

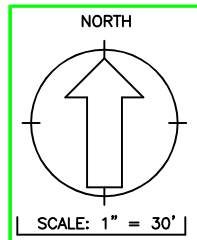


119 Sunny Lane
Cocoa Beach, FL. 32931

BOUNDARY SURVEY

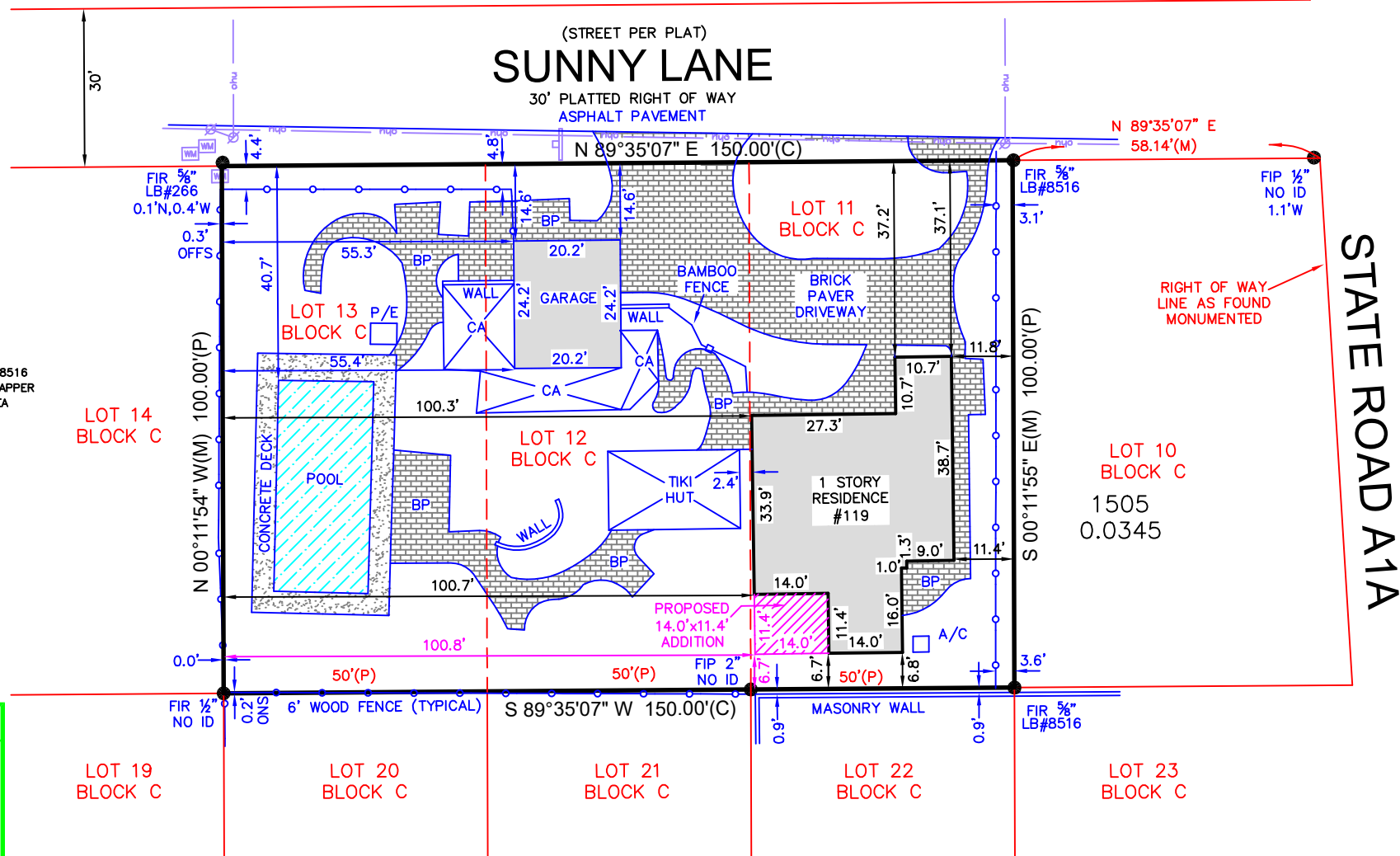
LEGAL DESCRIPTION (as furnished):

Lots 11, 12 and 13, Block C, Crescent Beach, according to the plat thereof as recorded in Plat Book 1, Page 38, of the Public Records of Brevard County, Florida.



GARAGE AND ATTACHED COVERED AREAS (CA) = 1,015 SQUARE FEET
TIKI HUT AREA = ±375 SQUARE FEET
ON STORY RESIDENCE AREA = ±1,497 SQUARE FEET
TOTAL STRUCTURE AREA = ±2,887 SQUARE FEET = ±19.2%

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
(C) = CALCULATED DIMENSION	BP = BRICK PAVERS
(D) = DEED DIMENSION	SI = SIGN
FN&D = FOUND NAIL & DISK	SM = SANITARY MANHOLE
CA = COVERED AREA (ATTACHED)	



CLIENT REFERENCE #

LIST OF POSSIBLE ENCROACHMENTS:
FENCES CROSS PROPERTY LINE.
OWNERSHIP OF WALL & FENCES NOT DETERMINED.
SOME UTILITIES LIE WITHIN SUBJECT PROPERTY.

FIELD DATE:	ORDER #
BOUNDARY SURVEY: 10/24/23	25-0940
REVISION DATE:	DRAFTER
	CC
ADD IMPERVIOUS CALCS: 1/9/26	FIELD CREW
ADD ADDITION: 4/13/26	JW
ADDRESS COMMENTS: 5/13/26	

CERTIFIED TO:

Marc-Andre Lalonde
International Title and Escrow, Co., LLC
WFG National Title Insurance Company

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12009C0461H, Dated (1/29/21) the residence does not lie within the established 100 year flood plain per flood zone(s) "X500".

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 South right of way line of Sunny Lane which has an assumed bearing of N 89°35'07" E.



**4M SURVEYING & MAPPING
SERVICES, INC.**

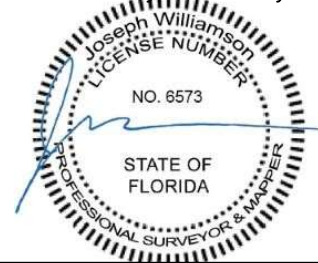
3630 STAR COURT,
MIMS, FL. 32754
PH: (321) 210-0446

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:
5/13/26

JOSEPH E. WILLIAMSON, PSM 6573
GREGORY S. LOCKLIN, PSM 5619