

PINE TREE DRIVE



PROPERTY ADDRESS:
2140 TODD LANE INDIALANTIC FL, 32903.


LEGAL DESCRIPTION:
LOT 16, ATLANTIC GARDENS, AS RECORDED IN PLAT BOOK 13, PAGE 46, PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA.

FOLIO: 27-37-25-02-* -16

SURVEYOR'S NOTES:

- 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4) ACCURACY, THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5A-17.051), IS "SUBURBAN HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- 9) AREA OF THE PROPERTY: 9936.59 SQ.FT.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 11) TYPE OF SURVEY: BOUNDARY SURVEY.
- 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
- 13) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 14) BENCHMARK INFORMATION: N/A.

FOR:
ALICEA, ISRAEL &
ALICEA, JENNIFFER A.

COMMUNITY NAME AND NUMBER: BREVARD COUNTY UNINCORPORATED AREAS 125 092	PANEL NUMBER AND SUFFIX: 120 09C0 602 H	FIRM PANEL EFFECTIVE DATE: 01/29/2021	VIZCAYA SURVEYING & MAPPING, INC. 13217 S.W. 46th LANE MIAMI, FLORIDA 33175 PHONE: (305) 223-6060 E-Mail: RVIZCAYA.13@GMAIL.COM LB.# 8000		LEGEND AND ABBREVIATIONS: A. = AEG A/C = AIR CONDITIONER PAD B.S. = BUILDING SETBACK CATCH BASIN C.I.F. = CHAIN LINK FENCE C. = CENTER LINE C.P.C. = PERMANENT CONTROL POINT CONC. = CONCRETE C.B.S. = CONCRETE BLOCK STRUCTURE A = DELTA D.E. = DRAINAGE EASEMENT ENC. = ENCROACHMENT F.P.C.P. = FOUND PERMANENT CONTROL POINT F.I.P.1/2" = FOUND IRON PIPE 1/2"	F.I.R.1/2" = FOUND IRON REBAR 1/2" F.N. = FOUND NAIL F.N.&D. = FOUND NAIL AND DISC N.G.V.O. = NATIONAL GEODETIC VERTICAL DATUM OL = ON LINE P.C. = POINT OF CURVATURE PERMANENT CONTROL POINT F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT R.P. = POINT OF TANGENCY RADIUS POINT R.M. = RECORD AND MEASURE S.N.&D. = SET NAIL & DISC TYP. = TYPICAL U.E. = UTILITY EASEMENT WM = WATER METER	SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17.851 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	SURVEYOR'S SEAL:  Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.	FIELD DATE : 10/14/2025 DATE : 10/21/2025 JOB # : 25098B REVISIONS: 1 _____ 2 _____ 3 _____ 4 _____ DRAWN : R.M. DESIGNED : _____ CHECKED : A.T.
COUNTY NAME: BREVARD COUNTY	FLOOD ZONE: X	BASE FLOOD ELEVATION : N/A			Arturo R Toirac Digitally signed by Arturo R Toirac Date: 2025.11.07 11:14:36 -05'00' ARTURO R. TOIRAC P.L.S. PROFESSIONAL SURVEYOR AND MAPPER # 3102				