

BOUNDARY SURVEY

LEGAL DESCRIPTION (as furnished):

TRACT A, IN VERONICA ESTATES PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 86, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

EASEMENT NOTE:

THERE IS A 25' ACCESS EASEMENT AT THE NORTHEAST CORNER, AND A 30' EASEMENT ALONG THE WEST SIDE OF THE SUBJECT PROPERTY, AS SHOWN HEREON. ALSO SUBJECT TO NON-PLOTTABLE EASEMENTS CONTAINED IN COMMITMENT BY WFG NATIONAL TITLE INSURANCE COMPANY DATED OCTOBER 25, 2024 AT 8:00 AM, COMMITMENT NUMBER 2553136FL-A.



0 Mildred Court
Cocoa, FL. 32927

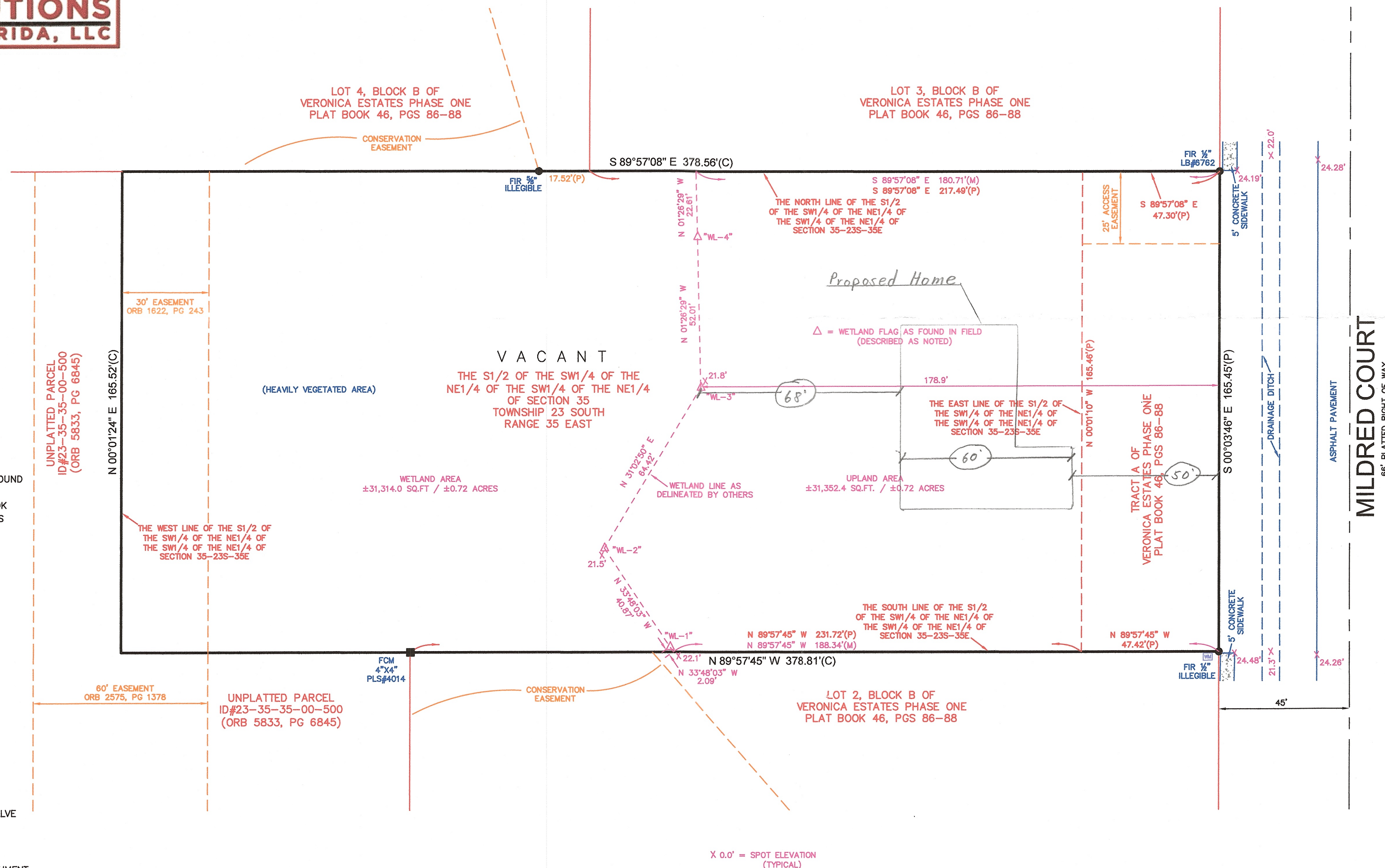
BUYER'S ACKNOWLEDGMENT

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**TITLE
SOLUTIONS
OF FLORIDA, LLC**

- LEGEND:**
- A/C = AIR CONDITIONING
 - C/S = CONCRETE
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS
 - LS = LAND SURVEYOR
 - FC = FENCE CORNER
 - CLF = CHAIN LINK FENCE
 - VF = VINYL FENCE
 - WF = WOOD FENCE
 - OFFS = OFFSITE
 - ONS = ONSITE
 - (M) = MEASURED DIMENSION
 - (P) = PLAT DIMENSION
 - PG = PAGE
 - R/W = RIGHT-OF-WAY
 - FIP = FOUND IRON PIPE
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 - D = CENTRAL ANGLE
 - L = ARC LENGTH
 - (C) = RADIUS
 - (D) = CALCULATED DIMENSION
 - CA = COVERED AREA
 - NCF = NO CORNER SET OR FOUND
 - P/E = POOL EQUIPMENT
 - ORB = OFFICIAL RECORDS BOOK
 - CBP = COVERED BRICK PAVERS
 - FN&D = FOUND NAIL & DISK
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 - CWD = COVERED WOOD DECK
 - = CLEANOUT
 - = FIRE HYDRANT
 - = GUY ANCHOR
