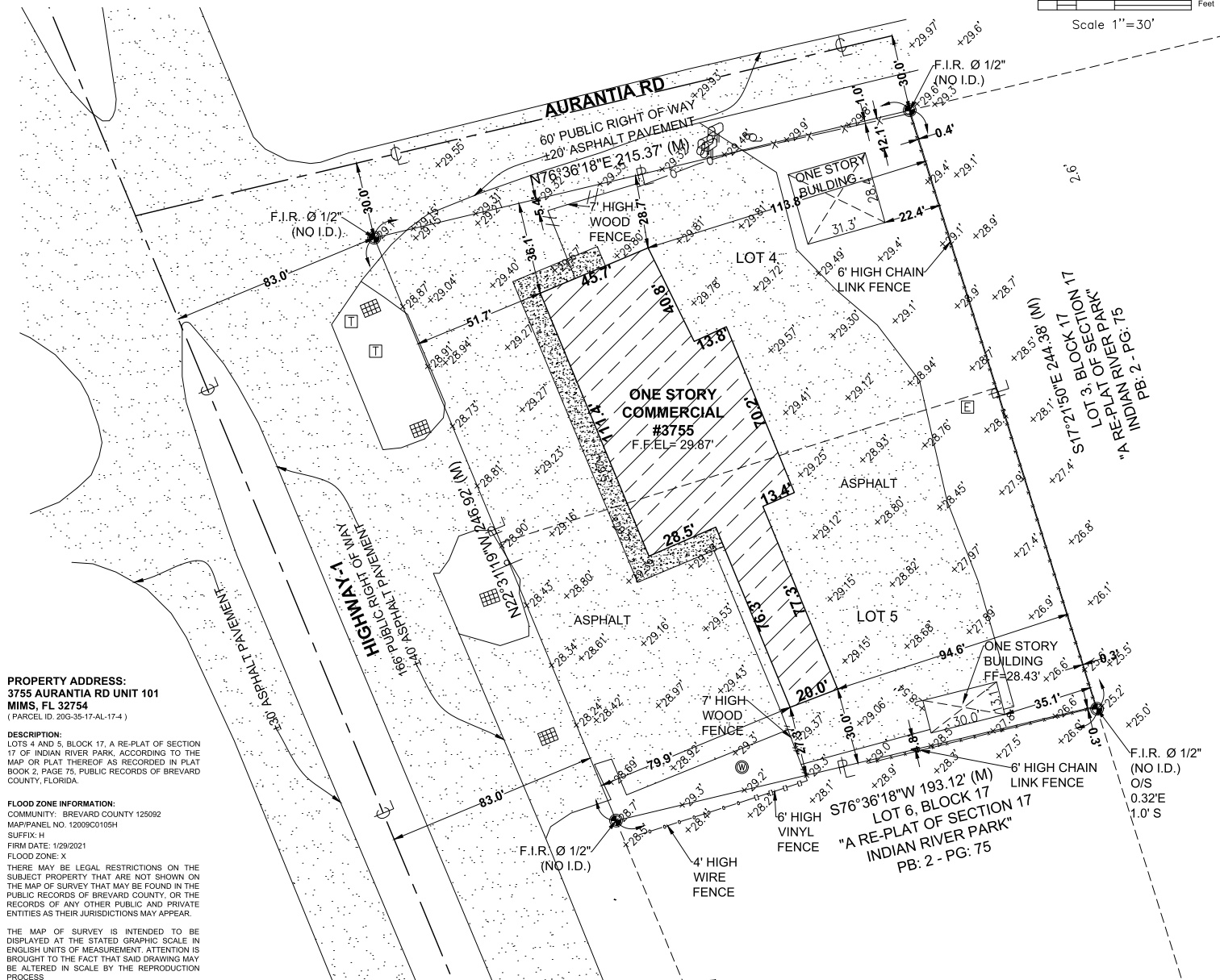
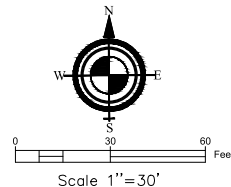


VIZCAYA SURVEYING AND MAPPING INC.

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 38, TOWNSHIP 20S, RANGE 34E. BREVARD COUNTY



PROPERTY ADDRESS:
3755 AURANTIA RD UNIT 101
MIMS, FL 32754
(PARCEL ID: 205-35-17-AL-17.4)

DESCRIPTION:
LOTS 4 AND 5, BLOCK 17, A RE-PLAT OF SECTION 17 OF INDIAN RIVER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY: BREVARD COUNTY 125092
MAP/PANEL NO. 12009C0105H
SUFFIX: H
FIRM DATE: 1/29/2021
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

BENCH MARK: AK5231 ELEVATION: 54.41 FEET (NAVD-88)

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF N76°36'18"E FOR THE SOUTHEAST RIGHT OF WAY LINE OF AURANTIA ROAD UNIT 101 AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:

ALEXIS RAUL DEJESUS
ROSEMARY ESTEVEZ DEJESUS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

Arturo R
Toirac

Digitally signed by Arturo R Toirac
Date: 2024.04.03 12:08:40
+0400' 04-02-2024

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA



LOT 8

BASIS OF BEARING:
N76°36'18"W
410.00' (M)
HIGHWAY 1

F.I.R. Ø 1/2" (NO I.D.)



Vizcaya Surveying & Mapping INC
13217 SW 46 LANE
MIAMI, FL 33175
TEL. 305-223-6060

ARTURO R. TOIRAC
Professional Surveyor No. 3102
STATE OF FLORIDA

DRAWING BY:
240ENGINEERING & DESIGN INC
240engineeringanddesign@gmail.com

JOB No.:
24284

ESCALE:
1"=30'

CONTENT:
TOPOGRAPHIC
SURVEY

Survey is not covered by Professional Liability Insurance.
ORIGINAL FIELD DATE 03/12/2024
REVISIONS:

DRAWN J.C.
SHEET No. 1/1

A = ARC LENGTH
A/C = AIR CONDITIONING PAD
BLDG = BUILDING
B/C = BLOCK CORNER
C = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
CL = CLEAR
C/L = CENTER LINE
CLF = CHAIN LINK FENCE

CLP = CONC. LIGHT POLE
CONC = CONCRETE
D.E. = DRAINAGE EASEMENT
D.E. = DRAINAGE EASEMENT
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
FIRE HYDRANT

F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE
MH = MAN HOLE
M/L = MEASURED
M/L = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OE = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE

LEGEND OF SURVEY ABBREVIATIONS
P.R.M. = PERMANENT REFERENCE MONUMENT
P/L = PROPERTY LINE
(R) = RECORDED
R = RADIAL
RAD. = RADIAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
S.E. = SEWER MANHOLE
S.I.P. = SET IRON PIPE No
S/L = SET BACK LINE
STY. = STORY

[BX] = TRANSFORMER
SWK. = SIDEWALK
T = TELEPHONE SERVICE BOX
TV. = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W. = WATER WELL
W/M = WATER METER