

SITE PLAN

LEGEND:

A/C = AIR CONDITIONING	☆ = LIGHT POLE
C/S = CONCRETE	WM = WATER METER
ID = IDENTIFICATION	WV = WATER VALVE
LB = LICENSED BUSINESS	CB = CABLE BOX
OFFS = OFFSITE	EB = ELECTRIC BOX
ONS = ONSITE	T = TELEPHONE BOX
(M) = MEASURED DIMENSION	TR = TRANSFORMER
(P) = PLAT DIMENSION	UP = UTILITY POLE
PG = PAGE	ohu = OVERHEAD UTILITIES
R/W = RIGHT-OF-WAY	FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE	SN&D = SET NAIL & DISK LB#8516
FIR = FOUND IRON ROD	SIR = SET 5/8" IRON ROD & CAP LB#8516
D = CENTRAL ANGLE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
L = ARC LENGTH	SECA = SCREEN ENCLOSED COVERED AREA
R = RADIUS	P/E = POOL EQUIPMENT
CD = CHORD DISTANCE	ORB = OFFICIAL RECORDS BOOK
(C) = CALCULATED DIMENSION	(D/T) = DIRECT TIE
(D) = DEED DIMENSION	(SCL) = SURVEY CLOSURE LINE
CA = COVERED AREA	

LEGAL DESCRIPTION (as furnished):

PART OF LOT 21, FIRST UNIT COQUINA RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 53, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED FOLLOWS:
 COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 21, PLAT OF COQUINA RIDGE GO NORTH 51 DEGREES 30' EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 21, TO THE WATERS OF INDIAN RIVER; THENCE GO NORTHERLY MEANDERING THE WATERS OF THE INDIAN RIVER 50 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT 21; THENCE GO SOUTH 51 DEGREES 30' WEST ALONG THE NORTH LINE OF SAID LOT 21, 160 FEET AND MORE TO CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID LOT 21, THENCE GO SOUTHERLY ALONG THE WEST BOUNDARY OF LOT 21 ALONG THE EDGEWATER DRIVE 50 FEET TO THE POINT OF COMMENCING.

EASEMENT NOTE:

THERE IS A 3' UTILITY & INGRESS/EGRESS EASEMENT (UIE) ALONG THE REAR OF THE SUBJECT PROPERTY, AS SHOWN HEREON.

CERTIFIED TO:

Thang V. Tran and Hang N. Tran
 Title Solutions of Florida, LLC
 WFG National Title Insurance Company

FLOOD ZONE:

