

Overall property before split

BOUNDARY SURVEY

PAGE 1 OF 2 (NOT VALID WITHOUT PAGE 2)

LEGAL DESCRIPTION (as furnished):

Lot 23, 24 and 25, Block B, CRESCENT BEACH, according to the plat thereof,
recorded in Plat Book 1, Page 38 of the Public Records of Brevard County, Florida.



122 Sunny Lane
Cocoa Beach, FL. 32931

BUYER'S ACKNOWLEDGMENT

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GENERAL NOTES:

- 1) Unless digitally signed in accordance with Florida statutes this survey is not valid without the original signature and seal of the Surveyor shown hereon and under no circumstances shall be supplanted by any other graphic or digital form.
- 2) Additions or deletions to this survey by any party other than the signing Surveyor is prohibited without the written consent of the signing Surveyor.
- 3) The Surveyor has no knowledge nor has seen physical evidence of human cemeteries and/or burial grounds located within the subject property, unless shown or noted otherwise.
- 4) Only visible above ground improvements have been located hereon. The Surveyor has made no attempt to locate the extents of underground utilities, foundations or other improvements.
- 5) All distances shown hereon are in feet, tenths and hundredths of a foot unless noted otherwise.
- 6) This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor. There may be additional restrictions not shown on the survey that may be found in the public records of this county.
- 7) Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
- 8) Bearings are based on the North right of way line of Sunny Lane which has an assumed bearing of S 89°35'32" W.

CERTIFIED TO:

Marc-Andre & Chelsi LaLonde

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12009C0461H, Dated 1/29/21 the property does not lie within the established 100 year flood plain per flood zone(s) "X500 & X".



**4M SURVEYING & MAPPING
SERVICES, INC.**

3630 STAR COURT,
MIMS, FL. 32754
PH: (321) 210-0446

Licensed Business
#8516



SURVEYOR'S CERTIFICATE:

This survey meets and/or exceeds the standards of practice set forth by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers in Chapter 5J-17.051 through 5J-17.053 Florida Administrative Code for the type of survey stated hereon.

Joseph E
Williamson

Digitally signed by
Joseph E Williamson
Date: 2024.08.30
16:30:55 -04'00'

SIGN DATE:
8/30/24

JOSEPH E. WILLIAMSON, PSM 6573

CLIENT REFERENCE

LIST OF POSSIBLE ENCROACHMENTS:
SOME UTILITIES LIE WITHIN SUBJECT PROPERTY.
FENCES CROSS PROPERTY LINE.
OWNERSHIP OF WALL & FENCES
NOT DETERMINED.

FIELD DATE:

BOUNDARY SURVEY: 8/26/24

REVISION DATE:

ORDER

24-1053

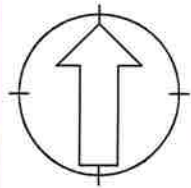
DRAFTER

CC

FIELD CREW

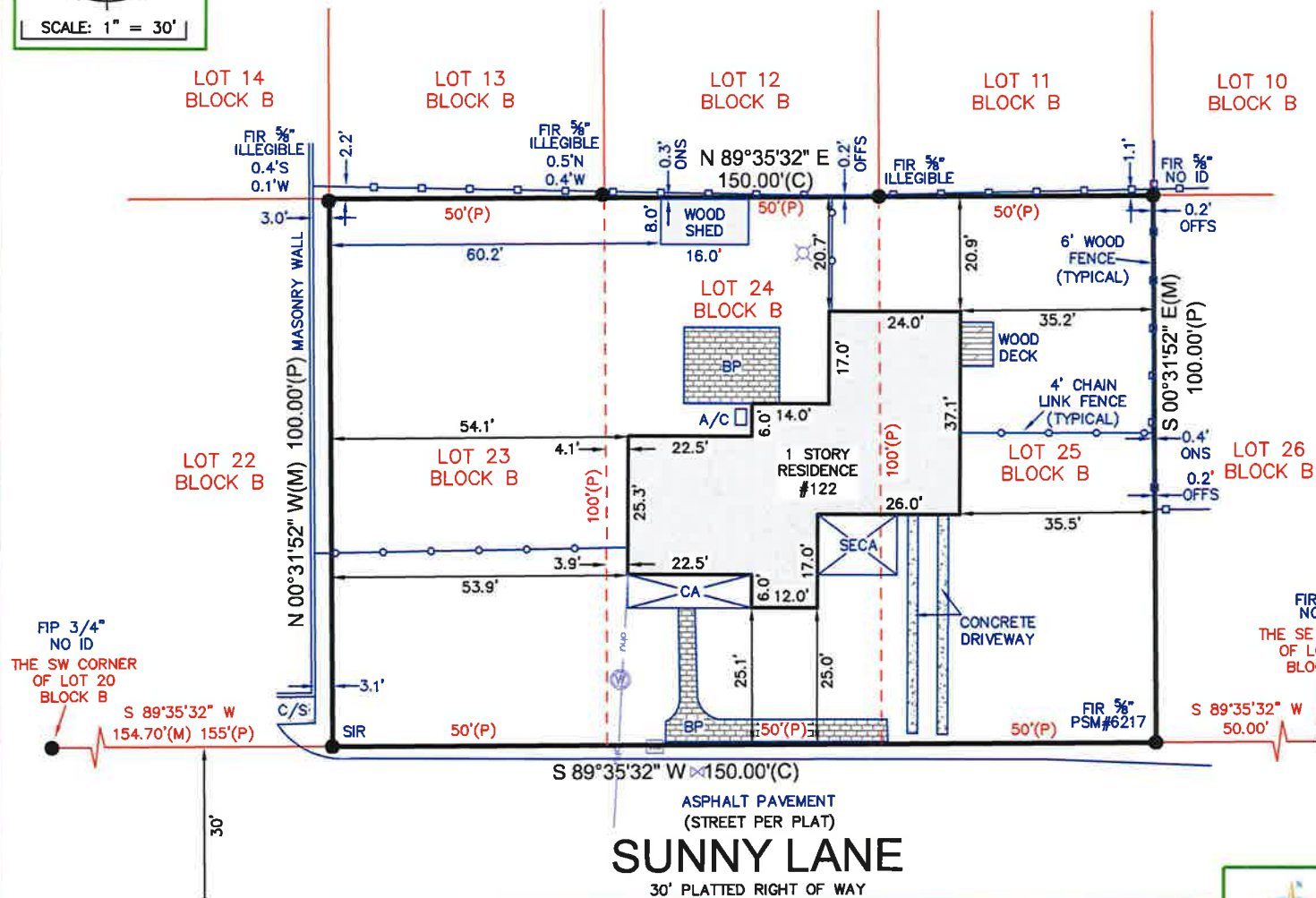
JW

NORTH



SCALE: 1" = 30'

PAGE 2 OF 2 (NOT VALID WITHOUT PAGE 1)



A/C = AIR CONDITIONING
C/S = CONCRETE
ID = IDENTIFICATION
LB = LICENSED BUSINESS
LS = LAND SURVEYOR
FC = FENCE CORNER
CLF = CHAIN LINK FENCE
VF = VINYL FENCE
WF = WOOD FENCE
OFFS = OFFSITE
ONS = ONSITE
(M) = MEASURED DIMENSION
(P) = PLAT DIMENSION
PG = PAGE
R/W = RIGHT-OF-WAY
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
D = CENTRAL ANGLE
L = ARC LENGTH
R = RADIUS
(C) = CALCULATED DIMENSION
(D) = DEED DIMENSION
CA = COVERED AREA
NCF = NO CORNER SET OR FOUND
P/E = POOL EQUIPMENT
ORB = OFFICIAL RECORDS BOOK
CBP = COVERED BRICK PAVERS
FN&D = FOUND NAIL & DISK
BP = BRICK PAVERS
CWD = COVERED WOOD DECK
☼ = CLEANOUT
⊙ = FIRE HYDRANT
⊙ = GUY ANCHOR
★ = LIGHT POLE
WM = WATER METER
⊗ = WATER VALVE
⊕ = BOLLARD
C = CABLE BOX
E = ELECTRIC BOX
T = TELEPHONE BOX
TB = TRANSFORMER
= SIGN
◇ = IRRIGATION CONTROL VALVE
⊙ = SANITARY MANHOLE
⊙ = DRAINAGE MANHOLE
⊙ = SEPTIC AREA
CDW = CONCRETE DRIVEWAY
SN&D = SET NAIL & DISK LB#8516
SIR = SET 5/8" IRON ROD & CAP LB#8516
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR AND MAPPER
SECA = SCREEN ENCLOSED COVERED AREA
⊙ = UTILITY POLE
ohu = OVERHEAD UTILITIES
W = WELL
⊙ = MITERED END SECTION
= DRAINAGE INLET
⊙ = UTILITY BOX



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