"ALTA/NSPS LAND TITLE SURVEY"

4455 WEST NEW HAVEN AVENUE

SHEET 2 OF 3

NORTH

THE SURVEY DEPICTED HEREON CONSISTS OF 3 SHEETS. EACH SHEET IS NOT FULL AND COMPLETE WITHOUT THE OTHERS.
THE SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON SHEET 1 OF 3.

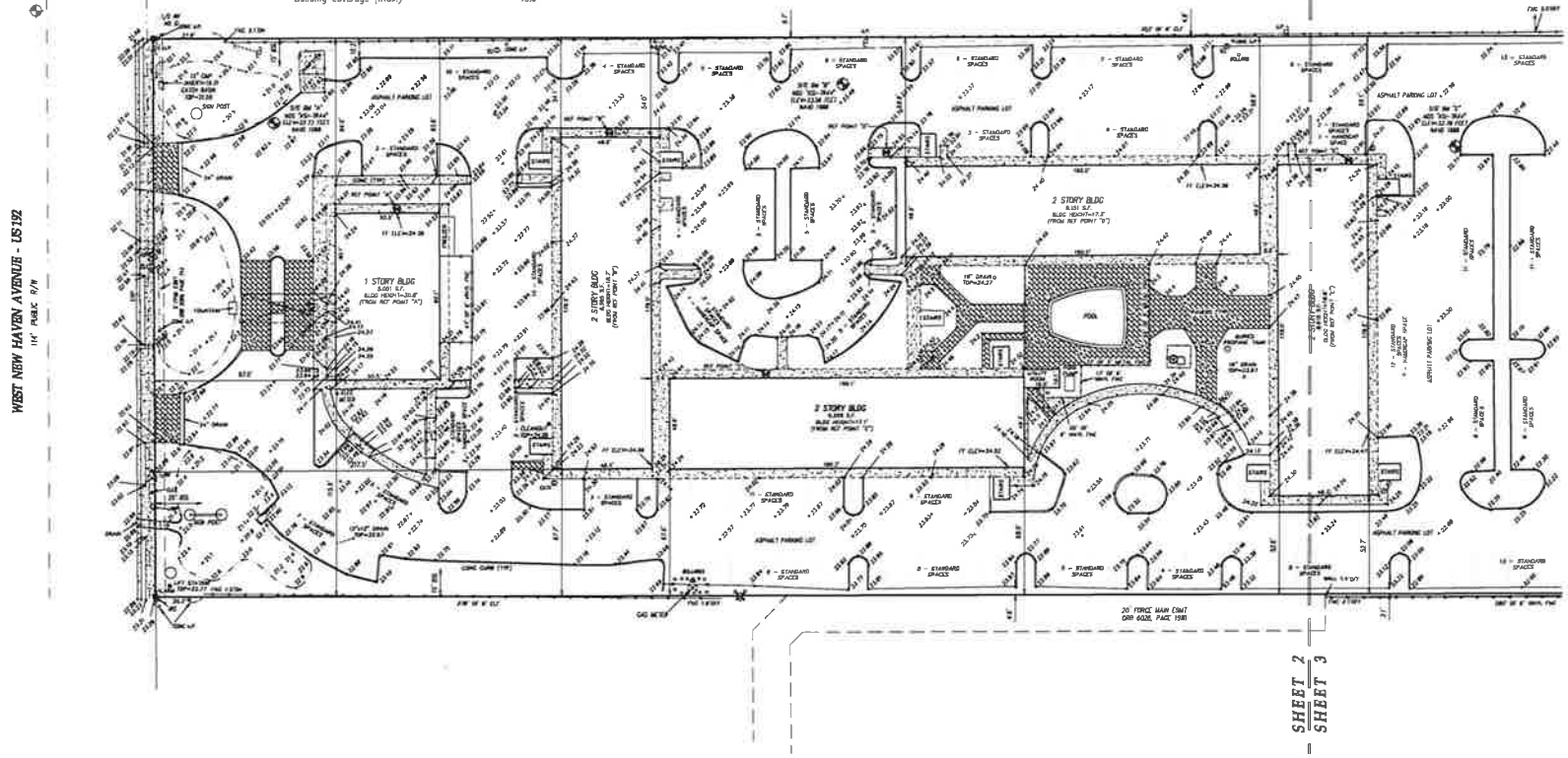
Zoning Information

(Information provided by Brevard County Zoning Verification Letter #23ZV00090 dated 10/9/23)
Zoning District: TU-2: Transient Tourist Commercial

Building Requirements
Building height:
a. Where property abuts GU, AGR, AU, ARR, REU, RU-1-7, RU-1-9, RU-1-11, RU-1-13, RR-1, EU, EU-1, EU-2, SEU, SR, RVP, TR-1-A, TR-2, TR-3, TRC-1, RRMH-1, RRMH-2.5, RRMH-5, EA, PA or GML zoning classification, maximum height = 35 feet
b. Where property abuts RA-2-4, RA-2-6, RA-2-8, RA-2-10, RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RP or BU-1-A zoning classification, maximum height = 45 feet.
c. Where property abuts RU-2-15, RU-2-30, BU-1, BU-2, PBP, IU, IU-1, TU-1 or TU-2 zoning classification, maximum height = 60 feet.
Floor area (min.) (no minimum)

Lot Requirements

Lot area (min.)	15,000 square feet
Lot width (min.)	100 feet
Lot depth (min.)	150 feet
Front property line setback (min.)	25 feet
Side property line setback (min.)	15 feet
Side, corner property line setback (min.)	15 feet
Rear property line setback (min.)	20 feet
Building coverage (max.)	40%



