

- BOUNDARY
- ALTA/NSPS
- CONSTRUCTION
- TOPOGRAPHIC
- CONDOMINIUM
- SPECIAL PURPOSE



SCALE: 1" = 40'

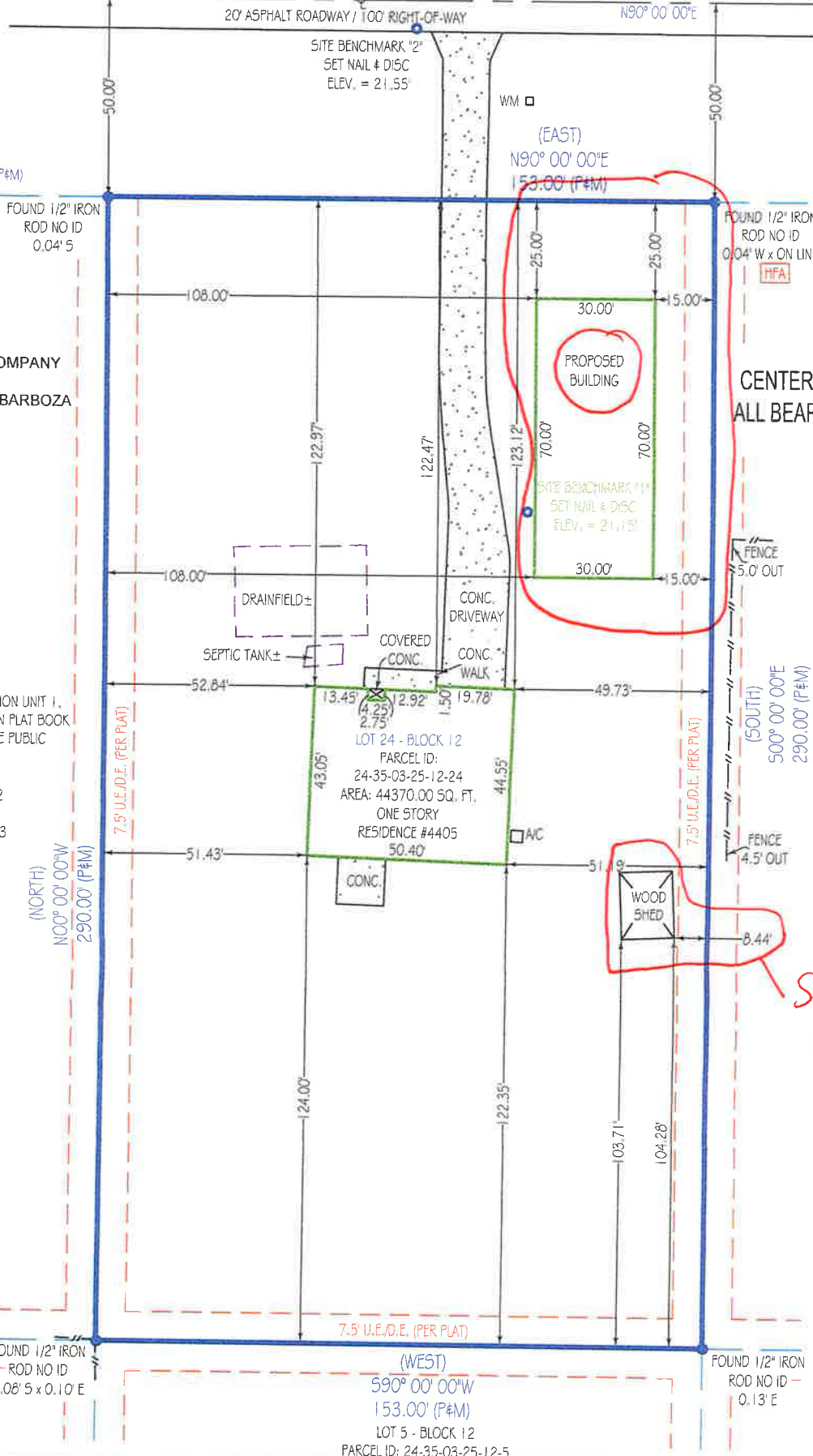


AERIAL PHOTOGRAPH (MAY NOT SHOW LATEST IMPROVEMENTS) (NOT-TO-SCALE)

