

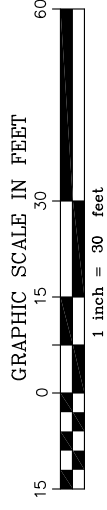
**LEGEND**

CONC	CONCRETE
CM	COMMON
MAS	MASONRY
C/L	CENTERLINE
P/B	PLAT BOOK
EOP	EDGE OF PAVEMENT
FT	FOOT
ORB	OFFICIAL RECORD BOOK
PG	PAGE
WM	WATER METER
SS	SANITARY SEWER
UB	UTILITY BOX
LP	LIGHT POLE
S/W	SIDEWALK
R/W	RIGHT OF WAY
OP	OVERHEAD WIRE
O	CORNER MARKER RECOVERED
PCP	CORNER MARKER SET
PC	PERMANENT CONTROL POINT
PT	POINT OF CURVE
PRC	POINT OF TANGENCY
PCC	POINT OF REVERSE CURVE
PI	POINT OF COMPOUND CURVE
(-)	POINT OF INTERSECTION
(-)	INDICATES RECORD DATA
(-)	INDICATES GROUND ELEVATION
(-)	INDICATES SURFACE WATER FLOW
(-)	INDICATES NAIL OR NAIL AND DISK
(-)	WELL

CMP	CORRUGATED METAL PIPE
HCPP	HIGH DENSITY POLYETHYLENE PIPE
PUB&E	PUBLIC UTILITIES & DRAINAGE EASEMENT
NAVD	NATIONAL GEODETIC VERTICAL DATUM OF 1988
NGVD	NORTH AMERICAN VERTICAL DATUM OF 1929
(-)	INDICATES PROPOSED GRADE
(-)	PROFESSIONAL LAND SURVEYOR
(-)	REGISTERED LAND SURVEYOR
(-)	PROFESSIONAL SURVEYOR & MAPPER
ELS	ELEVATION
BM	BENCH MARK
CM	COMMON
LF	FINISH LOT
FB	FINISHED BUSINESS
RG	RANGE
SEC	SECTION
TWP	TOWNSHIP
COV	COVERED
INT	INTERSECTION
AVE	AVENUE
BLVD	BULEVARD
CT	COURT
PL	PLACE
ST	STREET
SR	SURFACE
TRG	TERRAZE
BERR	BUILDING SETBACK LINE
A/C	AIR CONDITIONER
M/T	MAGNETIC NAIL & TIN TAB

**DESCRIPTION**

LOT 9, BLOCK B, HIDDEN HARBOR ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 74, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



**NOTES:**

1. THE LANDS SURVEYED LIE WITHIN FLOOD ZONE X AND AE PER FLOOD INSURANCE RATE MAP NO. 12061C, COMMUNITY 120025, PANEL 0519H, DATED JANUARY 29, 2021. THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
2. THERE MAY OR MAY NOT BE RECORDED OR UNRECORDED RIGHTS OF WAY RESERVATIONS OR RESTRICTIONS AFFECTING THE LANDS SURVEYED.
3. UNLESS SHOWN OTHERWISE, THERE ARE NO ENCROACHMENTS, GAPS OR OVERLAPS. FENCE OWNERSHIP, IF ANY IS NOT KNOWN, FOUNDATIONS BENEATH THE SURFACE ARE NOT LOCATED.
4. UNLESS SHOWN OTHERWISE, DIMENSIONS AND DIRECTIONS SHOWN ARE FIELD MEASURED AND ARE THE SAME AS RECORD DATA.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. THIS SURVEY WAS MADE FOR THE PURPOSE DESCRIBED, AND SHALL BE USED FOR NO OTHER PURPOSE WHATSOEVER. "THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER", EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.
7. BEARINGS REFER TO THE LINE INDICATED BASED ON RECORD INFORMATION OBTAINED FROM PLAT OR DEED.
8. ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS. BASED ON THE PROJECT BENCHMARK DATUM AS SHOWN. PROJECT BENCHMARK ELEVATIONS ESTABLISHED BASED ON A LEVEL LOOP BENCH RUN REFERENCED TO DESCRIBED CONTROL MONUMENT.
9. THIS SURVEY WAS PREPARED FROM THE AVAILABLE DATA BASED ON THE DESCRIPTION PROVIDED BY THE CLIENT. THE UNDERSIGNED SURVEYOR DID NOT CONDUCT A TITLE SEARCH AND DID NOT RECEIVE ATTORNEY'S TITLE OPINION, UNLESS OTHERWISE NOTED HEREON. LANDS DESCRIBED AND GRAPHICALLY SHOWN ON THIS SURVEY WERE NOT ABSTRACTED FOR ANY ENCUMBRANCES WHATSOEVER. SURVEY AND DRAWING IS THE PROFESSIONAL STATEMENT OF THE SIGNING SURVEYOR, BASED ON FIELD AND DOCUMENTARY EVIDENCE.
10. THIS SURVEY AND DRAWING IS MADE TO COMPLY WITH THE STATE OF FLORIDA "STANDARDS OF PRACTICE, PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE".

