SURVEY NOTES

1. UTILITIES, INCLUDING STORM DRAINAGE, SANITARY SEWER AMONG OTHERS MAY HAVE BEEN BURIED. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. ANY UNDERGROUND UTILITY MAY BE LOCATED OUTSIDE OF WHAT IS SHOWN HEREON AND IT IS POSSIBLE THAT ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. BEFORE DIGGING, PLEASE CALL 811.
2. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR OWNERSHIP TITLE EVIDENCE, EASEMENTS OF RECORD, RESTRICTIVE COVENANTS, ENCUMBRANCES OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) NAMED HEREON. FURTHER, THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON(S) OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET AT A MINIMUM.
5. BEARINGS SHOWN ARE BASED ON THE NORTH RIGHT-OF-WAY OF HIDDEN PINE PLACE AS SHOWN ON PBK 0026, PG(S) 0054.
6. ALL PROPERTY CORNERS SET ARE 18" LONG, 1/2" DIAMETER REBARS WITH CAPS DENOTING "EPIC LB8461", UNLESS IT IS WAS IMPRACTICAL TO DO SO.
7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR FURTHER INFORMATION, CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS OR AN INSURANCE COMPANY.
8. THIS PROPERTY APPEARS TO BE IN AN AREA RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A FLOOD HAZARD AREA. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) THIS PROPERTY APPEARS TO BE IN A ZONE "A".
9. THE OFFICIAL COPY OF THIS SURVEY HAS BEEN DIGITALLY SIGNED BY THE STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER SHOWN BELOW. PRINTED COPIES ARE NOT VALID WITHOUT THE RAISED SEAL AND WET SIGNATURE OF A STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

REFERENCE MATERIAL

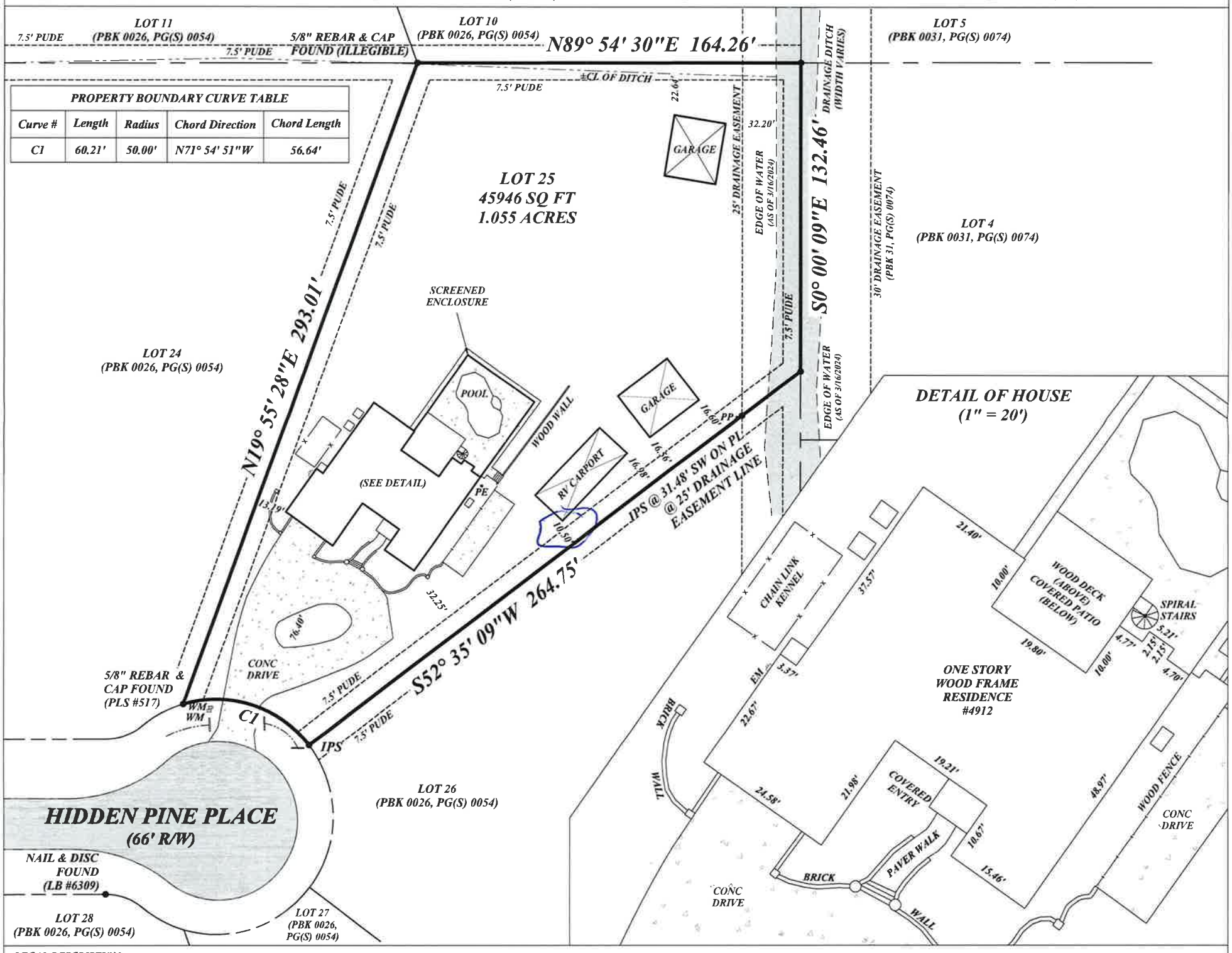
PBK 0026, PG(S) 0054	PBK 0061, PG(S) 0074
ORB 8399, PG(S) 0491- 0492	—
ORB 2986, PG(S) 1578	—
ORB 4836, PG(S) 2323	—
ORB 6089, PG(S) 2038	—
ORB 7643, PG(S) 2055- 2056	—
ORB 8305, PG(S) 1156- 1182	—
ORB 9990, PG(S) 1715- 1716	—

