WATER VALVE

LEGEND

- RTVS = CABLE SERVICE BOX
RTV = CABLE VAULT
⊙ = CLEANOUT
⊙ = DRAINAGE MANHOLE
ECP = ELECTRIC CONTROL PANEL
EM = ELECTRIC METER
ER = ELECTRIC RISER
⊙ = FIRE HYDRANT
× 23.4 = GROUND ELEVATION
— = GUY WIRE
MBX = MAILBOX
⊙ = POWER POLE
→ = PROPOSED DRAINAGE ARROW
⊙ = PROPOSED ELEVATION
⊙ = SANITARY MANHOLE
ST = SEPTIC TANK
— = SON
TCB = TELECOM CABINET
TR = TELEPHONE RISER
TSB = TELEPHONE SERVICE BOX
V = VALVE
WM = WATER METER
W = WELL

- = CENTERLINE OF DITCH
— = CORRUGATED METAL PIPE
— = OVERHEAD ELECTRIC
— = TOE OF BANK
— = TOP OF BANK

(SURVEYOR NAME//DATE)

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY CHAPTER 472 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.037, FLORIDA STATUTES.

NOT VALID WITHOUT SIGNATURE & ORIGINAL RAISED SEAL OF A LICENSED (STATE) LAND SURVEYOR (P.L.S.) & DATE.