

THE EASTERLY 130.00 FEET MEASURED ON THE NORTH LINE OF LOT 19, BLOCK A, DIXWOOD SUB OF LOT 6, THE SHEPPARD & SANCHEZ GRANT IN THE TOWN OF EDGEWATER PER MAP BOOK 3, PAGE 49, RECORDED IN MAP BOOK 8, PAGE 73, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND THE NORTHERLY 10.00 FEET OF DIXWOOD AVENUE ABUTTING THE ABOVE DESCRIBED PROPERTY WHICH WAS ABANDONED BY THE CITY OF EDGEWATER BY THAT CERTAIN ORDINANCE AS RECORDED IN DEED BOOK 473, PAGE 482, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

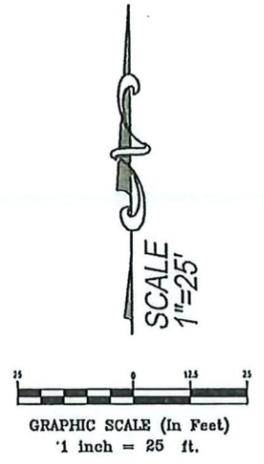
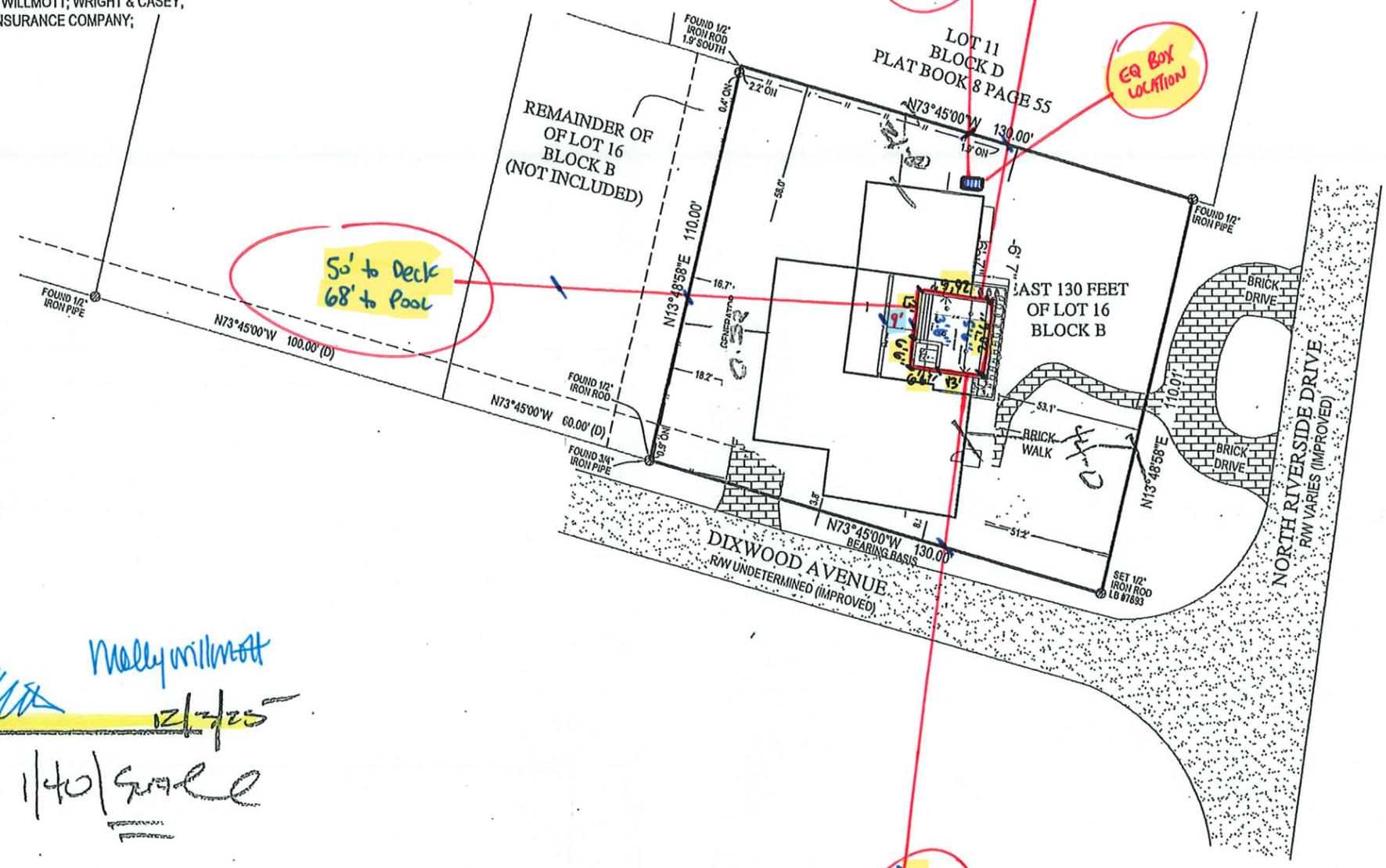
COMMUNITY NUMBER: 120308
 PANEL: 0543
 SUFFIX: J
 F.I.R.M. DATE:
 FLOOD ZONE: X
 FIELD WORK: 11/26/2024