NORTH
1" = 50'

0 50 100 Feet

ABBREVIATIONS

A/C	=	AIR CONDITIONING UNIT	EL	=	ELEVATION	LB	=	LICENSED BUSINESS	PUDE	=	PUBLIC UTILITY & DRAINAGE EASEMENT
AKA	=	ALSO KNOWN AS	EM	=	ELECTRIC METER	LP	=	LIGHT POLE	PUE	=	PUBLIC UTILITY EASEMENT
CB	=	COMMUNICATIONS BOX	ET	=	ELECTRIC TRANSFORMER	MES	=	MITERED END SECTION	PVCF	=	PVC FENCE
CBS	=	CONCRETE BLOCK STRUCTURE	FC	=	FENCE CORNER	MH	=	MANHOLE	PVT	=	PRIVATE
CL	=	CENTERLINE	FES	=	FLARED END SECTION	NDF	=	NAIL & DISC FOUND	R/W	=	RIGHT-OF-WAY
CLF	=	CHAIN LINK FENCE	FH	=	FIRE HYDRANT	NoF	=	NOW OR FORMERLY	RCP	=	REINFORCED CONCRETE PIPE
CMF	=	CONCRETE MONUMENT FOUND	FKA	=	FORMERLY KNOWN AS	ORB	=	OFFICIAL RECORD BOOK	SBK	=	SURVEY BOOK
CMP	=	CORREGATED METAL PIPE	FL	=	FENCE LINE	PBK	=	PLAT BOOK	SMH	=	STORM MANHOLE
CO	=	CLEANOUT	FOC	=	FIBER OPTIC CABLE BOX/MARKER	PE	=	POOL EQUIPMENT	SQ FT	=	SQUARE FEET
CONC	=	CONCRETE	GM	=	NATURAL GAS METER	PG(S)	=	PAGE/PAGES	SSMH	=	SANITARY SEWER MANHOLE
DE	=	DRAINAGE EASEMENT	GOVT	=	GOVERNMENT	PI	=	POINT OF INTERSECTION	UE	=	UTILITY EASEMENT
DI	=	DRAINAGE INLET	GV	=	NATURAL GAS VALVE	PL	=	PROPERTY LINE	W/P	=	WELL/PUMP EQUIPMENT
DOC	=	RECORDED DOCUMENT	GWA	=	GUY WIRE POLE ANCHOR	POB	=	POINT OF BEGINNING	WDF	=	WOOD FENCE
DUE	=	DRAINAGE & UTILITY EASEMENT	ICV	=	IRRIGATION CONTROL VALVE(S)	POC	=	POINT OF COMMENCEMENT	WH	=	WATER HEATER
EB	=	ELECTRICAL BOX	ID	=	IDENTIFICATION	PP	=	POWER POLE	WM	=	WATER METER
EF	=	END OF FENCE	IPS	=	1/2" REBAR & CAP SET (#LB 8461)	PT	=	POINT OF TANGENCY	WV	=	WATER VALVE



PROPERTY BOUNDARY CURVE TABLE

Curve #	Length	Radius	Chord Direction	Chord Length
C1	60.21'	50.00'	N71° 54' 51"W	56.64'

LEGAL DESCRIPTION

LOT 25, HIDDEN PINES RANCHETTES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 54, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

REVISED 12/20/2024 TO SHOW THAT A SHED AND WOOD FENCE HAVE BEEN REMOVED

SURVEYOR'S CERTIFICATE

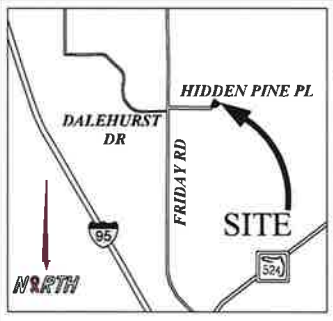
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL, OR PARCELS, OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS, ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR US OR PURPOSE OF THE LAND.

FURTHERMORE, THIS IS TO CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ERIC K. MASON
License Number 7342
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by:
Eric K. Mason, PSM LS #7342
eric.mason@epic-surveying.com
Date: December 20, 2024

PROPERTY ADDRESS:
4912 HIDDEN PINE PLACE
COCOA, FLORIDA 32926



SITE MAP (NTS)

811 Know what's below. Call before you dig.

FLOOD MAP DATA
BREVARD COUNTY UNINCORPORATED AREAS
COMMUNITY NUMBER: 125092
MAP NUMBER: 12009C0320H
EFFECTIVE DATE: 01/29/2021
ZONE(S): "A"

LINEWORK LEGEND
BOUNDARY
ADJOINER BOUNDARY
ORIGINAL BOUNDARY
RIGHT-OF-WAY
EASEMENT LINE
OVERHEAD WIRE
PVC FENCE
WOOD FENCE
CHAIN LINK FENCE

BOUNDARY SURVEY FOR
MARC DOBSON and MAIA DOBSON
DIRECT MORTGAGE LOANS
WESTCOR LAND TITLE INSURANCE COMPANY
CLOSED TITLE, LLC

DATE	FIELD CREW
3/16/2024	EM & SQ
DRAWN BY	CHECKED BY
EM	JM

EPIC SURVEYING FILE No. 24-1067

Epic Surveying & Mapping, LLC
Certificate of Authorization #LB 8461
20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com