



SCALE:1"=20'

**TYPE OF SURVEY:**

- ☐ BOUNDARY  
☐ ALTA/NSPS  
☒ CONSTRUCTION  
☐ TOPOGRAPHIC  
☐ CONDOMINIUM  
☐ SPECIAL PURPOSE

## PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

















## ABBREVIATION LEGEND

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

AR AL = ARC LENGTH	P = PLAT
C/O = CLEANOUT	PC = POINT OF CURVE
CA = CENTRAL ANGLE	PCC = POINT OF COMPOUND
CATV = CABLE TV RISER	CURVE
CF = CALCULATED FROM FIELD	PH = POOL HEATER
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION
CONC. = CONCRETE	POB = POINT OF BEGINNING
CR = CALCULATED FROM	POC = POINT OF COMMENCEMENT
RECORD	PP = POOL PUMP
DE = DRAINAGE EASEMENT	PRC = POINT OF REVERSE CURVE
EL OR ELEV = ELEVATION	PT = POINT OF TANGENCY
EM = ELECTRIC METER	QTR = QUARTER
F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS
FIR = FOUND IRON ROD	RNG = RANGE
FN = FOUND NAIL	SEC = SECTION
FND = FOUND	TR = TELEPHONE RISER
G.F.F. = GARAGE FINISHED	TWP = TOWNSHIP
FLOOR	UE = UTILITY EASEMENT
L = LEGAL DESCRIPTION	UP = UTILITY POLE
M = MEASURED	WM = WATER METER
OHC = OVERHEAD CABLE	WW = WATER VALVE

SYMBOLS - NOT-TO-SCALE

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

- |   |                          |   |                   |
|---|--------------------------|---|-------------------|
|  | = UTILITY POLE           |  | = WELL            |
|  | = LIGHT POLE             |  | = CENTER LINE     |
|  | = CATCH BASIN            |  | = PARTY WALL      |
|  | = FIRE HYDRANT           |  | = AIR CONDITIONER |
|  | = MANHOLE                |  | = SEPTIC LID      |
|  | = WATER VALVE            |  | = ELEV. SHOT      |
|  | = WATER METER            |   |                   |
|  | = HANDICAP PARKING SPACE |   |                   |
|  | = SEC. QTR. CORNER       |   |                   |
|  | = SECTION CORNER         |   |                   |

## CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE \_\_\_\_\_ DATE: 6-30-2023

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGAL DESCRIPTION:  
THE SOUTH 75 FEET OF FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND LYING ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, RUN SOUTH 0 DEG. 00' 52" EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22 A DISTANCE OF 183 FEET TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL; THENCE SOUTH 89 DEG. 02' 52" EAST PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22 A DISTANCE OF 146.30 FEET TO THE POINT OF BEGINNING OF THE EAST PARCEL WITH A BEARING OF 01' 52" EAST PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22 A DISTANCE OF 150 FEET; THENCE NORTH 89 DEG. 02' 52" WEST 146.36 FEET TO THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH 0 DEG. 00' 52" WEST 150 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO A ROAD EASEMENT OF 20 FEET WIDE DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 22, RUN SOUTH 0 DEG. 01' 52" EAST ALONG THE EAST LINE OF THE W 1/2 OF THE E 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 22, A DISTANCE OF 333 FEET; THENCE 89 DEG. 02' 52" W 20 FEET THENCE N 0 DEG. 01' 52" WEST 333 FEET; THENCE S 89 DEG. 02' 52" E TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:  
1452 BELLAIRE LANE NE  
PALM BAY, FL 32905

CERTIFIED TO  
RAELENE MANNING

WELL TO HOUSE: 8.7'±  
WELL TO W PROPERTY LINE: 55.5'±  
WELL TO S PROPERTY LINE: 31.4' ±

## BEARING REFERENCE:

THE WEST LINE OF THE W 1/2 OF THE E 1/2 OF THE NW 1/4  
OF THE NW 1/4 OF THE SE 1/4 OF SECTION 22  
TOWNSHIP 28 SOUTH RANGE 37 EAST RECORDED AS  
S 00°00'52" E AS REFERENCED IN SUBJECT  
PROPERTY LEGAL DESCRIPTION.








ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Job Number : 178225-CE	Field:
Drawn By : I.Z.	Date of Field Work : 06/26/2023

PURPOSE OF SURVEY: PERMIT-RENOVATION

## REVISIONS

**LINETYPES:**

BOUNDARY		BUILDING	
EASEMENT		CHAIN LINK FENCE	
WOOD FENCE		PLASTIC FENCE	
OVERHEAD CABLE			

Elevations, if shown:

Benchmark: DG8761

Benchmark Elev.: 22.17'

Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:  
N.G.V.D.29 ☐ N.A.V.D.88 ☐

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

This survey has been issued by the following Landtec Surveying office:

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Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

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



LICENSED BUSINESS No. 8507

Aerial Photograph

May not show latest improvements. Not-to-scale.



GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.

2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.

3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.

4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.

5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.

6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.

7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.

8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.