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3495 AURANTIA ROAD, MIMS, FLORIDA 32754

**SURVEY NUMBER:** 2505.3790

**CERTIFIED TO:** SANDY WALSH

BUYER: SANDY WALSH

LENDER: **TITLE COMPANY:** 

**COMMITMENT DATE:** NOT REVIEWED

**LEGAL DESCRIPTION:** LEGAL DESCRIPTION PARENT TRACT:

THE WEST 210 FEET OF THE EAST 420.00 FEET (AS MEASURED ALONG THE SOUTH R/W LINE OF AURANTIA ROAD) OF BLOCK 20, A RE-PLAT OF SECTION 17 OF INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**CLIENT FILE NO:** 

LEGAL DESCRIPTION PARCEL 1:

THE NORTH 295 FEET OF THE WEST 210 FEET OF THE EAST 420.00 FEET, LESS THE WEST 25 FEET (AS MEASURED AT RIGHT ANGLES) THEREOF, BLOCK 20, RE-PLAT OF SECTION 17, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LEGAL DESCRIPTION PARCEL 2:

THE WEST 210 FEET OF THE EAST 420.00 FEET, LESS THE NORTH 295 FEET AND THE WEST 25 FEET (AS MEASURED AT RIGHT ANGLES) THEREOF, BLOCK 20, A RE-PLAT OF SECTION 17 OF INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES

8/19/2025-Revise legal description of new parcels only. Original field survey date unchanged.

THE ASSUMED BEARING REFERENCE OF SOUTH 17 DEGREES 11 MINUTES 54 SECONDS EAST IS BASED ON THE EASTERLY PROPERTY LINE OF SUBJECT PROPERTY, LOCATED WITHIN A RE-PLAT OF SECTION 17 OF INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**DATE SIGNED:** 08/19/25 **REVISION DATE(S):** 

FIELD WORK DATE: 6/9/2025

(REV.3 8/19/2025) (REV.2 6/10/2025) (REV.1 5/30/2025)

NONE VISIBLE

STATE OF **KENNETH L. WARD** 

Exacta Land Surveyors, LLC | LB# 8291

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth i Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

SURVEYORS CERTIFICATE

Exacta Land Surveyors, LLC

Exacta Land Surveyors, L o: 866.735.1916 | f: 866.744.2882 131 West Broadway Street, Suite 1001, Oviedo, FL 327

N 76°34'24" E 185.09' (M)

FENCES EXIST; OWNERSHIP NOT DETERMINED.

SURVEYOR'S NOTES:



2505.3790 **BOUNDARY SURVEY** 



## **GENERAL SURVEYORS NOTES:**

- nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. The purpose of this survey is to establish the boundary of the lands described by the legal description provided
  - and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

The Legal Description used to perform this survey was supplied by others. This survey does not determine

- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed

on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey

- signature files are kept in the office of the performing surveyor. ). The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual
- 11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- 12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility
- 13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- 14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- 15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

## **SURVEYORS LEGEND:**

shape or size of the feature.

