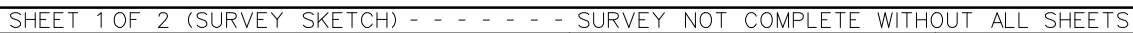


SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



BASIS OF BEARINGS:
BEARING STRUCTURE IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) - NAD83 AS REFERENCED TO FLORIDA D.O.T. FPRM STATION VIERA VIA GPS OBSERVATIONS. SPECIFICALLY, THE SOUTHERLY R/W LINE OF HEBRON DRIVE, BEING S89° 58'05"E.

TOTAL CONTROL SURVEYS, LLC
555 FILLMORE AVE APT 508
CAPE CANAVERAL, FLORIDA 32920-3180
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS L.B. #8263
EMAIL: INFO@TOTAL-CONTROL-SURVEYS.COM
PHONE: (860) 712-7776



FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER - LB 8263

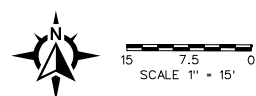
REVISIONS

6.	
5.	
4.	
3.	
2.	
1.	

CERTIFIED TO AND SPECIFICALLY MADE FOR:

MICHAEL PATRICK LEMONIE
KRISTY NICOLE QUARANTO

NORTH ARROW & SCALE BAR



FIELD DATE: 08/21/2025
PLOTTED BY: D.S.
CHECKED BY: D.S.

PROJECT ADDRESS:
4905 HEBRON DR
MERRITT ISLAND FL 32953
SHEET: 1 OF 2

FIELD DATE: 08/21/2025

PROPERTY ADDRESS:

4905 HEBRON DR
MERRITT ISLAND FL 32953

FLOOD INFORMATION: (NAVD88)

PANEL NUMBER: 12009C0329H
FIRM DATE: 01/29/2021
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 3.0'
COMMUNITY NAME: BREVARD COUNTY
COMMUNITY NUMBER: 125092

ZONE:

EU-2 ESTATE USE RESIDENTIAL

SETBACKS ARE:

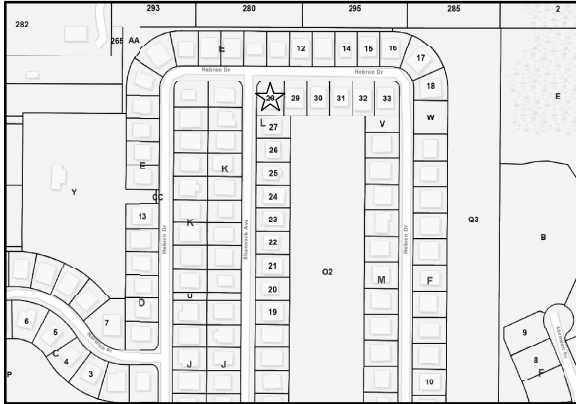
FRONT-25'
REAR-20'
SIDE YARD-10'
SIDE STREET- 25' (KEY LOT)

PER THE BREVARD COUNTY
ZONING & FUTURE LAND USE WEB APP

LEGAL DESCRIPTION: ORB XXXX - PG XXX

LOT 28, BLOCK L, EGRETS LANDING PHASE 4,
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 67, PAGE(S) 96,
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LOCATION MAP



SURVEYOR'S LEGEND

ARC - LENGTH OF ARC
A/C - AIR CONDITIONER
BFE - BASE FLOOD ELEVATION
BIT - BITUMINOUS
BLDG - BUILDING
BLK - BLOCK
BM - BENCHMARK
BRG - BEARING
(C) - CALCULATED
CATV - CABLE TV
CBS - CONCRETE BLOCK STRUCTURE
CB - CHORD BEARING
CH - CHORD LENGTH
C/L - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
CPP - CONCRETE POWER POLE
COR - CORNER
C&G - CURB & GUTTER
(D) - DEED
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DEL - DELTA ANGLE
DG - DOWN GUY
ELEC - ELECTRIC
ELEV - ELEVATION

EM - ELECTRIC METER
ENC - ENCROACHMENT
EOP - EDGE OF PAVEMENT
ESMT - EASEMENT
(F) - FIELD BOOK
FB - FIELD BOOK
FEMA - FEDERAL EMERGENCY MGT. AGENCY
FF - FINISHED FLOOR
FH - FIRE HYDRANT
FNC - FENCE
FND - FOUND (FOR MONUMENTATION)
FPL - FLORIDA POWER & LIGHT COMPANY
ID - IDENTIFICATION
IPF - IRON PIPE FOUND
IRCF - IRON ROD & CAP FOUND
IRF - IRON ROD FOUND
IRS - 1/2" IRON ROD SET "LB 7182"
LB - LAND SURVEYING BUSINESS
LS - LAND SURVEYOR
(M) - MEASURED
NAVD - NORTH AMERICAN VERTICAL DATUM
N/F - NOT FOUND
NDF - NAIL & DISK FOUND
NTF - NAIL & TIN-TAB FOUND (NO IDENT.)
NDS - 1/2" NAIL & DISK SET "LB 7182"
NGVD - NATIONAL GEODETIC VERTICAL DATUM
No. - NUMBER
OHW - OVERHEAD WIRES
ORB - OFFICIAL RECORD BOOK
O/S - OFFSET
(P) - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE

