

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

Official Record Book 3862, Page 0021

LOT 5, BLOCK 7, INDIAN RIVER PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

SURVEY REPORT:

- The intended purpose of this Boundary & Topo Survey is to show existing boundary and topographic conditions, and to provide a plat plan for a proposed residence.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a Suburban survey.
- Measurements shown herein are expressed in feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground features, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- This drawing is not valid unless bearing an original signature and embossed land surveyor seal.
- Bearings shown herein are based on the West right of way line of Gandy Road, having a measured bearing of N 78°54'39" E along recovered monumentation.
- Elevations shown herein are based on National Geodetic Survey Benchmark G 227 PID AK07M described by Coast and Geodetic Survey 1984 4.5 miles NNW from Mims about 4.50 miles north-northwest along U.S. Highway 1 from Mims Elementary School at the intersection of Avonlea Road, across from Mims Restaurant 19.0 feet West of the southbound line of U.S. Highway 1, 23.0 feet North of the approximate centerline of Avonlea Road (not road), 22.5 feet south of the southwest corner of a house, 1.0 foot North of a power line pole, 1.5 feet West of a metal water pipe. The mark is a disk cemented to the top of a copper coated steel rod which is flush with the ground, protected by an iron pipe projecting 1 inch, having an elevation of 29.03 North American Vertical Datum of 1988 (NAVD88).
- This survey was performed without the benefit of updated title search information. There may be other encumbrances and matters of records affecting the site as recorded in the public records of Brevard County.

EXPLANATION OF ABBREVIATIONS

AC	As Conditioned
CRS	Concrete Block & Stucco
CLF	Chain Link Fence
CMP	Corrugated Metal Pipe
DR	Drill Rod
ELEV	Elevation
FEMA	Flood Emergency Management Agency
FFE	Finished Floor Elev
FIRM	Flood Insurance Rate Map
FT	Fence Tie
ID	Identification
LB	Licensed Business
LS	Licensed Surveyor
(M)	Measured Distance
NAVD	North American Vertical Datum 1988
OHU	Overhead Utility Line
ORB	Official Record Book
PR	Plat Book
PG	Page or Pages
PSM	Professional Surveyor & Mapper
PUDE	Public Utility and Drainage Easement
R/W	Right-of-Way Line
TRM	Temporary Bench Mark

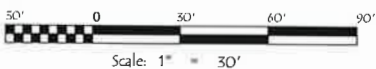
LEGEND OF SYMBOLS

- Set 5/8" Iron Rod & Cap, LS 235
- Found 5/8" Iron Rod & Cap, Survey Control Point, No. 10
- Found 1/2" Iron Rod, No. 10
- Found 5/8" Iron Rod & Cap, 1.8 6544 Cassper
- Temporary Bench Mark
- Break Line
- Utility Pole
- Water Well
- Centerline

FEMA FLOOD

FOR INFORMATION ONLY:

The surveyor no longer certifies the F.E.M.A. Flood Zones. This certification is made by an independent contractor of the Federal Government. As a courtesy to the client, this surveyor feels that the subject parcel appears to lie in F.I.R.M. Zone "X" areas outside the 0.2% annual chance floodplain Community Panel No. 12009C0100G dated 3/17/2014.



115 Alma Blvd, Suite 102
Mailing Address: P.O. Box 541866
Merritt Island, FL 32954
Phone: (321) 507 4811
LICENSED BUSINESS #7978

Street Address: 4725 Gandy Road, Mims, FL 32754

Boundary & Topographic Survey

PREPARED FOR AND CERTIFIED TO:

BORNET J. BROOKS TRUSTEE

DATE	DESCRIPTION
3/27/2022	FIELD SURVEY
3/27/2022	OFFICE SURVEY
3/27/2022	PLAT PREP

$$\begin{array}{r} 8.1 \\ .8 \\ \hline 6.48 \\ + 497.25 \\ \hline 503.73 \end{array}$$

$$\begin{array}{r} \text{Living Area} = 2,107 \text{ sq ft} \\ \text{Garage} = + 471 \text{ sq ft} \\ \hline \text{Total} = 2,578 \text{ sq ft} \end{array}$$

