

LEGAL DESCRIPTION:

LOT 4, PINE LAKE RANCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGES 96 AND 97, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEY NOTES

1. THE INTENDED PURPOSE OF THIS SURVEY IS FOR BOUNDARY INFORMATION AND IMPROVEMENTS ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS TAKEN ARE AT THE EXPOSED AREAS OF IMPROVEMENTS, UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES, SEPTIC TANKS, DRAIN FIELDS OR OTHER SUBSURFACE STRUCTURES ARE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY. ANY SUCH SUBSURFACE/UNDERGROUND IMPROVEMENTS SHOWN HAVE NOT BEEN EXCAVATED AND ARE APPROXIMATE LOCATIONS.
7. IMPROVEMENTS SHOWN HEREON CANNOT BE USED TO RECONSTRUCT PROPERTY BOUNDARIES.
8. BEARINGS ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF FRIDAY LANE, AS BEING S.89°55'39"E., PER PLAT.
9. ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES, RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
10. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES.
11. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND LAND SURVEYOR'S SEAL.
12. SUBJECT RESIDENCE LIES WITHIN FLOOD ZONE 'A', AS PER FIRM MAP NUMBER 12009C0320H DATED 01/29/2021. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD DETERMINATION REST SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
13. ELEVATIONS SHOWN HEREON ARE BASED ON BREVARD COUNTY BENCHMARK "ESA52", HAVING AN ELEVATION OF 22.98 FEET, NAVD 1988 DATUM.

MAP OF SURVEY

GRAPHIC SCALE

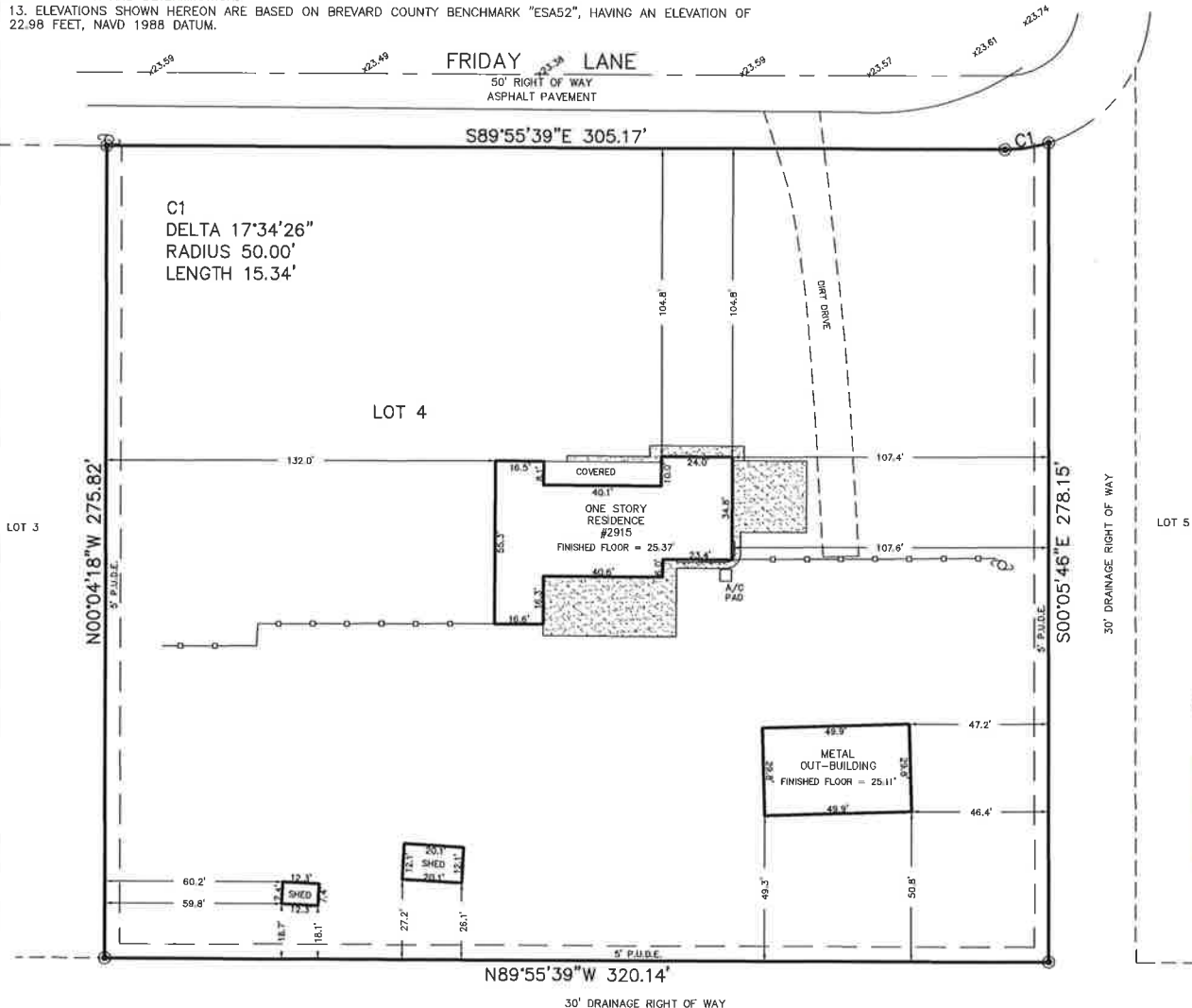


(IN FEET)

1 inch = 40 ft.

LEGEND:

- Set 5/8" Iron Rod & Cap
LB 8507
- Found 5/8" Iron Rod & Cap
NO ID. (Unless otherwise shown)
- Power Pole
- ⊙ Well
- ⊙ P.U.D.E. Public Utility and Drainage Easement
Denotes Concrete
- Fenceline
- Elevation



Drawn by:	SEC
Scale:	1" = 40'
Date:	7/12/2024
FB/PG	SEE FILE
Project #	24-133
DATE	12/10/2024
5/7/2025	



REVISIONS
UPDATE
ELEVATIONS

BOUNDARY SURVEY

Certified to: CARL LOGGINS & CARL LOGGINS JR.
WFG NATIONAL TITLE INSURANCE COMPANY
SUPREME TITLE CLOSINGS, LLC

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statute.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Roger D. Kiser
Professional Surveyor & Mapper No. 6104
State of Florida

Digitally signed by Roger D Kiser
DN: cn=Roger D Kiser, o=AKC
C=US, email=Roger.D.Kiser@akc.com
Date: 2024.05.03 12:25:40 -0400

