

FND. 1/2" I.P. NO ID. FREE AVENUE R/W

62.60'

EL. 20.19 X
FINISH FLOOR

LOT 27

FENCE 0.8' OFF

N88°56'45"E

142.67'

FLORENCE STREET 40' R/W (NOT TRAVELED)

25.0'

FND. 1/2" I.R. NO ID.

60.00'

N01°03'15"W

ELIZABETH STREET 50' R/W

CONC. DRIVE

ONE STORY RESIDENCE ADDRESS #1706

LOT 28

NORTH 10' LOT 29

S88°56'45"W

142.75'

60.00'

REMAINDER OF LOT 29 NOT INCLUDED

LOT 30

PROJECT BENCHMARK
BREVARD COUNTY
BENCHMARK DG8759
EL. 20.11 (NAVD 88)(USED)
EL. 21.50 (NGVD 29)

SURVEY PREPARED FOR:
HOLY TRINITY EPISCOPAL CHURCH OF MELBOURNE FLORIDA INC.
COMMUNITY OF HOPE

DESCRIPTION: LOT 28 AND THE NORTH 10 FEET OF LOT 29, BROOKS AND HUMPHREY'S BUSINESS ADDITION TO COUNTRY CLUB COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 45, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO FLOOD INSURANCE RATE MAP #12009C 0603 H, DATED JANUARY 29, 2021 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X. (NAVD 1988)

TYPE OF SURVEY: BOUNDARY

SCALE: 1" = 20'

REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

FIELD DATE: 01/19/2024

SECTION 04,
TOWNSHIP 28 SOUTH,
RANGE 37 EAST

PROJECT #49228

GENERAL NOTES:
1. THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

2. THIS SURVEY AND DRAWING IS FOR THE SOLE USE AND BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE AS NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.

3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.

4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.

5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.

6. BEARINGS ARE BASED ON AN ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.

8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.

9. "NO WELLS" AND "NO SEPTICS" ARE DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTICS, HOWEVER NONE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT.

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3970 MINTON ROAD, WEST MELBOURNE, FL 32904 L.B. #6623

ANDREW W. POWSHOK
P.L.S. No. 5383

DANIEL D. GARNER
P.L.S. No. 6189

LEGEND	
BB	BEARING BASE
(M)	MEASURED
(P)	PLAT
(D)	DEED
IR	IRON ROD
IP	IRON PIPE
N&D	NAIL AND DISC
N&TT	NAIL AND TIN TAB
C.M.	CONCRETE MONUMENT
PRM	PERMANENT REFERENCE MARKER
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
TBM	TEMPORARY BENCHMARK
FND.	FOUND
D	DELTA
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING
PRC	POINT OF REVERSE CURVE
P.O.L	POINT ON LINE
R/W	RIGHT OF WAY
W/P	WOOD POWER POLE
OHW	OVERHEAD WIRES
E.P.	EDGE OF PAVEMENT
P.U.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
GA	GUY ANCHOR
SSM	SANITARY MANHOLE
UR	UTILITY RISER
UB	UTILITY BOX
CONC.	CONCRETE
WM	WATER METER
X EL.	SPOT ELEVATION
CL	CENTERLINE