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

Kane Surveying, Inc.
FLORIDA LICENSED BUSINESS No. LB 7838
505 DISTRIBUTION DRIVE
MELBOURNE, FLORIDA 32904
(321) 676-0427

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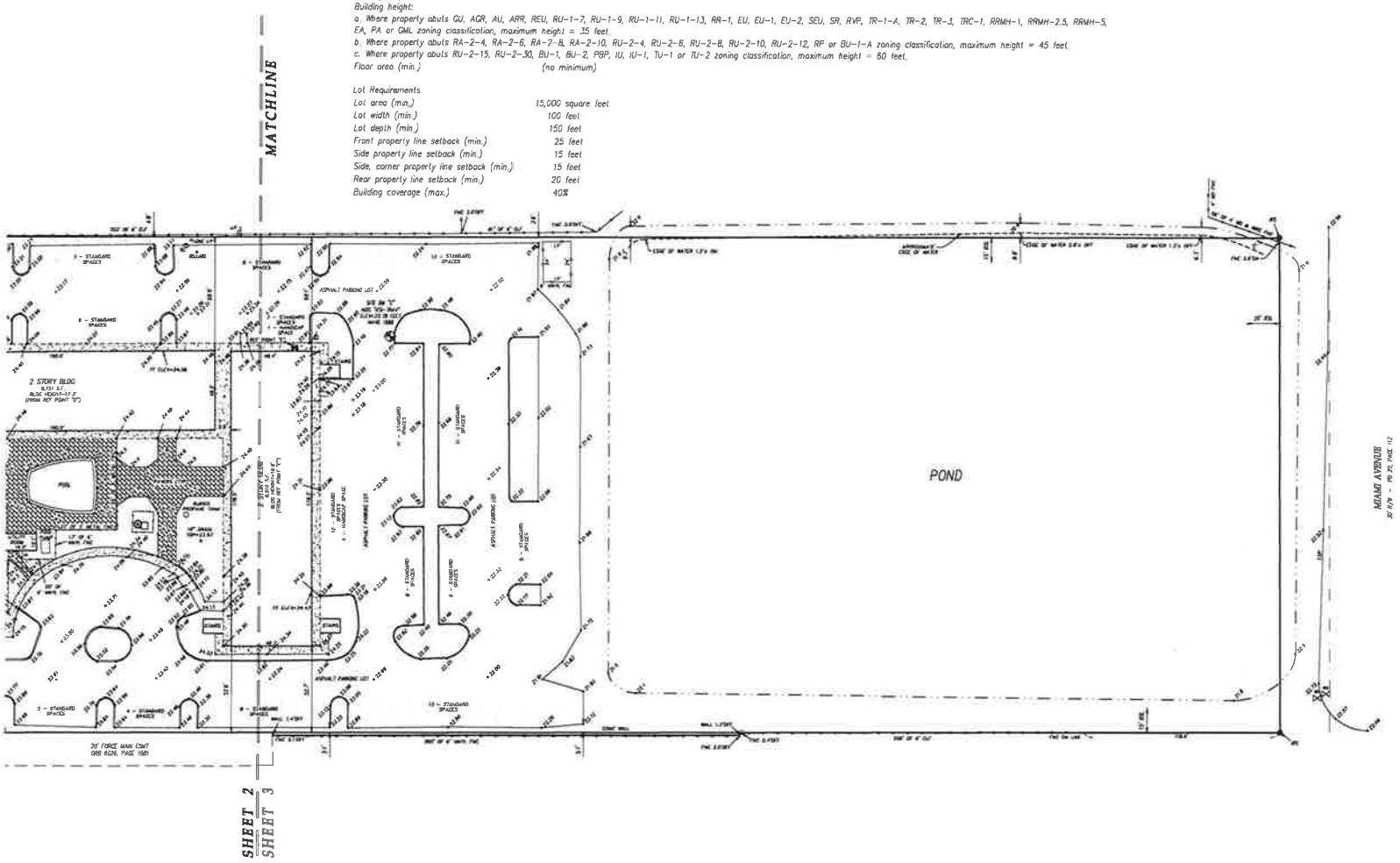

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BEARING
BM = BENCHMARK
BRC = BEARING
BSL = BUILDING SETBACK LINE
CATV = CABLE ELEVISION
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
CON = CONNER
CO = DEED
DB = DEED BOOK
DH = DESIGN HOLE
ELEC = ELECTRIC
ELEV = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
FB = FIELD BOOK
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FF = FINISHED FLOOR
FNC = FENCE
FND = FOUND
FP&L = FLORIDA POWER & LIGHT COMPANY
G = GENERATOR
IPF = IRON PIPE FOUND
IRC = IRON ROD & CAP FOUND
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET "LB 7838"
LB = LICENSED BUSINESS NUMBER
LS = (PLS) or (PLS) REGISTERED OR PROFESSIONAL LAND SURVEYOR
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NGF = NAIL & DISK FOUND
NCS = 1 1/4" NAIL & DISK SET "LB 7838"
NGVD = NATIONAL GEODETIC VERTICAL DATUM
No. = NUMBER
O/H = OVERHEAD
ORB = OFFICIAL RECORDS BOOK
O.R. = OFFICIAL
PC = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
PRC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
REF = REFERENCE
RNG = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
S.F. = SQUARE FEET
SFHA = SPECIAL FLOOD HAZARD AREAS
TEL= TELEPHONE RISER
TMP = TEMPORARY
TYP = TYPICAL
UP = UTILITY POLE
WD = WOOD
WD-CSIR = 5/8" IRON ROD SET WITH CAP "WINESS LB 7838"
WM = WATER METER
XCS = CROSS CUT FOUND

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