

Survey for variance request

BOUNDARY SURVEY

PAGE 1 OF 2 (NOT VALID WITHOUT PAGE 2)

LEGAL DESCRIPTION (as furnished):

Lot 24 and 25, Block B, CRESCENT BEACH, according to the plat thereof, recorded in Plat Book 1, Page 38 of the Public Records of Brevard County, Florida.



122 Sunny Lane
Cocoa Beach, FL. 32931

BUYER'S ACKNOWLEDGMENT

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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 North right of way line of Sunny Lane which has an assumed bearing of S 89°35'32" W.

CLIENT REFERENCE #

LIST OF POSSIBLE ENCROACHMENTS:

SOME UTILITIES LIE WITHIN SUBJECT PROPERTY.
FENCES CROSS PROPERTY LINE.
OWNERSHIP OF FENCES NOT DETERMINED.

FIELD DATE:	ORDER #
BOUNDARY SURVEY: 8/26/24	24-1053A
REVISION DATE:	CC
FIELD CREW	JW

CERTIFIED TO:

Marc-Andre & Chelsi LaLonde

FLOOD ZONE:

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



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.

Joseph E
Williamson

Digitally signed by
Joseph E Williamson
Date: 2024.08.30
16:34:03 -04'00'

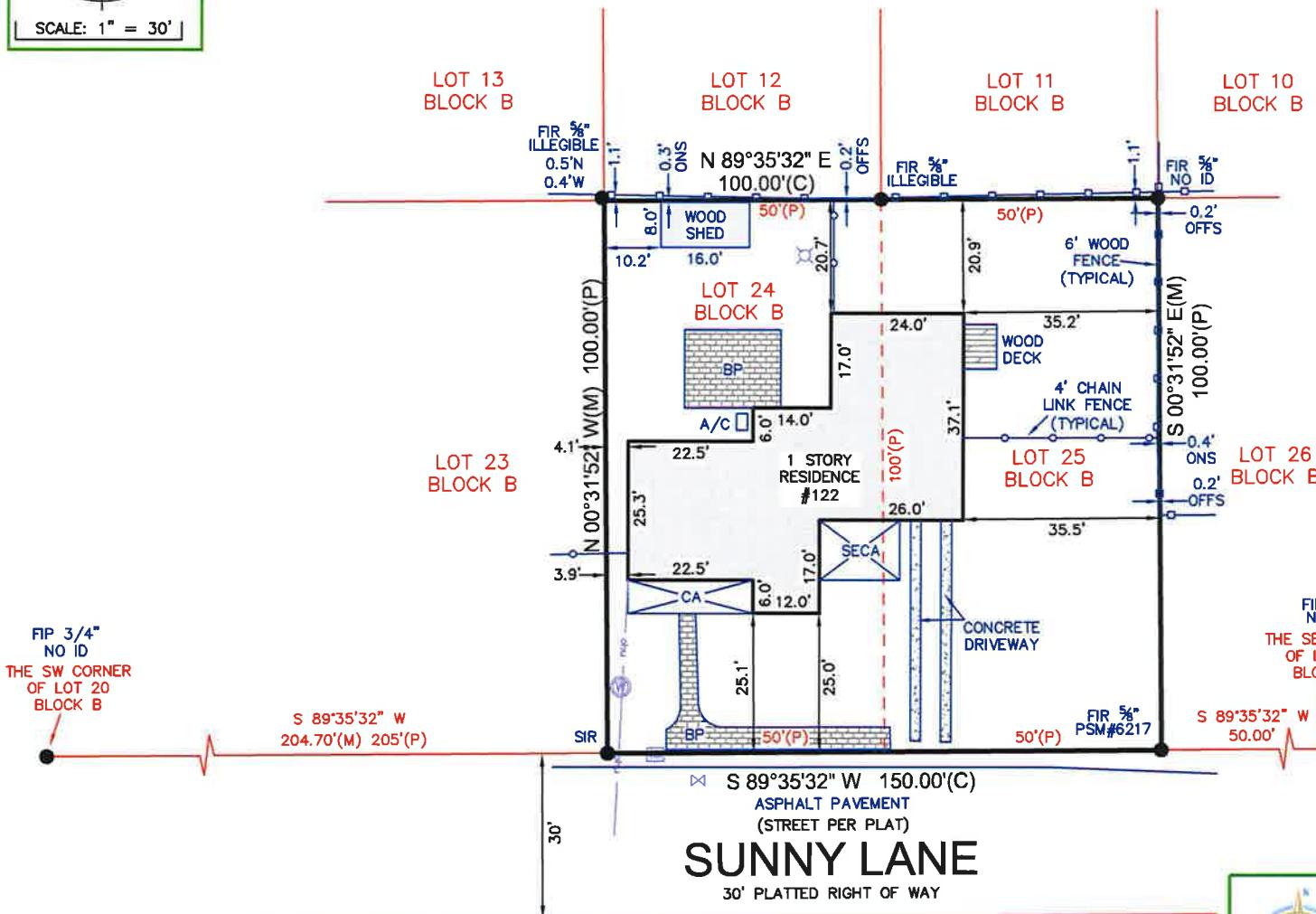
SIGN DATE:
8/30/24

JOSEPH E. WILLIAMSON, PSM 6573

A circular compass rose with a vertical arrow pointing upwards, labeled 'NORTH' at the top. The rose is divided into four quadrants by lines. Below the circle is a scale bar with the text 'SCALE: 1" = 30'.

BOUNDARY SURVEY

PAGE 2 OF 2 (NOT VALID WITHOUT PAGE 1)



SUNNY LANE

30' PLATTED RIGHT OF WAY

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