THIS SURVEY IS CERTIFIED TO AND SPECIFICALLY MADE FOR

DATE OF FIELD SURVEY: DECEMBER 14, 2023

JON E. BRUNNER, FLORIDA PSM 6431  
STATE OF FLORIDA

F.B/P. 628/48  
DRAWN BY: JEB  
CHECKED BY: JEB

801 Carolin Street  
Melbourne, FL 32901  
8175 S. Virginia St. No. 850  
Reno, NV 89511  
phone (321)728-1961 info@brunner-hagen.com

**BRUNNER  
HAGEN**

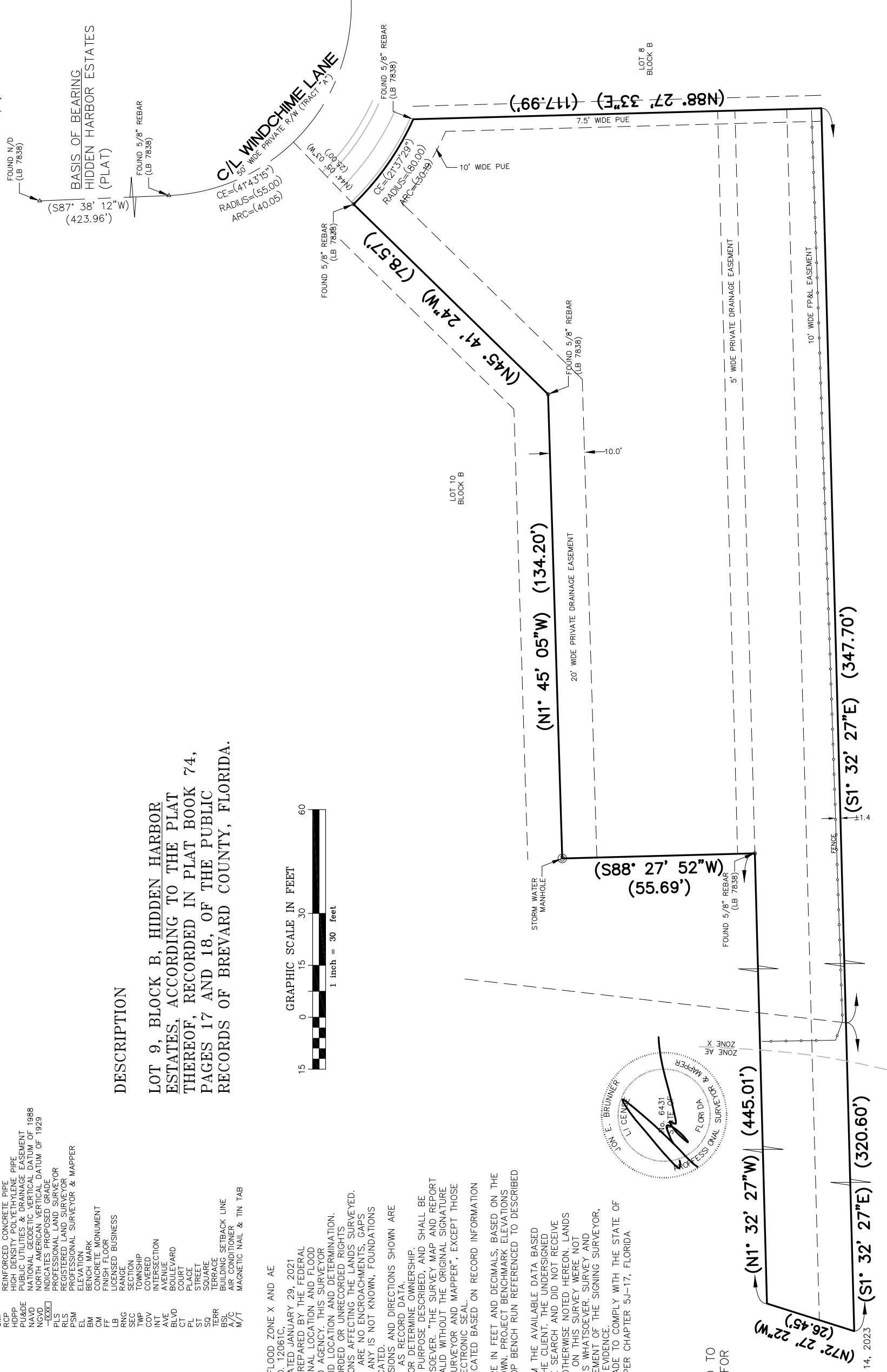
DATE: 12/15/23  
SCALE: 1" = 30'  
DWG. # 475-23

LAND SURVEYORS  
CONSULTING ENGINEERS

MAP OF BOUNDARY SURVEY FOR  
**1245 W. EAU GALIE LLC**

PROJECT NO:  
475-23  
SEC. 20  
TWP. 27 S.  
RNG. 37 E.

JOB No.



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