OWNER: FLORIDA STATE OF (HTF)
200-34-22-AI-7-2.01
INDIAN RIVER PARK
VACANT

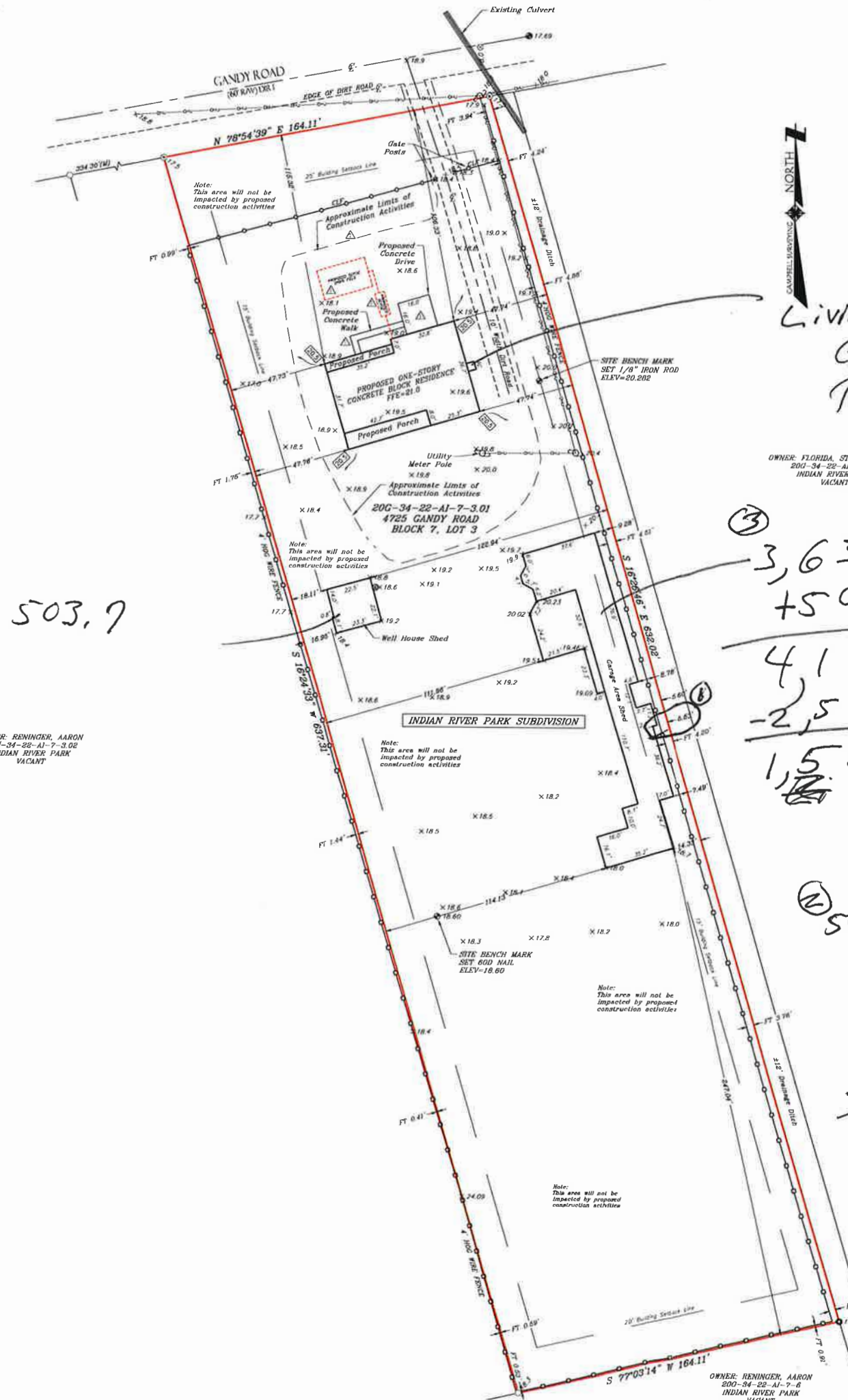
$$\begin{array}{r} 3,630.0 \\ + 503.7 \\ \hline 4,133.7 \text{ Total } \# \text{ Acc.} \end{array}$$

$$\begin{array}{r} 4,133.7 \text{ Total } \# \text{ Acc.} \\ - 2,578.0 \text{ Total House} \\ \hline 1,555.7 \text{ sq ft} \end{array}$$

$$\begin{array}{r} 50\% \text{ of Living Area} = \\ 1,053.5 \text{ sq ft} \end{array}$$

$$\begin{array}{r} 3,630.0 \text{ Access} \\ - 1,053.5 \text{ Living} \\ \hline 2,576.5 \text{ sq ft} \end{array}$$

$$\begin{array}{r} 15.00 \\ - 5.53 \\ \hline 9.47 \text{ sq ft Variance} \end{array}$$



OWNER: REMINGER, AARON
200-34-22-AI-7-3.02
INDIAN RIVER PARK
VACANT

INDIAN RIVER PARK SUBDIVISION

Note: This area will not be impacted by proposed construction activities

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VACANT

I hereby certify that the survey shown herein is a true and correct survey based on actual measurements taken in the field. This survey meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors Chapter 33-17.012, Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Surveyor:
John Campbell
Professional Surveyor & Mapper #2551
State of Florida

John E. Campbell
Professional Surveyor & Mapper #2551
State of Florida