	LINETYPES	ABBREVIATIONS	MB - Map Book
	Boundary Line	(C) - Calculated (D) - Deed	ME - Maintenance Easement MES - Mitered End Section
	Center Line	<b>(F)</b> - Field	MF - Metal Fence
		( <b>M</b> ) - Measured ( <b>P</b> ) - Plat	MHWL - Mean High Water Line
*****	Chain Link or Wire Fence	( <b>R</b> ) - Record	MHWL - Mean High Water Line NR - Non-Radial
	Easement	(S) - Survey	NTS - Not to Scale
	Edge of Water	A/C - Air Conditioning	NAVD88 - North American Vertic Datum 1988
<b>~~~</b>	Iron Fence	AE - Access Easement ANE - Anchor Easement	NGVD29 - National Geodetic Ver
OHL	Overhead Lines	ASBL - Accessory Setback Line	Datum 1929
	Structure	<b>B/W</b> - Bay/Box Window	OG - On Ground ORB - Official Records Book
	Survey Tie Line	BC - Block Corner BFP - Backflow Preventer	ORV - Official Record Volume
	,	BLDG - Building	O/A - Overall
0-0-0-0	VIII) T CITCE	BLK - Block	O/S - Offset OFF - Outside Subject Property
	Wall or Party Wall	BM - Benchmark BR - Bearing Reference	<b>OH</b> - Overhang
<del>" " " "</del>	Wood Fence	BRL - Building Restriction Line	OHL - Overhead Utility Lines
	SURFACE TYPES	<b>BSMT</b> - Basement	OHWL - Ordinary High Water Line ON - Inside Subject Property
/////	Asphalt	C - Curve C/L - Center Line	P/E - Pool Equipment
7//	Brick or Tile	C/P - Covered Porch	PB - Plat Book
4 4	Concrete	C/S - Concrete Slab	PC - Point of Curvature PCC - Point of Compound Curvat
		CATV - Cable TV Riser CB - Concrete Block	PCP - Permanent Control Point
<i>)</i> \	Covered Area	CH - Chord Bearing	PI - Point of Intersection
	Water	CHIM - Chimney	PLS - Professional Land Surveyor PLT - Planter
	Wood	CLF - Chain Link Fence CME - Canal Maintenance Easement	POB - Point of Beginning
	SYMBOLS	<b>CO</b> - Clean Out	<b>POC</b> - Point of Commencement
<b>(H)</b>	Benchmark	<b>CONC</b> - Concrete	<b>PRC</b> - Point of Reverse Curvature <b>PRM</b> - Permanent Reference
<u> </u>	Center Line	COR - Corner CS/W - Concrete Sidewalk	Monument
$\Delta$	Central Angle or Delta	CUE - Control Utility Easement	PSM - Professional Surveyor & Ma
/		<b>CVG</b> - Concrete Valley Gutter	PT - Point of Tangency PUE - Public Utility Easement
	Common Ownership	<b>D/W</b> - Driveway	R - Radius or Radial
	Control Point	<b>DE</b> - Drainage Easement <b>DF</b> - Drain Field	R/W - Right of Way
	Catch Basin	<b>DH</b> - Drill Hole	RES - Residential RGE - Range
	Elevation	<b>DUE</b> - Drainage & Utility Easement <b>ELEV</b> - Elevation	ROE - Roof Overhang Easement
7	Fire Hydrant	EM - Electric Meter	RP - Radius Point
	Find or Set Monument	ENCL - Enclosure	S/W - Sidewalk SBL - Setback Line
$\leftarrow$	Guywire or Anchor	ENT - Entrance	SCL - Survey Closure Line
	Manhole	<b>EOP</b> - Edge of Pavement <b>EOW</b> - Edge of Water	SCR - Screen
<u> </u>		ESMT - Easement	SEC - Section SEP - Septic Tank
83	Tree	EUB - Electric Utility Box	SEW - Sewer
<b>\</b>	Utility or Light Pole	F/DH - Found Drill Hole FCM - Found Concrete Monument	SIRC - Set Iron Rod & Cap
<b>W</b>	Well	<b>FF</b> - Finished Floor	<b>SMWE</b> - Storm Water Manageme Easement
		FIP - Found Iron Pipe	<b>SN&amp;D</b> - Set Nail and Disc
		FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod	SQFT - Square Feet STL - Survey Tie Line
		FIRC - Found Iron Rod & Cap	STY - Story
		FN - Found Nail FN&D - Found Nail & Disc	SV - Sewer Valve
		FRRSPK - Found Rail Road Spike	<b>SWE</b> - Sidewalk Easement <b>TBM</b> - Temporary Bench Mark
		GAR - Garage	<b>TEL</b> - Telephone Facilities
		GM - Gas Meter	TOB - Top of Bank
		ID - Identification IE/EE - Ingress/Egress Easement	<b>TUE</b> - Technological Utility Easem <b>TWP</b> - Township
		ILL - Illegible	<b>TX</b> - Transformer
		INST - Instrument	TYP - Typical
		INT - Intersection IRRE - Irrigation Easement	<b>UE</b> - Utility Easement
		L - Length	<b>UG</b> - Underground <b>UP</b> - Utility Pole
		LAE - Limited Access Easement	<b>UR</b> - Utility Riser
		LB# - License No. (Business) LBE - Limited Buffer Easement	VF - Vinyl Fence
		LE - Landscape Easement	W/C - Witness Corner W/F - Water Filter
		LME - Lake/Landscape Maintenance	<b>WF</b> - Wood Fence
		Easement	MM - Water Meter/Value Pey

North American Vertical National Geodetic Vertical icial Records Book icial Record Volume side Subject Property rhead Utility Lines Ordinary High Water Line e Subject Property quipment of Curvature t of Compound Curvature nanent Control Point f Intersection ssional Land Surveyor of Commencement t of Reverse Curvature nanent Reference essional Surveyor & Mapp ic Utility Easement or Radial t of Way lential Overhang Easement ack Line ey Closure Line Tank Iron Rod & Cap orm Water Management t Nail and Disc ıare Feet ey Tie Line valk Easement porary Bench Mark none Facilities of Bank nological Utility Easemen

WV - Water valve

WM - Water Meter/Valve Box

FLOOD ZONE INFORMATION:

GRAPHIC SCALE (In Feet)

1 inch = 40' ft.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X (WITH A BASE FLOOD ELEVATION OF N/A). THIS PROPERTY WAS FOUND IN BREVARD COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 125092, PANEL NUMBER 0105 DATED

LS# - License No. (Surveyor)

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