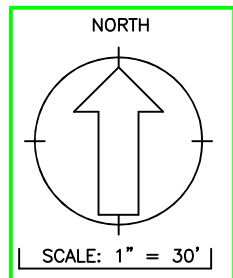


- LEGEND:
- |                            |                                        |
|----------------------------|----------------------------------------|
| A/C = AIR CONDITIONING     | WM = WATER METER                       |
| C/S = CONCRETE             | WV = WATER VALVE                       |
|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



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	25-1028
REVISION DATE:	DRAFTER
FOUNDATION SURVEY: 7/8/25	CC
	FIELD CREW
	JW

# FOUNDATION SURVEY

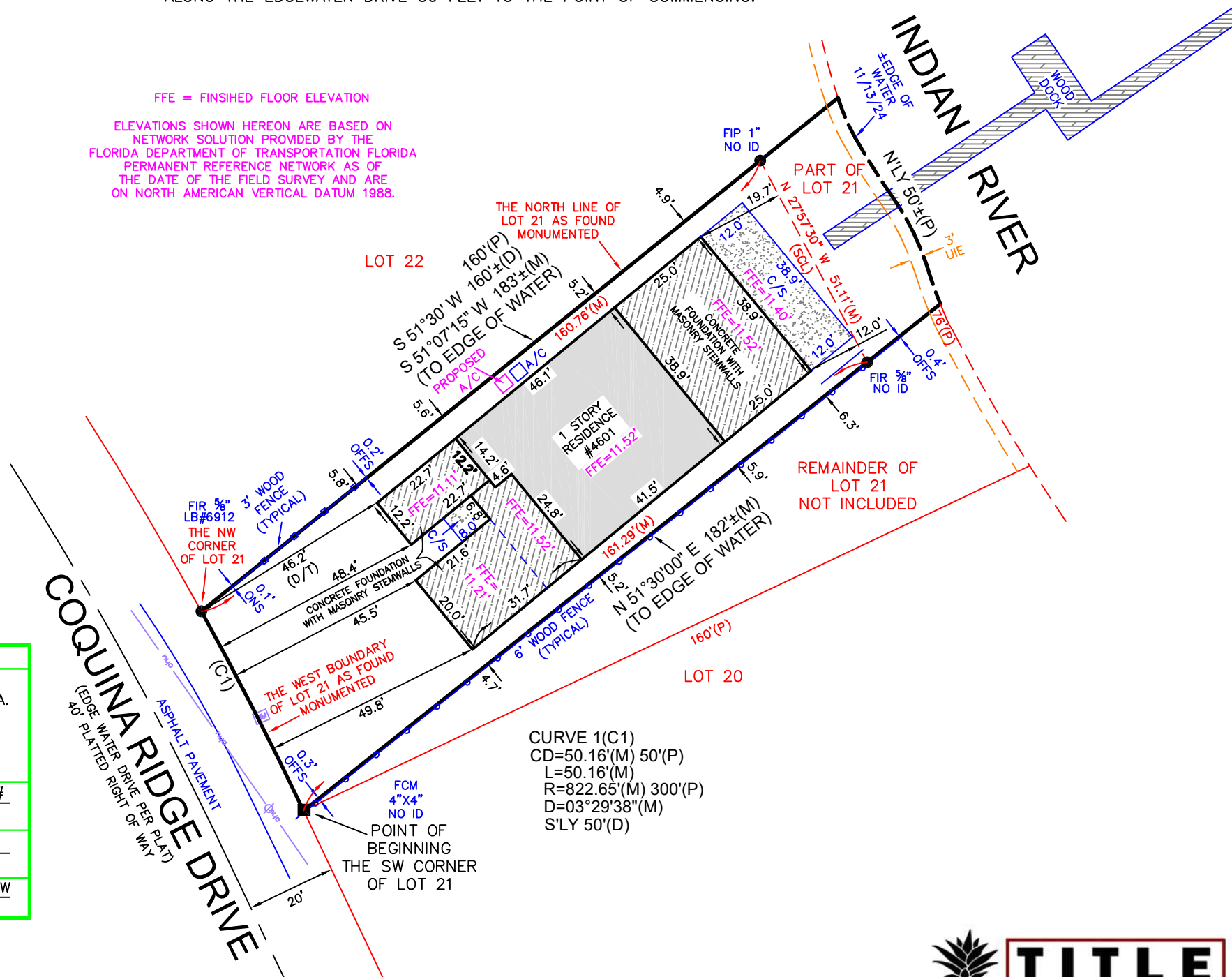
## LEGAL DESCRIPTION (as furnished):

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.

FFE = FINISHED FLOOR ELEVATION  
ELEVATIONS SHOWN HEREON ARE BASED ON NETWORK SOLUTION PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AS OF THE DATE OF THE FIELD SURVEY AND ARE ON NORTH AMERICAN VERTICAL DATUM 1988.



## 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.



**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.

SIGN DATE:  
7/9/25

JOSEPH E. WILLIAMSON, PSM 6573

BUYER'S ACKNOWLEDGMENT

BUYER'S ACKNOWLEDGMENT



**TITLE  
SOLUTIONS  
OF FLORIDA, LLC**