



This Survey has been prepared for:

SAMANTHA GORMAN

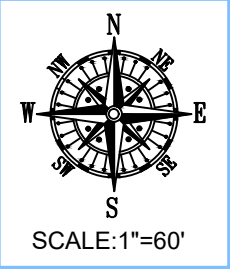


PROPERTY ADDRESS:

XXX DIXIE WAY
MIMS, FL 32754

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

The logo for Alliance Title. It features a yellow sun icon above the word "Alliance" in a blue serif font, followed by the word "Title" in a larger, bold blue serif font.



TYPE OF SURVEY:

- ☒ BOUNDARY
☐ ALTA/NSPS
☐ CONSTRUCTION
☐ TOPOGRAPHIC
☐ CONDOMINIUM
☐ SPECIAL PURPOSE

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

ABBREVIATION LEGEND

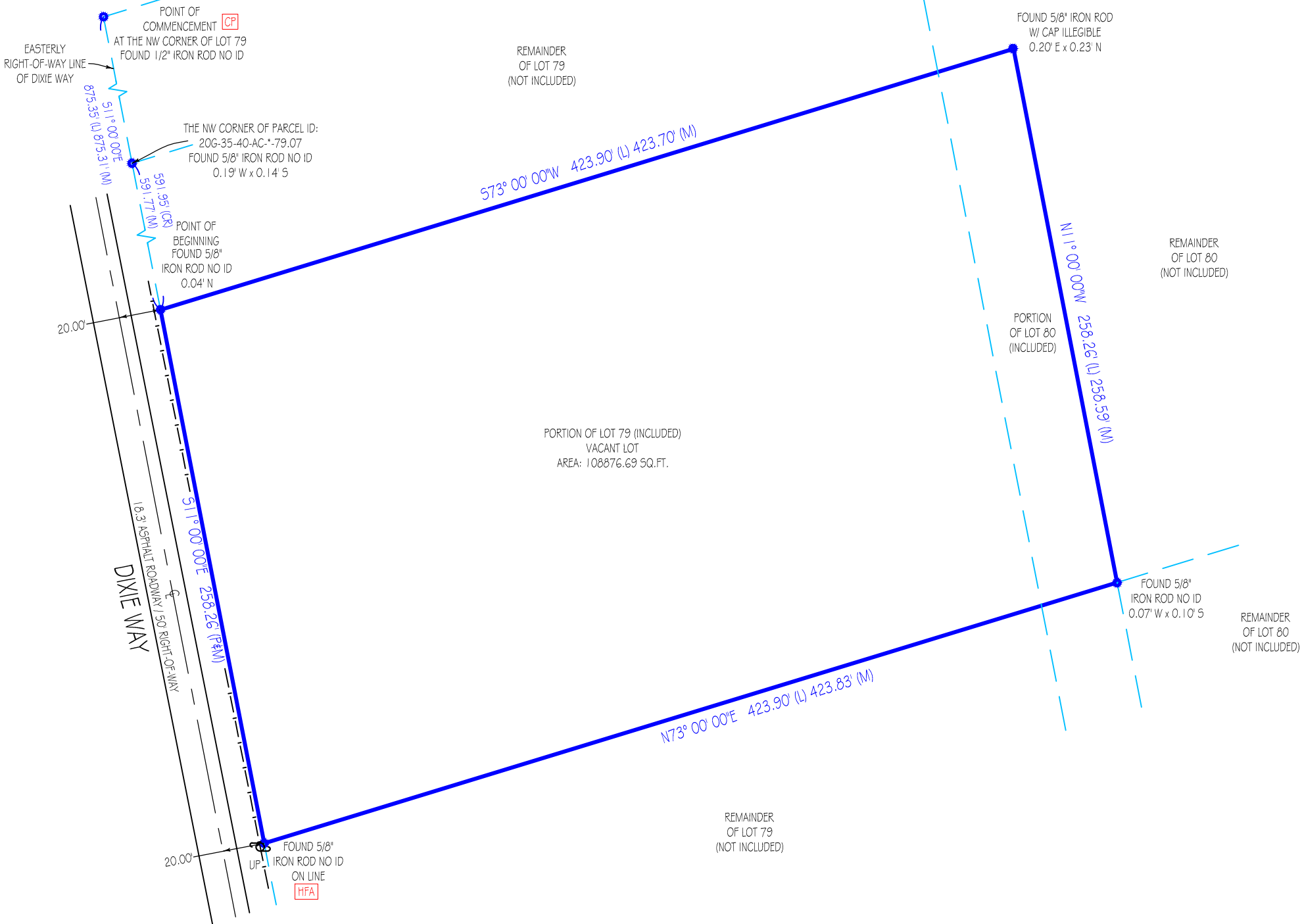
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	PCC = POINT OF COMPOUND CURVATURE
C/O = CLEANOUT	PH = POOL HEATER
CA = CENTRAL ANGLE	PI = POINT OF INTERSECTION
CATV = CABLE TV RISER	PK = PARKER KAELO
CF = CALCULATED FROM FIELD	POB = POINT OF BEGINNING
CH = CHORD DISTANCE	POC = POINT OF COMMENCEMENT
CONC. = CONCRETE	PP = POOL PUMP
CR = CALCULATED FROM RECORD	PRC = POINT OF REVERSE CURVATURE
DE = DRAINAGE EASEMENT	PT = POINT OF TANGENCY
EL OR ELEV = ELEVATION	QTR = QUARTER
EM = ELECTRIC METER	R = RADIUS
F.F.E. = FINISHED FLOOR ELEV.	RNG = RANGE
FIR = FOUND IRON ROD	ROW = RIGHT OF WAY
FN = FOUND NAIL	SEC = SECTION
FND = FOUND	TR = TELEPHONE RISER
G.F.E. = GARAGE FINISHED FLOOR	TWP = TOWNSHIP
L = LEGAL DESCRIPTION	UE = UTILITY EASEMENT
M = MEASURED	UP = UTILITY POLE
OHC = OVERHEAD CABLE	WM = WATER METER
P = PLAT	WV = WATER VALVE
PC = POINT OF CURVATURE	