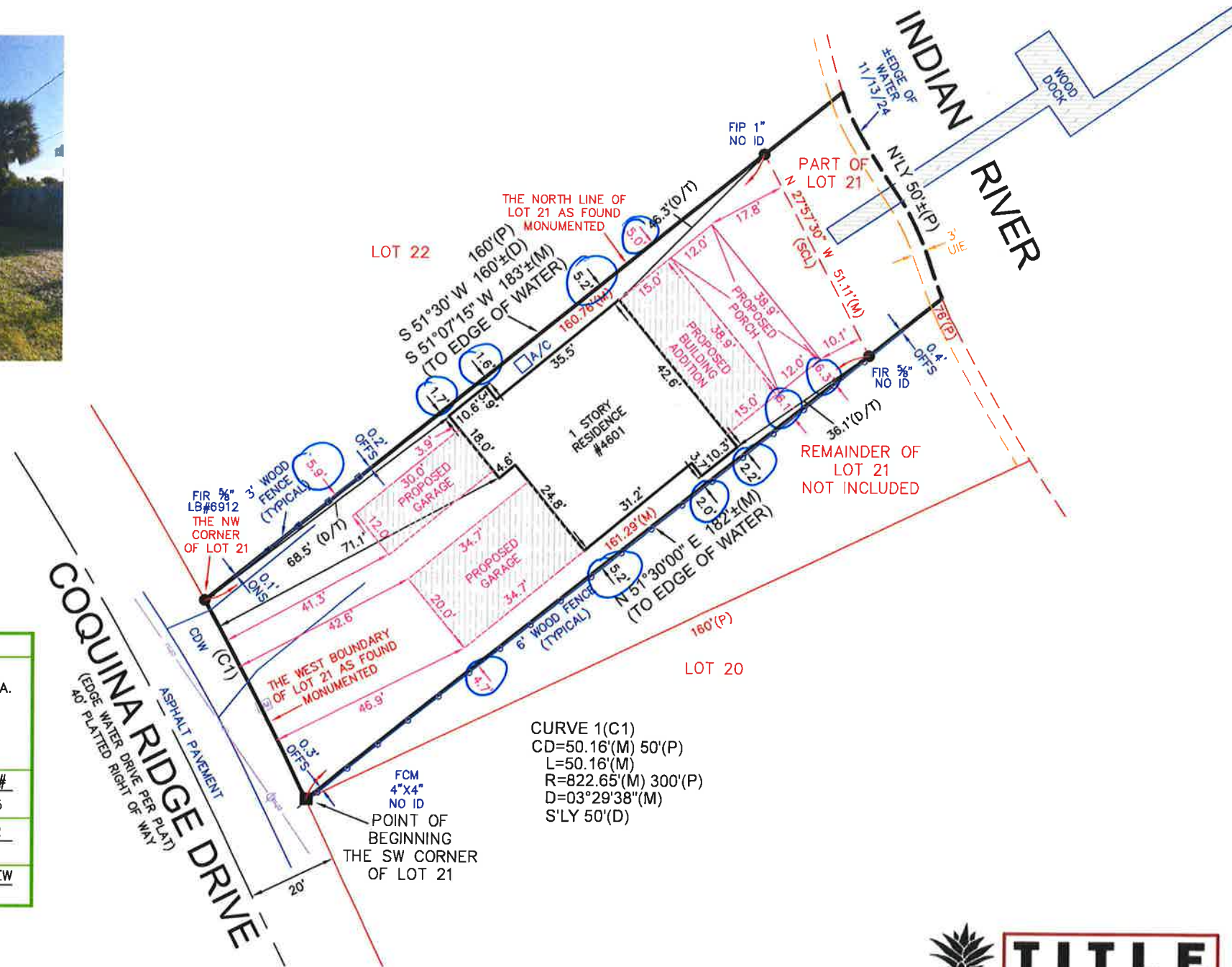
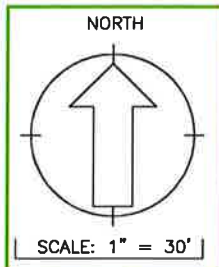
According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12009C0517H, Dated (1/29/21) the residence does not lie within the established 100 year flood plain per flood zone(s) "X".

GENERAL NOTES:

- 1) Unless digitally signed in accordance with Florida statutes this survey is not valid without the original signature and seal of the Surveyor shown hereon and under no circumstances shall be supplanted by any other graphic or digital form.
- 2) Additions or deletions to this survey by any party other than the signing Surveyor is prohibited without the written consent of the signing Surveyor.
- 3) The Surveyor has no knowledge nor has seen physical evidence of human cemeteries and/or burial grounds located within the subject property, unless shown or noted otherwise.
- 4) Only visible above ground improvements have been located hereon. The Surveyor has made no attempt to locate the extents of underground utilities, foundations or other improvements.
- 5) All distances shown hereon are in feet, tenths and hundredths of a foot unless noted otherwise.
- 6) This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor. There may be additional restrictions not shown on the survey that may be found in the public records of this county.
- 7) Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
- 8) Bearings are based on the Southeast line of the Subject Parcel which has a deed bearing of N 51°30'00" E.



4601 Coquina Ridge Drive
 Melbourne, FL. 32935



CLIENT REFERENCE # MI-24-1142

LIST OF POSSIBLE ENCROACHMENTS:
 SOME UTILITIES LIE OUTSIDE EASEMENT AREA.
 FENCES CROSS PROPERTY LINE.
 OWNERSHIP OF FENCES NOT DETERMINED.
 WOOD DOCK CROSSES PROPERTY LINE

FIELD DATE:	ORDER #
BOUNDARY SURVEY: 11/13/24	24-1365
REVISION DATE:	DRAFTER
SITE PLAN: 2/20/25	CC
REVISE DIMENSIONS: 2/24/25	FIELD CREW
	JW

4M SURVEYING & MAPPING SERVICES, INC.

3630 STAR COURT,
 MIMS, FL. 32754
 PH: (321) 210-0446

Licensed Business
 #8516

SURVEYOR'S CERTIFICATE:

This survey meets and/or exceeds the standards of practice set forth by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers in Chapter 5J-17.051 through 5J-17.053 Florida Administrative Code for the type of survey stated hereon.

Digitally signed by
Joseph E Williamson
 Date: 2025.02.24
 14:27:32 -05'00'
 SIGN DATE:
 2/20/25

JOSEPH E. WILLIAMSON, PSM 6573



BUYER'S ACKNOWLEDGMENT BUYER'S ACKNOWLEDGMENT