CERTIFIED TO:
 RICHARD N. MOLESWORTH AND MOLY WILLMOTT; WRIGHT & CASEY,
 P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

PROPERTY ADDRESS:
 422 NORTH RIVERSIDE DRIVE
 EDGEWATER, FL 32132

SURVEY NUMBER: 663402

CLIENT FILE NUMBER: 2024-123



Impervious Calculations
 Address: 422 N RIVERSIDE DR
 Lot Size: 14,300

Existing Impervious Area: SQ FT
 1. House - 1,614
 2. Garage - 600
 3. Porch (Open) - 280
 4. Porch (Screened) -
 5. Patio - 900
 Total = 3,394 SQ FT

Proposed Impervious Area: SQ FT
 1. Pool Deck - 779
 2. Pool Equipment - 16
 3. Pool Water - 411
 Total = 1,206 SQ FT

Total Impervious Area = 4,600 SQ FT
 Impervious Lot Percentage = 0.32
 (32%)

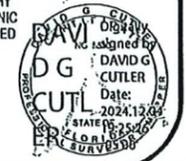
Molly Willmott
 12/7/25
 1/40/2025

ABBREVIATION DESCRIPTION:		SYMBOL DESCRIPTIONS:	
A.E.	ANCHOR EASEMENT	☐	CATCH BASIN
A.C.	AR CONDITIONER	—	MISC. FENCE
B.M.	BENCH MARK	○	PROPERTY CORNER
B.R.	BEARING REFERENCE	⊕	UTILITY BOX
(C)	CALCULATED	⊕	UTILITY POLE
Δ	CENTRAL / DELTA ANGLE	⊕	WATER METER
CH	CHORD	⊕	WELL
(D)	DEED / DESCRIPTION	⊕	WOOD FENCE
D.E.	DRAINAGE EASEMENT		
D.H.	DRILL HOLE		
D.W.	DRIVEWAY		
E.O.W.	EDGE OF WATER		
F.C.M.	FOUND CONCRETE MONUMENT		
F.F.E.L.	FINISH FLOOR ELEVATION		
F.I.P.	FOUND IRON PIPE		
F.I.R.	FOUND IRON ROD		
F.P.K.	FOUND PARKER-KALON NAIL		
(G)	LENGTH		
L.A.E.	LIMITED ACCESS EASEMENT		
L.M.E.	LAKE MAINTENANCE EASEMENT		
(M)	MEASURED / FIELD VERIFIED		
M.H.	MANHOLE		
M.A.D.	NAIL & DISK		
N.R.	NOT RADIAL		
N.T.S.	NOT TO SCALE		
O.U.L.	OVERHEAD UTILITY LINES		
O.R.B.	OFFICIAL RECORDS BOOK		
(P)	PLAT		
P.B.	PLAT BOOK		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
P.T.	POINT OF TANGENCY		
R.W.	RIGHT-OF-WAY		
(R)	RADIAL / RADIUS		
S.I.R.	SET IRON ROD		
T.O.B.	TOP OF BANK		
U.E.	UTILITY EASEMENT		

SURVEY NOTES
 BRICK DRIVE CROSSING INTO RW ON SOUTHERLY SIDE OF LOT.
 BRICK WALK AND DRIVE CROSSING INTO RW ON EASTERLY SIDE OF LOT.
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*
 DAVID G. CUTLER
 PROFESSIONAL SURVEYOR AND MAPPER #5593



GENERAL NOTES:
 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) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
 4) ONLY VISIBLE ENCROACHMENTS LOCATED.
 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 6) FENCE OWNERSHIP NOT DETERMINED.
 7) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS THEREOF.
 8) N.A.S.D. 1985 HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION.
 9) THIS SURVEY IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, NO DESIGN OR CONSTRUCTION IS INTENDED.
 10) BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING, LLC. TARGET SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM INADEQUATE REPRESENTATIONS HAVE BEEN MADE. MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN WILL TAKE PRECEDENCE OVER SCALED POSITIONS.

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