

CURVE TABLE			
CURVE #	RADIUS	ANGLE	LENGTH
C1	25.00'	107.371°	46.78'

TREE LEGEND

(TREE COUNT NOT INCLUDING ADDITIONAL TREES LABELED AS DOUBLE, TWIN OR TRIPLE)

- ☉ = PALM TREE (1 TREE)
- ☉☉ = TUCKEROO - (2 TREES)

ALL TREES SHOWN ARE LABELED - INCHES IN DIAMETER MEASURED AT BREAST HEIGHT (DBH).

ALL PALM TREES SHOWN ARE 10FT CLEAR TRUNK OR GREATER TO LOWEST LIVE BRANCH.

THERE MAY BE ADDITIONAL TREES NOT SHOWN, UNLESS NOTED OTHERWISE, UNDESIRABLE TREES AND TREES UNDER 6" DIAMETER WERE NOT LOCATED.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, GREEN FIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYOR'S NOTES

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, LAND USE PLAN DESIGNATIONS, 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 AS DISCLOSED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER: 2879-00001, DATED SEPTEMBER 10, 2025 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. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
- JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF FLUG AVENUE BEARS N88°23'35"W PER PLAT OF GREEN FIELD.
- LOT DIMENSIONS ARE AS PLATTED UNLESS OTHERWISE NOTED.
- ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING BREVARD COUNTY BENCHMARK "7080A36RM1" AT AN ELEVATION OF 13.51 FEET (NAVD88).

LEGEND

CM = CONCRETE MONUMENT	☉ = SANITARY SEWER
CONC. = CONCRETE	☉☉ = SIGN
EL. = ELEVATION	☉☉☉ = SPOT ELEVATION
FTE = FINISHED FLOOR ELEVATION	☉☉☉☉ = TELEPHONE RISER
FND. = FOUND	☉☉☉☉☉ = UTILITY POLE
ID = IDENTIFICATION	☉☉☉☉☉☉ = WATER METER
IP = IRON PIPE	☉☉☉☉☉☉☉ = FIRE HYDRANT
IRC = IRON ROD WITH CAP	☉☉☉☉☉☉☉☉ = GUY ANCHOR
LB = LICENSED BUSINESS	
LS = LICENSED SURVEYOR	
ORB = OFFICIAL RECORDS BOOK	
PG = PAGE	

FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12009C0602H, DATED JANUARY 29, 2021.

CERTIFIED TO:
JAMIE DEROSA
DEROSA HOLDINGS, LLC.

REVISIONS

DATE

FIELD BOOK

101

DRAWN

PH

PAGE(S)

71

SCALE

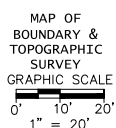
1"=20'

FIELD DATE

12/03/2025

JOB

25-585



INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

NOT VALID WITHOUT THE ORIGINAL OR DIGITAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Stephen P. Cartechine
STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

12/04/2025
DATE