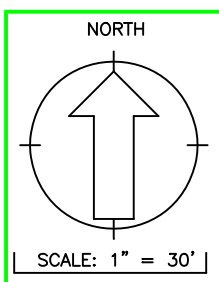
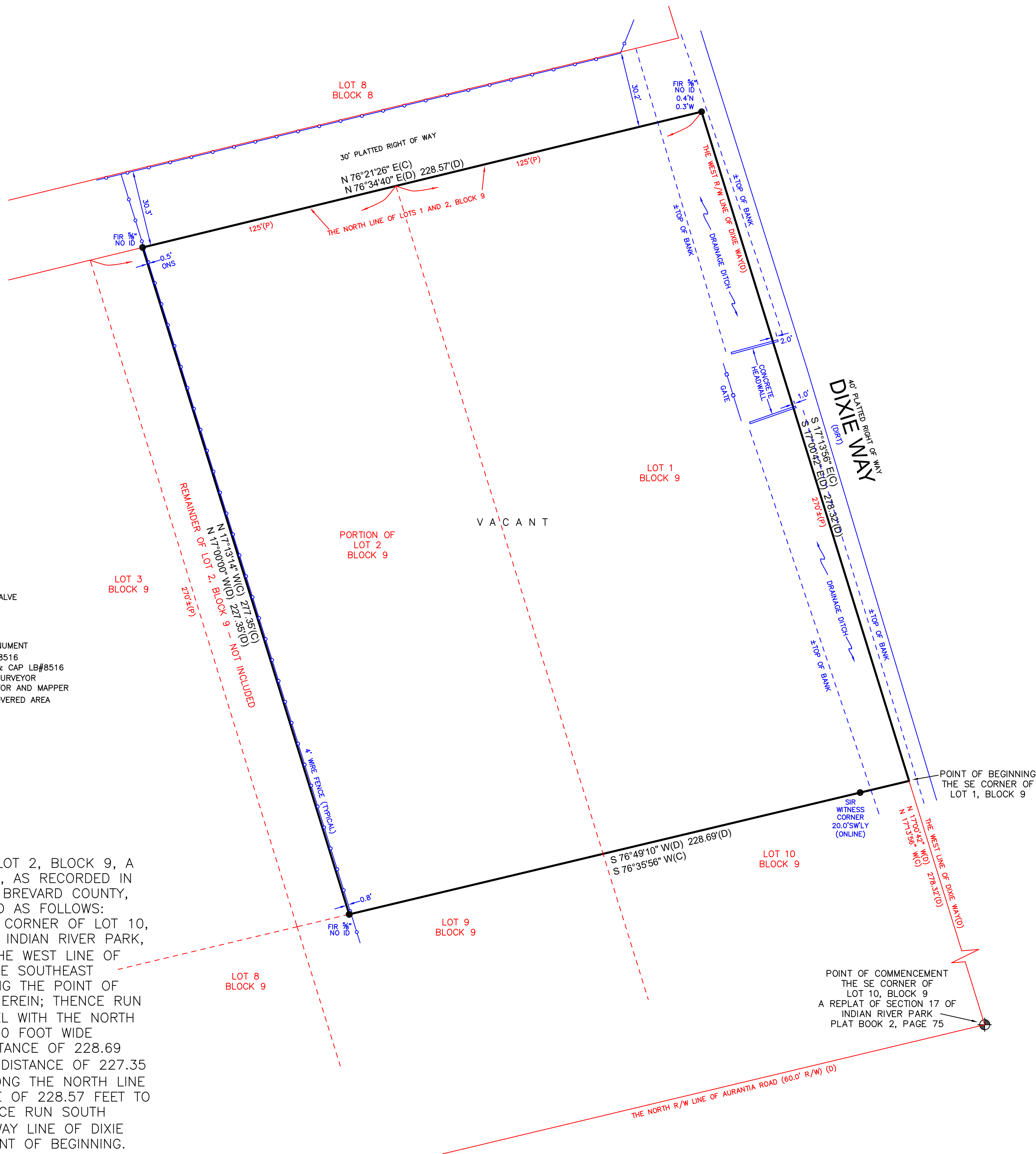


BOUNDARY SURVEY



CLIENT REFERENCE #	
FIELD DATE:	ORDER #
BOUNDARY SURVEY: 12/11/25	25-1939
REVISION DATE:	DRAFTER
	CC
	FIELD CREW
	JW

BUYER'S ACKNOWLEDGMENT BUYER'S ACKNOWLEDGMENT



LEGEND:

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

LEGAL DESCRIPTION (ORB 5847, PG 2478):

ALL OF LOT 1, BLOCK 9 AND A PORTION OF LOT 2, BLOCK 9, A REPLAT OF SECTION 17 OF INDIAN RIVER PARK, AS RECORDED IN PLAT BOOK 2, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 9 OF SAID REPLAT OF SECTION 17, OF INDIAN RIVER PARK, THENCE RUN NORTH 17°00'42" WEST ALONG THE WEST LINE OF DIXIE WAY, A DISTANCE OF 278.32 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 9, SAID POINT BEING THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED HEREIN; THENCE RUN SOUTH 76°49'10" WEST ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF AURANTIA ROAD, A 60.0 FOOT WIDE RIGHT-OF-WAY AS PRESENTLY LOCATED, A DISTANCE OF 228.69 FEET; THENCE RUN NORTH 17°00'00" WEST, A DISTANCE OF 227.35 FEET; THENCE RUN NORTH 76°34'40" EAST ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 9, A DISTANCE OF 228.57 FEET TO THE WEST RIGHT-OF-WAY OF DIXIE WAY; THENCE RUN SOUTH 17°00'42" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF DIXIE WAY, A DISTANCE OF 278.32 FEET TO THE POINT OF BEGINNING.



4880 Dixie Way
Mims, FL. 32754

CERTIFIED TO:

Jim Hoffman

FLOOD_ZONE:

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12009C0105H, Dated (1/29/21) the property does not lie within the established 100 year flood plain per flood zone(s) "X".

LIST OF POSSIBLE ENCROACHMENTS

DITCH, HEADWALLS & FENCES CROSS PROPERTY LINE. OWNERSHIP OF DITCH, HEADWALLS & FENCES NOT DETERMINED.

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 West right of way line of Dixie Way which has an assumed bearing of S 17°13'56" E.



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.

SIGN DATE:
12/16/25

JOSEPH E. WILLIAMSON, PSM 6573
GREGORY S. LOCKLIN, PSM 5619