



**SURVEY PREPARED FOR:**  
BRETT SCULLY

**DESCRIPTION:** LOTS 11 AND 12 AS SHOWN ON THE PLAT OF ROCK POINT SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 94, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LESS AND EXCEPT:  
A PORTION OF LOT 11 AS SHOWN ON THE PLAT OF ROCK POINT SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE RUN S32°47'30"E ALONG THE EASTERLY BOUNDARY OF SAID LOT 11, A DISTANCE OF 117.86 FEET; THENCE RUN S57°12'30"W, A DISTANCE OF 94.93 FEET TO A POINT ON THE BOUNDARY LINE OF SAID LOT 11 AND LOT 12; THENCE RUN N23°06'30"W ALONG SAID BOUNDARY LINE A DISTANCE OF 119.53 FEET TO THE NORTH BOUNDARY LINE OF LOT 11 AND THE SOUTH RIGHT OF WAY OF ROSE COURT (A 50 FOOT RIGHT OF WAY); THENCE RUN N57°12'30"E ALONG SOUTH RIGHT OF WAY A DISTANCE OF 75.00 FEET TO THE POINT OF COMMENCEMENT AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

**NOTE:** PLAT CONTAINS ERRORS WHICH DOES NOT ALLOW LOT 11, BLOCK A TO MATHEMATICALLY CLOSE

## AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO FLOOD INSURANCE RATE MAP #12098C 0517 H, DATED JANUARY 29, 2021 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X. (NAVD 1988)

**TYPE OF SURVEY:**  
BOUNDARY

**SCALE:** 1" = 20'

REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
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REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

**FIELD DATE:** 01/02/2023

SECTION 05,  
TOWNSHIP 27 SOUTH,  
RANGE 37 EAST

**PROJECT #49077**

**GENERAL NOTES:**

- 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.
- 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.
- 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.
- NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
- 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.
- BEARINGS ARE BASED ON AN ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
- ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- "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.

**3970 MINTON ROAD, WEST MELBOURNE, FL 32904 L.B. #6623**  
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LEGEND	
BB	BEARING BASE
(M)	MEASURED
(P)	PLAT
(D)	DEED
IR	IRON ROD
IP	IRON PIPE
N&D	NAIL AND DISC
N&T	NAIL AND TIN TAB
C.M.	CONCRETE MONUMENT
PRM	PERMANENT REFERENCE MARKER
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
TEB	TEMPORARY BENCHMARK
FND.	FOUND
D	DELTA
R	RADIUS
L	ARC LENGTH
CH	CHORD LENGTH
PRC	POINT OF REVERSE CURVE
P.O.L.	POINT ON LINE
R/W	RIGHT OF WAY
WPP	WOOD POWER POLE
OWH	OVERHEAD WIRES
E.P.	EDGE OF PAVEMENT
P.U.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
FPL	FLORIDA POWER & LIGHT
FH	FIRE HYDRANT
WV	WATER VALVE
UR	UTILITY RISER
UB	UTILITY BOX
CONC.	CONCRETE
TCD	TRUNCATED DOME
WM	WATER METER
CL	CENTERLINE

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

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P.L.S. No. 6189

SYLVAN SHORES  
PLAT BOOKS, PAGE 97