PCC - POINT OF COMPOUND CURVATURE
PCP - PERMANENT CONTROL POINT
PG - PAGE
PI - POINT OF INTERSECTION
PKF - PARKER-KALON LAND SURVEYOR
PLS - POINT OF BEGINNING
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENCY
PU - PUBLIC UTILITY (EASEMENT)
PUBE - PUBLIC UTILITY & DRAINAGE EASEMENT
RAD - RADIUS
RCP - REINFORCED CONCRETE PIPE
REF - REFERENCE
RNC - RANGE
R/W - RIGHT OF WAY
SEC - SECTION
SFHA - SPECIAL FLOOD HAZARD AREA
TEL - TELEPHONE RISER
TWP - TOWNSHIP
TYP - TYPICAL
UGE - UNDERGROUND ELECTRIC
UGT - UNDERGROUND TELEPHONE
UP - UTILITY POLE
WD - WOOD
WLP - WOOD LIGHT POLE
WPP - WOOD POWER POLE
WIT - IRS W/CAP "WITNESS LB 7182"
WM - WATER METER
XCF - CROSS CUT FOUND

SYMBOLS

W - WATER MAIN
CATV - CATV
OHW - O.H.P.L.
U.G.P.L. - U.G.P.L.
G - GAS MAIN
MH - MANHOLE
CB - CATCH BASIN
FH - FIRE HYDRANT
WLP - WOOD LIGHT POLE
DOWN GUY
CPP - CONCRETE POWER POLE
WPP - WOOD POWER POLE
PCP - PERMANENT CONTROL POINT
N/F - NOT FOUND
IRS - IRON ROD SET
IRF - IRON ROD FOUND
N/F - NOT FOUND
CMF - CONCRETE MONUMENT FOUND

LINE TYPES

RETAINING WALL
BOX WIRE FENCE
BOARD FENCE
CHAIN LINK FENCE
VINYL FENCE
BLOCK WALL
STREET LINE
WLP - WOOD LIGHT POLE
PROPERTY LINE
EASEMENT LINE



INDICATES DRAINAGE
FLOW DIRECTION

TREE LEGEND

MAPLE
PINE
OAK
PALM
MAGNOLIA

FEMA DENOTES APPROXIMATE
FEMA FLOODPLAIN
EXISTING ELEVATIONS: +16.7'
PROPOSED ELEVATIONS: 13.6'
PROPOSED DRAINAGE
FLOW DIRECTION
DOWN SPOUT
YARD DRAIN

SURVEYOR'S NOTES:

- ELEVATIONS BASED ON FLORIDA D.O.T. FPRN STATION TITUSVILLE BEING AT AN ELEVATION OF 38.09 FEET NAVD 1988.
- ELEVATIONS BASED ON FLORIDA D.O.T. FPRN STATION VIERA BEING AT AN ELEVATION OF 63.64 FEET NAVD 1988.
- FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
- DISTANCES, BEARINGS, AND ANGLES SHOWN ARE THE SAME AS THE PLAT, DEED, OR RECORD - UNLESS SHOWN OTHERWISE.
- MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- PROPERTY LINES AND/OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY A FIELD SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
- UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- ENDANGERED OR THREATENED SPECIES HABITAT AND/OR JURISDICTIONAL WETLANDS, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCING DIMENSIONS MADE FROM PROPERTY LINES OR STRUCTURES TO FENCES REPRESENT DISTANCES TO THE INTERIOR FACE OF FENCE. FENCE WIDTHS, INDIVIDUAL POSTS, AND GATE LOCATIONS ARE NOT DEPICTED. FENCE OWNERSHIPS AND/OR RIGHTS ARE UNKNOWN. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCE. IF THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES A PROPERTY OFFSET LINE CAN BE ESTABLISHED FOR THE INSTALLATION OR REMOVAL OF FENCING.
- THIS SURVEY MEETS AND EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.
- INFORMATION COLLECTED PRIOR TO THE SURVEY INCLUDES: THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT, OR FROM A PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS, AND/OR SECTION CORNER RECORDS IF APPLICABLE.
- UNLESS OTHERWISE INDICATED THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FL.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- THIS SURVEY MAP, OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE LIVE SIGNATURE AND ORIGINAL RAISED SEAL AND/OR THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER DAVID C. SHERMAN REGISTERED LS#7182

SHEET 2 OF 2 (SURVEY DETAILS) - - - - - SURVEY NOT COMPLETE WITHOUT ALL SHEETS

CERTIFIED TO AND SPECIFICALLY MADE FOR:

MICHAEL PATRICK LEMONIE
KRISTY NICOLE QUARANTO

SURVEYOR'S SIGNATURE

THIS IS TO CERTIFY THAT A SURVEY OF THE ABOVE-DESCRIBED
PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE
SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION
THEREOF AND THAT SAID SURVEY MEETS THE STANDARDS OF
PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5J-17 OF
THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL
OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR
BELOW.

David C. Sherman
DAVID C. SHERMAN REGISTERED LAND SURVEYOR LS#7182 DATE
AUGUST 21, 2025

IF PRESENT, THE SEAL APPEARING ON
THIS DOCUMENT WAS AUTHORIZED BY
DAVID C. SHERMAN P.S.M. ON 08/27/2025



Total Control Surveys, LLC

LAND SURVEYING AND MAPPING
TOTAL CONTROL SURVEYS, LLC
555 FILLMORE AVE. APT 508
CAPE CANAVERAL, FLORIDA 32920-3180
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS L.B. #8263
EMAIL: INFO@TOTAL-CONTROL-SURVEYS.COM
PHONE: (860) 712-7776



FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER - LB 8263

EMBOSSED SEAL