 - = LIGHT POLE
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 - = BOLLARD
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 - = ELECTRIC BOX
 - = TELEPHONE BOX
 - = TRANSFORMER
 - = UTILITY POLE
 - = OVERHEAD UTILITIES
 - = WELL
 - = MITERED END SECTION
 - = DRAINAGE INLET
 - = UTILITY BOX
 - = SIGN
 - = IRRIGATION CONTROL VALVE
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = SEPTIC AREA
 - FCM = FOUND CONCRETE MONUMENT
 - SN&D = SET NAIL & DISK LB#8516
 - SIR = SET 5/8" IRON ROD & CAP LB#8516
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - SECA = SCREEN ENCLOSED COVERED AREA



X 0.0' = SPOT ELEVATION (TYPICAL)

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:

Ryan Steven Lawhon and Sarah Lawhon
Title Solutions of Florida, LLC
WFG National Title Insurance Company

FLOOD_ZONE:

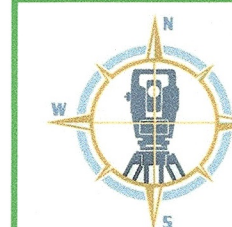
According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12009C0310H, Dated (1/29/21) the property lies partially within the established 100 year flood plain per flood zone(s) "A & X".

LIST OF POSSIBLE ENCROACHMENTS

NONE AT TIME OF SURVEY.

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 West right of way line of Mildred Court which has a plat bearing of S 00°03'46" E.



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

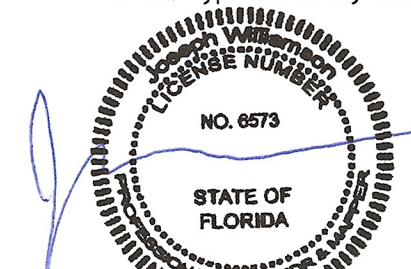
3630 STAR COURT,
MIMS, FL. 32754
PH: (321) 210-0446

Licensed Business
#8516



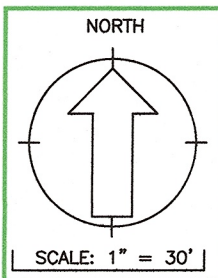
SURVEYOR'S CERTIFICATE:

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:
1/14/25

JOSEPH E. WILLIAMSON, PSM 6573



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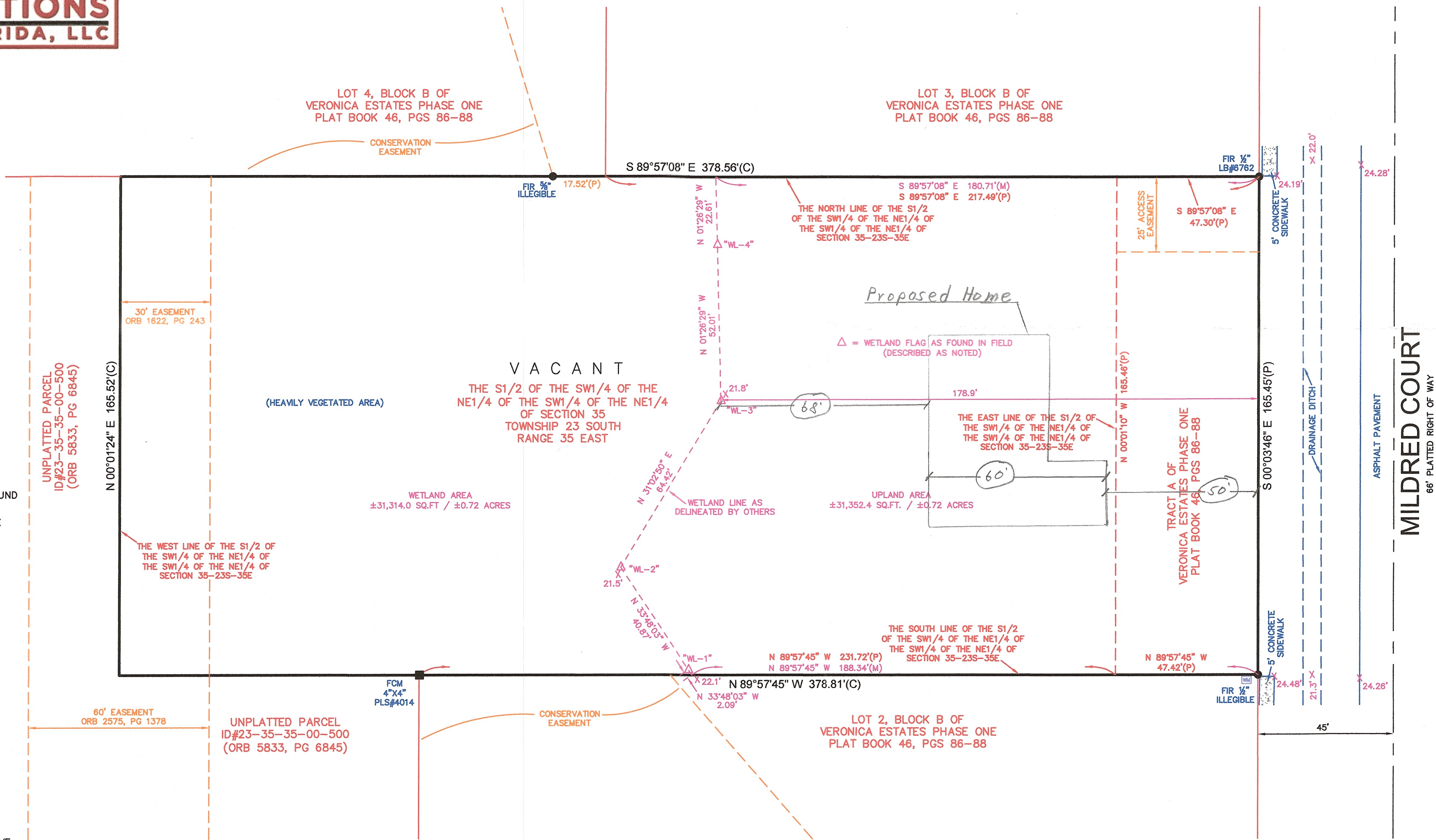
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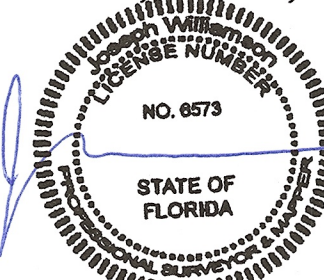
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