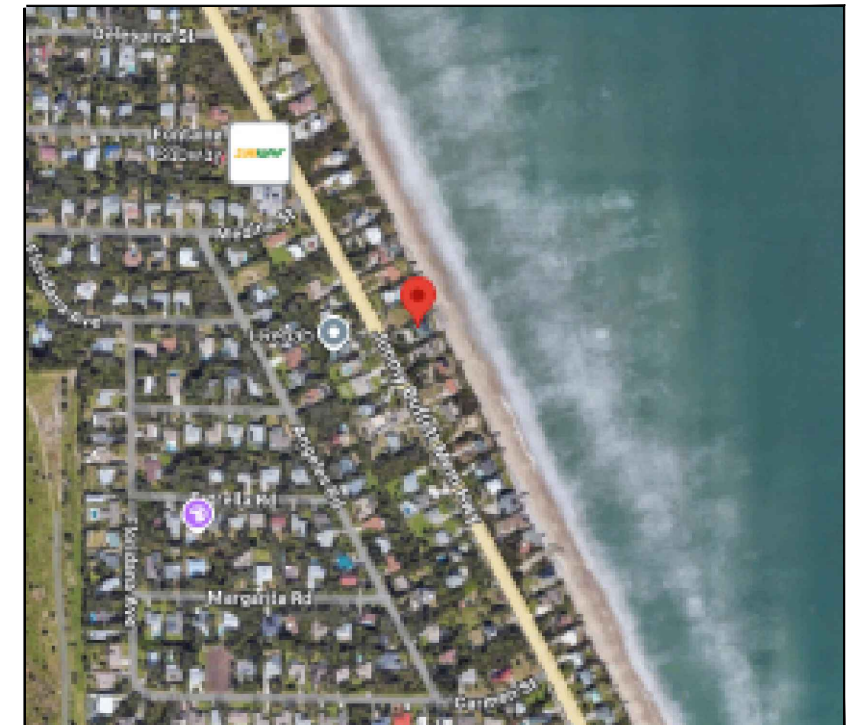
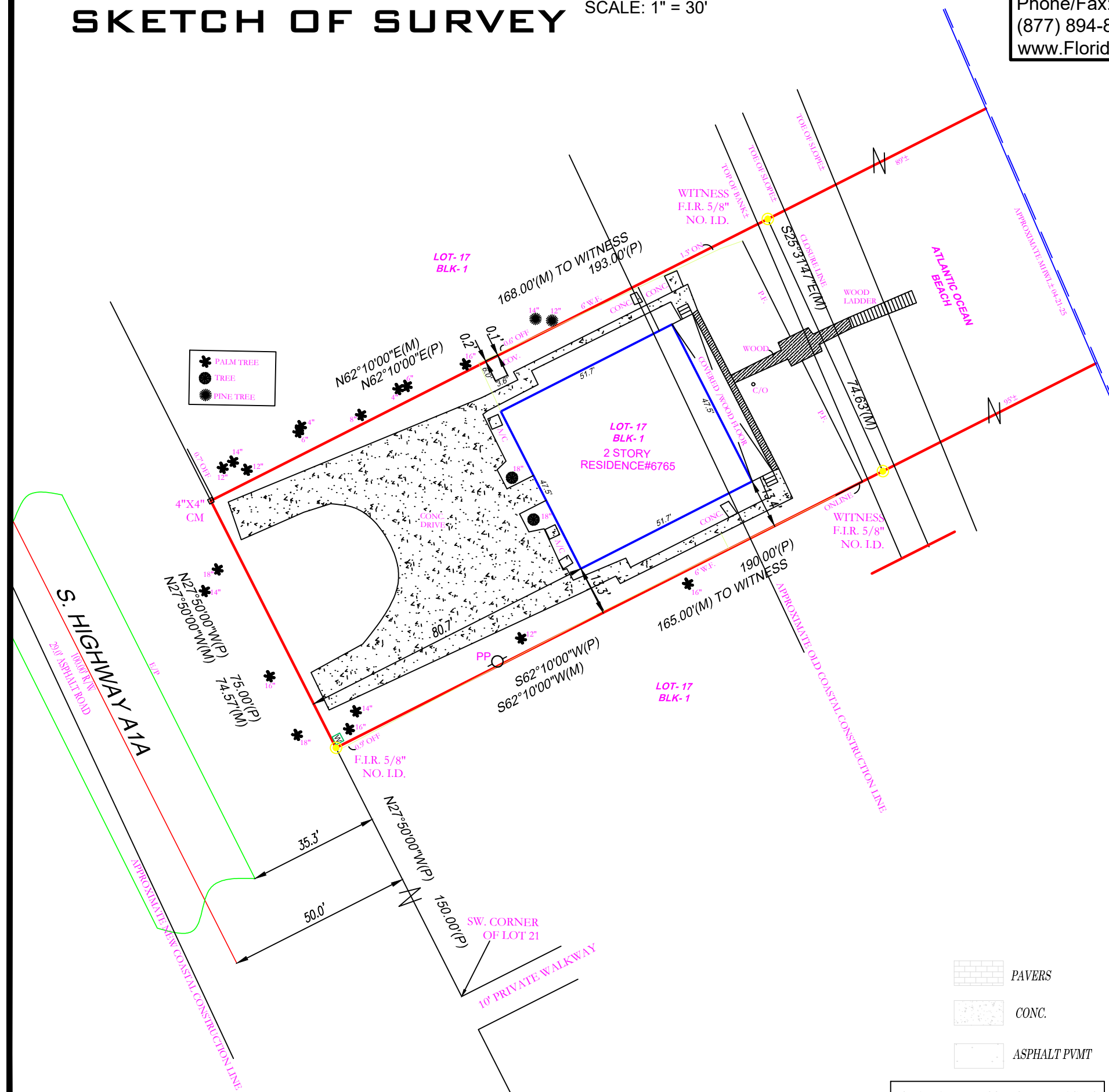


