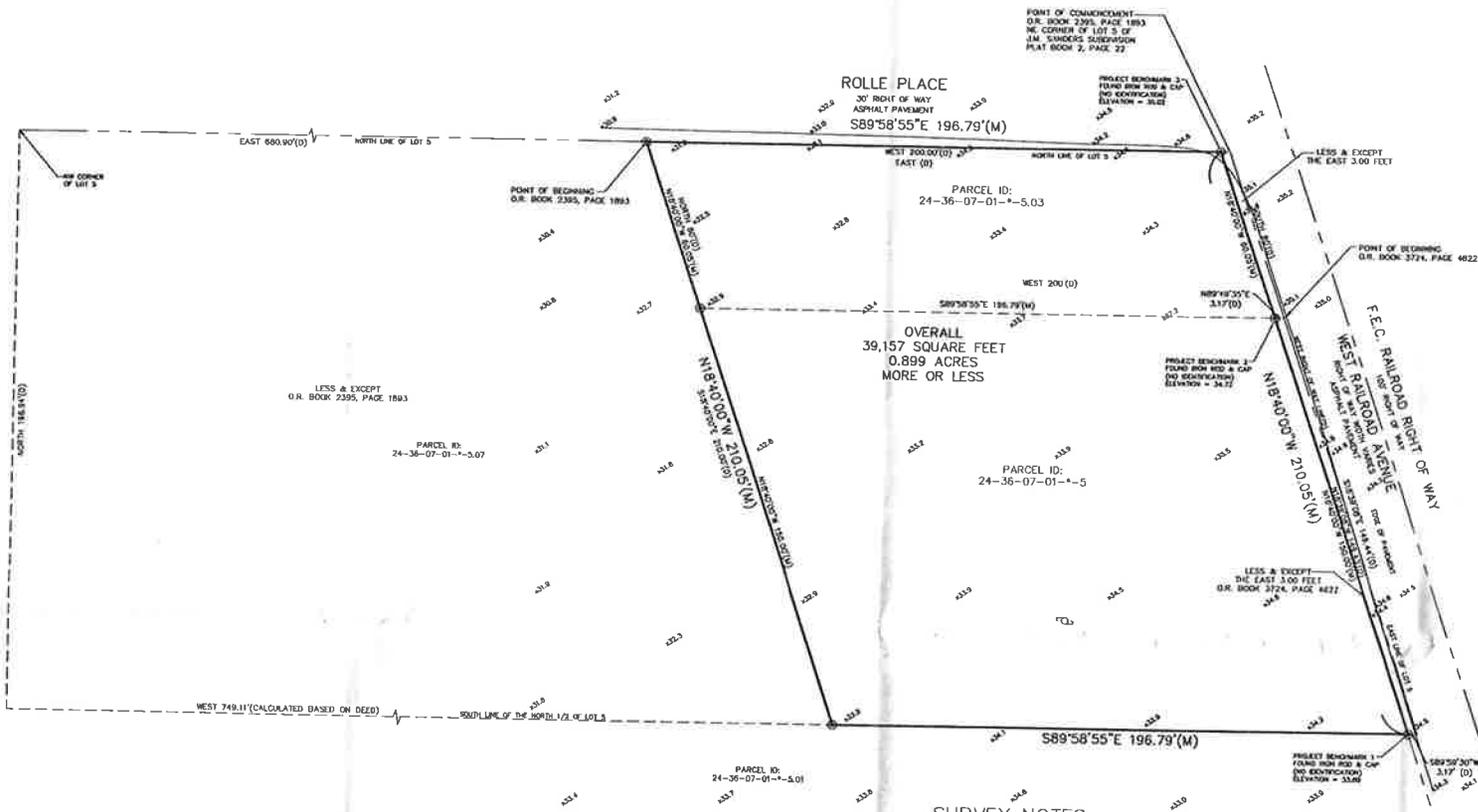


# MAP OF SURVEY



- LEGEND:**
- Set 5/8" Iron Rod & Cap  
LB 8507
  - ⊗ Found 5/8" Iron Rod & Cap  
NO ID. (Unless otherwise shown)
  - ⊕ Power Pole
  - ⊙ Well
  - ⊠ Public Utility and Drainage Easement
  - ▭ Denotes Concrete
  - Fenceline
  - (M) As Measured in Field
  - (D) As Described in Deed Provided

## 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. IF 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 WEST RIGHT OF WAY LINE OF WEST RAILROAD AVENUE, AS BEING 5.18°40'00"E. PER PLAT.
9. ADAMS, KISER & COURTS, LLC, 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 & COURTS, LLC.
11. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND LAND SURVEYOR'S SEAL.
12. SUBJECT RESIDENCE LIES WITHIN FLOOD ZONE 'X'. AS PER FIRM MAP NUMBER 120903020H DATED 01/29/2021. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD DETERMINATION REST SUD AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
13. ELEVATIONS SHOWN HEREON ARE BASED ON BREVARD COUNTY BENCHMARK "CC019", HAVING AN ELEVATION OF 28.49 FEET (NAVD 1988 DATUM).
14. OFFICIAL RECORDS BOOK 8794, PAGE 1234 AND 6901, PAGE 2361, STATE THAT THERE EXISTS A 20' AND 16.5' TELECOMMUNICATIONS EASEMENT, RESPECTIVELY, CENTERED ON AND LYING ON EITHER SIDE OF AND ADJACENT TO ANY EXISTING TELECOMMUNICATION CABLES OR EQUIPMENT, LYING WITHIN THE PROPERTY OR EASEMENTS SHOWN HEREON. SAID CABLES OR EQUIPMENT MAY BE LOCATED UNDERGROUND AND WERE NOT VISIBLE, OR LOCATED AT THE TIME OF THIS SURVEY.