PEPPERTREE STREET (FIELD)

CANAVERAL GROVES BOULEVARD (PLAT)

(BEARING BASIS)



CERTIFIED TO
 PRESTIGE TITLE OF BREVARD, LLC
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 UNITED WHOLESALE MORTGAGE, LLC
 ALEXANDER BARBOZA AND ALEXANDRA BARBOZA

PROPERTY ADDRESS:
 4405 PEPPERTREE STREET,
 COCOA, FL 32926

LEGAL DESCRIPTION:
 LOT 24, BLOCK 12, CANAVERAL GROVES SUBDIVISION UNIT 1,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
 13, PAGE(S) 132 THROUGH 135, INCLUSIVE, OF THE PUBLIC
 RECORDS OF BREVARD COUNTY, FLORIDA.

FLOOD INFORMATION: LOT 23 - BLOCK 12
 ZONE: "X" PARCEL ID:
 MAP PANEL#: 12009C0325G 24-35-03-25-12-23
 EFFECTIVE DATE: 03/17/2014

BEARING REFERENCE:
 CENTER LINE OF PEPPERTREE STREET AS N 90°00'00"E
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

LOT 25 - BLOCK 12
 PARCEL ID:
 24-35-03-25-12-25

LOT 6 - BLOCK 12
 PARCEL ID:
 24-35-03-25-12-6

LOT 5 - BLOCK 12
 PARCEL ID: 24-35-03-25-12-5

*Shed being
 demoed*

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
 - 7.5' U.E./D.E. ALONG WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY LINES OF SUBJECT LOT.

This survey has been issued by the
 following Landtec Surveying office:
 840 U.S. HWY 1, Suite 330
 North Palm Beach, FL 33408
 Office: (561) 210-9344
 Email: Construction@landtecsurvey.com
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

ARC = ARC LENGTH	DBH = DIAMETER AT BREAST HEIGHT	OHC = OVERHEAD CABLE
CA = CLEANOUT	EL OR ELEV = ELEVATION	P = PLAT
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PC = POINT OF CURVE
CATV = CABLE TV RISER	F.F.E. = FINISHED FLOOR ELEV.	PCC = POINT OF COMPOUND CURVATURE
CF = CALCULATED FROM FIELD	FR = FOUND IRON ROD	PT = POINT OF TANGENCY
CH = CHORD DISTANCE	FN = FOUND NAIL	QTR = QUARTER
CONC. = CONCRETE	FND = FOUND	R = RADIUS
CR = CALCULATED FROM RECORD	G.F.F. = GARAGE FINISHED FLOOR	RNG = RANGE
DE = DRAINAGE EASEMENT	L = LEGAL DESCRIPTION	ROW = RIGHT OF WAY
	M = MEASURED	SEC = SECTION
		TR = TELEPHONE RISER
		TWP = TOWNSHIP

PP = POOL PUMP
 PRC = POINT OF REVERSE CURVATURE
 POC = POINT OF COMMENCEMENT

UE = UTILITY EASEMENT
 UP = UTILITY POLE
 WM = WATER METER
 WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊕ = UTILITY POLE	⊙ = WELL
⊛ = LIGHT POLE	⊘ = CENTER LINE
⊚ = CATCH BASIN	⊘ = PARTY WALL
⊚ = FIRE HYDRANT	⊘ = AIR CONDITIONER
⊚ = MANHOLE	⊘ = SEPTIC LID
⊚ = WATER VALVE	⊘ = ELEV. SHOT
⊚ = WATER METER	

LINETYPES:

—	BOUNDARY
—	BUILDING
---	EASEMENT
-x-x-	CHAIN LINK FENCE
-	WOOD FENCE
-o-o-	PLASTIC FENCE
-x-x-	OVERHEAD CABLE

GENERAL NOTES:
 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
 2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
 6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8598.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
Pablo A Alvarez
 Date: 2025.01.07
 15:53:16 -05'00'

SIGNATURE: _____ DATE: 1-7-2025
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: AK2106
 Benchmark Elev.: 23.98'
 Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:
 N.G.V.D.29 N.A.V.D.88

Revisions:

PRINTING INSTRUCTIONS:
 WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
 DO NOT USE "FIT".



LICENSED BUSINESS No. 8598