

# BOUNDARY SURVEY

**LEGAL DESCRIPTION:**

(Official Records Book 8200, Page 1300)

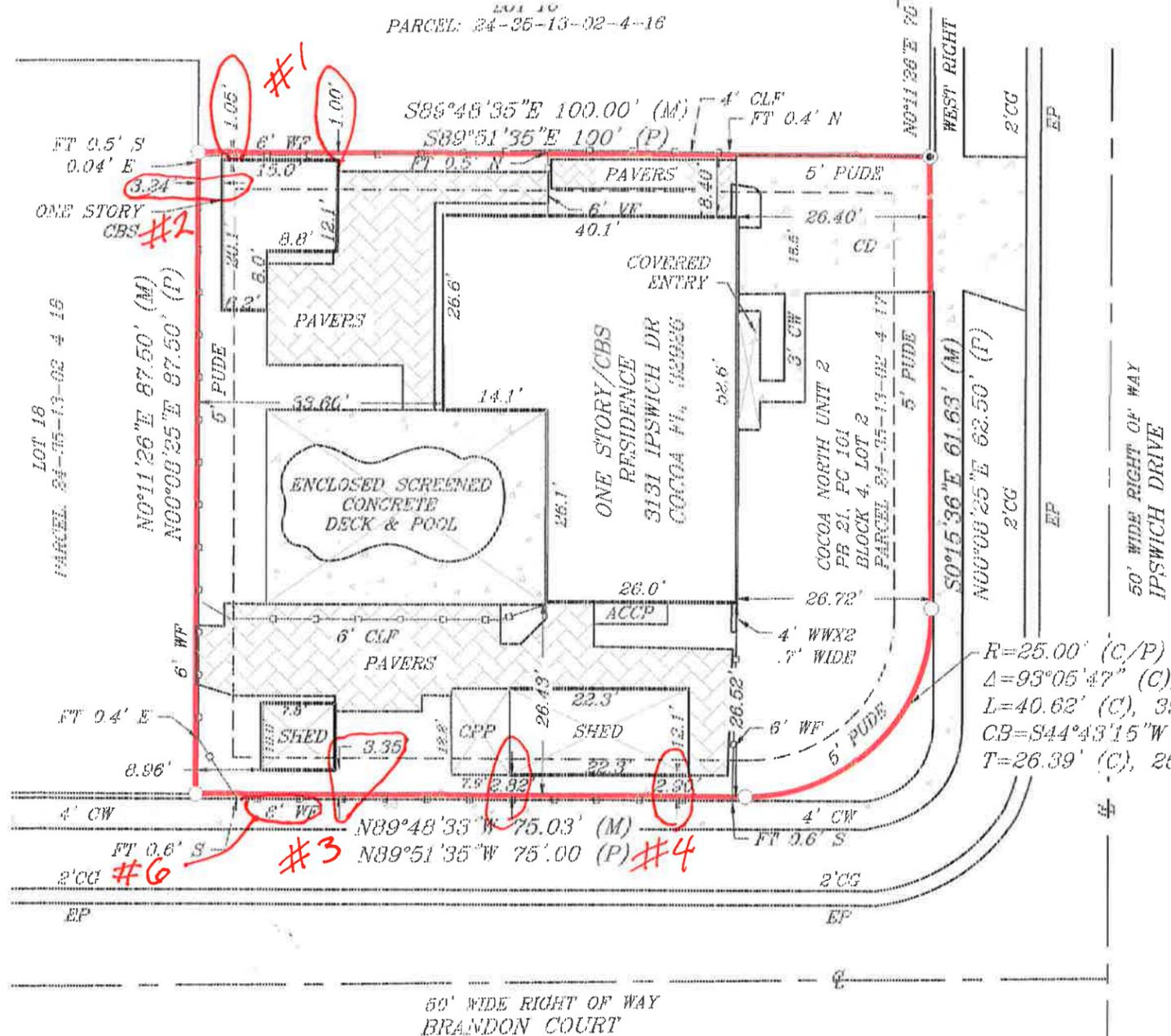
Lot 17, Block 4, COCOA NORTH UNIT NO. 2, according to the map or plat thereof, recorded in Plat Book 21, Page(s) 101, Public Records of Brevard County, Florida.

**SURVEY REPORT:**

- The intended purpose of this BOUNDARY SURVEY is to depict the existing boundary with as built features, as shown hereon.
- The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record (unrecorded deeds, easements or other instruments) that could affect the boundary as to the subject property.
- This survey does not reflect or determine ownership.
- This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a suburban survey.
- Measurements shown hereon are expressed in feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
- Bearings shown hereon are assumed based on the north right away line of Brandon Court having a bearing of N89°48'33"W, between recovered monumentation as located using Global Positioning Systems.
- This drawing is not valid unless bearing an original signature and embossed land surveyor's seal.
- This surveyor no longer certifies the Federal Emergency Management Agency Flood Zones. This certification is made by an independent contractor of the Federal Government. This surveyor feels that the subject parcel appears to lie in the zone listed.

Vertical Datum of '988

Flood Insurance Rate Map Zone "X" Community Panel #12009C0820H, Dated 1/29/2025, based on North American



$R=25.00'$  (C/P)  
 $\Delta=93^{\circ}05'47''$  (C),  $90^{\circ}00'00''$  (P)  
 $L=40.62'$  (C),  $39.27'$  (P)  
 $CB=S44^{\circ}43'15''W$  (C),  $C=36.30'$  (C)  
 $T=26.39'$  (C),  $25.00'$  (P)

**EXPLANATION OF ABBREVIATION**

- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- PG PAGE OR PAGES
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- (P) PLAT INFORMATION
- WF WOOD FENCE
- VF VINYL FENCE
- CLF CHAIN LINK FENCE
- CBS CONCRETE BLOCK STRUCTURE
- ID IDENTIFICATION
- EP EDGE OF PAVEMENT
- CD CONCRETE DRIVE
- CW CONCRETE WALK
- FT FENCE TIE
- PUDE PUBLIC UTILITY DRAINAGE EASEMENT
- CG CONCRETE CURB
- CP CONCRETE PAD
- CPP COVERED PAVER PATIO
- ACCP AIR CONDITIONER CONCRETE PAD
- WW WING WALL
- R RADIUS
- L LENGTH
- C CHORD
- CB CHORD BEARING
- T TANGENT DISTANCE
- CL CENTERLINE

**LEGEND**

- FOUND 5/8" IRON ROD, NO ID
- FOUND 1/2" IRON ROD, NO ID
- △ DELTA ANGLE



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 LICENSED BUSINESS #7978

Street Address: 3131 IPSWICH DRIVE, COCOA, FL 32926

BOUNDARY SURVEY	FIELD: KS	CHECKED BY: J.R. Campbell	SECTION: 13
	PROJECT NO.: 2024-055	DRAWN BY: LOREN	TOWNSHIP: 24 SOUTH
PREPARED FOR AND CERTIFIED TO:	DATE: 2/26/2024	DESCRIPTION:	RANGE: 35 EAST
MAYDA MORALES & ANA CIANI	REVISIONS:	DATE:	DESCRIPTION:



Scale: 1" = 20'

DocuSign by: John Campbell  
 I HEREBY CERTIFY THAT THE SURVEY IS TRUE AND CORRECT BASED ON ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS FOUND IN CHAPTER 55-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
 UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.  
 John R. Campbell  
 Professional Surveyor & Mapper #2357  
 State of Florida