## LEGAL DESCRIPTION: (OVERALL - BY SURVEYOR)

THE N 1/2 OF LOT 5, JOHN M. SANDERS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 22, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 3.00 FEET, THEREOF, AND LESS AND EXCEPT THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2395, PAGE 1893, AND OFFICIAL RECORDS BOOK 3724, PAGE 4622, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LESS AND EXCEPT LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2395, PAGE 1893, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 1/2 OF LOT 5 OF J.M. SANDERS SUBDIVISION AS PER PLAT AS RECORDED IN PLAT BOOK 2, PAGE 22 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 5 AND RUN WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 18° 40'00", 210.00 FEET, PARALLEL TO THE EAST LINE OF SAID LOT 5 TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5 TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID LOT 5; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5, 198.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST 681.90 FEET ALONG THE SAID NORTH LINE OF LOT 5 TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3724, PAGE 4622, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING THE EAST 3.00 FEET OF OFFICIAL RECORDS BOOK 3083, PAGE 2922 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING ALSO A PORTION OF LOT 5 JOHN M. SANDERS SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF OFFICIAL RECORDS BOOK 707, PAGE 209 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA WITH THE WEST RIGHT OF WAY LINE OF WEST RAILROAD AVENUE (20' R/W) AS SHOWN ON SAID PLAT; THENCE S 18°39'08" E, ALONG THE SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 149.44 FEET, TO THE NORTH LINE OF OFFICIAL RECORDS BOOK 1340, PAGE 17 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°59'30" W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 3.17 FEET TO A POINT BEING 3.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES, THE SAID WEST RIGHT OF WAY LINE; THENCE N18°39'08" W, PARALLEL WITH AND 3.00 FEET WEST OF THE SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 149.43 FEET, TO SAID SOUTH LINE OF OFFICIAL RECORDS BOOK 707, PAGE 209; THENCE N89°49'35" E, ALONG THE SAID SOUTH LINE, FOR A DISTANCE OF 3.16 FEET, TO THE POINT OF BEGINNING.

|                   |                    |  |
|-------------------|--------------------|--|
| Drawn by: SEC     |                    | <h2>BOUNDARY SURVEY</h2> <p>Certified to: Ambewith, LLC<br/>Prestige Title of Brevard, LLC<br/>Fidelity National Title Insurance Company</p> <p>I hereby certify that the survey shown hereon is correct based on actual measurements taken in accordance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 51-71, Florida Administrative Code, pursuant to Section 472.021, Florida Statute.</p> <p>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.</p> <p><i>RDR</i><br/>Professional Land Surveyor No. 6104</p> |
| Scale: 1" = 30'   |                    |  |
| Date: 7/18/2025   |                    |  |
| FB/PG: SEE FILE   |                    |  |
| Project #: 25-146 |                    |  |
| DATE: 8/25/2025   | REVISIONS:         |  |
| 11/19/2025        | TOPOGRAPHY         |  |
|                   | COMBINE PROPERTIES |  |



To Whom It May Concern,

I, Roger D. Kiser, hereby attest that the following statements are true and based on on actual field survey completed by this firm:

1. I, Roger D. Kiser, am a certified Professional Surveyor and Mapper, registered in the State of Florida, License Number LS6104.
2. I did on July, 18, 2025, perform a field survey and reviewed the Legal Description of the properties located at 3728 West Railroad Ave, Cocoa, FL, said property also being Brevard County Parcel No. 24-36-07-01-\* -5, and the adjacent property, being Brevard County Parcel No. 24-36-07-01-\* -5.03.
3. I hereby certify that by all the common standards of practice and meeting the provisions of Chapter 472, and Minimum Technical Standards for land surveying that the afore mentioned parcels are contiguous containing no gaps, gores, or overlaps. The parcels have been combined and fully described in the attached legal description shown as "Exhibit A"

I, Roger D. Kiser, do hereby that the above information is true and correct.

Digitally signed by Roger D Kiser  
DN: c=US, o=Unaffiliated,  
dnQualifier=A01410D000001903  
617D8BB0004E8C3, cn=Roger D  
Kiser  
Date: 2025.12.02 07:35:32 -05'00'

Roger D. Kiser,  
Professional Survey & Mapper, LS6104  
State of Florida.



1996 Robi Circle  
Titusville, FL 32796  
**WWW.LANDSURVEYBREVARD.COM**  
(321)684-0073 gisurveying@gmail.com

## Exhibit "A"

THE N 1/2 OF LOT 5, JOHN M. SANDERS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 22, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 3.00 FEET, THEREOF, AND LESS AND EXCEPT THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2395, PAGE 1893, AND OFFICIAL RECORDS BOOK 3724, PAGE 4622, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LESS AND EXCEPT LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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