SCALE: 1" = 30'

[www.FloridaLandSurveying.com](http://www.FloridaLandSurveying.com)

NORTH MIAMI, FLORIDA 33181



**LOCATION SKETCH**  
SCALE 1"= NOT TO SCALE

Lot 17, Block 1, FLORIDANA BEACH, FOURTH ADDITION, UNIT A according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 10, Page 65, Public Records of Brevard County, Florida.

## Flood Zone: VE Elevation: 12'

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

- 1- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3- OWNERSHIP IS SUBJECT TO OTHERS OF TITLE.
- 4- FENCE OWNERSHIP NOT DETERMINED.
- 5- WALL TIES ARE THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 6- NO UNDERGROUND IMPROVEMENTS WERE LOCATED.
- 7- ELEVATIONS ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- 8- BENCHMARK USED: DWS687
- 9- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THE SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
- 10- UNLESS OTHERWISE NOTED RECORDED AND MEASURED.
- 11- ANY CONSTRUCTION THAT SET BACKS MUST BE CHECKED.
- 12- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER ANY GRAPHIC REPRESENTATIONS.
- 13- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
- 14- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE.
- 15- DATE OF FIELD WORK: 04/22/2025
- 16- DATE OF ANY REVISIONS: N/A

**SYMBOL**

	CATCH BASIN		CHAIN OUT
	WATER METER		ELECTRIC METER
	UTILITY POLE		OVERHEAD WIRE LINE
	LIGHT POLE		CHAIN LINK FENCE (A)
	TREE HYDRANT		WOOD FENCE (W.F.)
	CABLE BOX		METAL FENCE (M.F.)
	ELECTRIC BOX		PLASTIC FENCE (P.F.)
	TELEPHONE BOX		WHITE FENCE (W.F.)

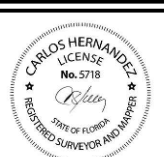
— PITCHED DRAINAGE

**NOTE:**  
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

**BASIS OF BEARING:**  
BEARING IS BASED ON THE WEST LINE OF  
LOT 17, BLOCK 1, BEING N27°50'00"W

**ADDRESS:**  
6765 S. HIGHWAY A1A  
MELBOURNE BEACH, FL 32951

LEGEND:		P.O.C. =	Point of Commencing
R. =	Record	P.O.B. =	Point of Beginning
C. =	Curved	C.B.W. =	Concrete Block Wall
C. =	Calculated	P.V.M.T. =	Pavement
C/P =	Concrete Porch	R/W =	Right of Way
F.I.P. =	Found Iron Pipe	✓ =	Wood Fence
I.R.F. =	Iron Rod Found	~ =	Chain Link Fence
C. =	Centerline	A/C =	Air Conditioner
P.L. =	Property Line	U.E. =	Utility Easement
P.O.L. =	Point on Line	B.O.B. =	Basis of Bearing
IP =	Iron Pipe	R.O.H. =	Roof Overhang
Skw =	Sidewalk	P.C. =	Point of Curvature
Conc =	Concrete	C&G =	Curb & Gutter
CB =	Concrete Block	OHL =	Overhead Wire Line
Structure		LB =	Licenses Business
X10.9 =	Existing Elevation	RES =	Residence
FH =	Fire Hydrant	F.F.E. =	Finish Floor Elev.
W/R =	Wood Roof	B.C. =	Block Corner
P =	Parkway	ENCR =	Encroachment
FND N.D. =	Found Nail & Disk	A/R =	Aluminum Rod
C/B =	Catch Basin	A/S. =	Aluminum Shed



CARLOS HERNANDEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
LB 7619 04/22/2025

Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown herein is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities are indicated hereon. The attached boundary survey of the property shown below is to the best of the knowledge and belief accurate as of the date of the recently surveyed under my direction, also that there are no boundary encroachments other than those shown; and that this survey meets the minimum technical standards of practice set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 5J-17.051 and 5J-17.052 of The Florida Administrative Code.