SYMBOLS - NOT-TO-SCALE

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

= UTILITY POLE	= WELL
= LIGHT POLE	= CENTER LINE
= CATCH BASIN	= PARTY WALL
= FIRE HYDRANT	= AIR CONDITIONER
= MANHOLE	= SEPTIC LID
= WATER VALVE	= ELEV. SHOT
= WATER METER	= SEC. QTR. CORNER
= HANDICAP PARKING SPACE	
= SECTION CORNER	



Aerial Photograph

May not show latest improvements. Not-to-scale.



GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

BEARING REFERENCE:

THE EASTERLY RIGHT-OF-WAY LINE OF DIXIE WAY AS N 88°46'09" W AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION. ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Job Number : 210543-CE	Field:
Drawn By : I.M.	Date of Field Work : 05/23/2024

PURPOSE OF SURVEY:

REVISIONS

LINETYPES:

BOUNDARY		BUILDING	
EASEMENT		CHAIN LINK FENCE	
WOOD FENCE		PLASTIC FENCE	
OVERHEAD CABLE			

Elevations, if shown:

Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
-NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:

700 W. Hillsboro Blvd. Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com



LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- ☒ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

A parcel of land being a portion of Lots 79 and 80 of the "Map of Resubdivision of Part of The Fontaine Grant", recorded in Plat Book 0, Page 2, of the Public Records of Brevard County, Florida, being more particularly described as follows: Commence at the Northwest corner of said Lot 79, said point also being the intersection of the Southerly right of way line of Coral Avenue (a 40 foot wide right of way) with the Easterly right of way line of Dixie Way (a 40 foot wide right of way), thence South 11°00'00" East, along said Easterly right of way line of Dixie Way, a distance of 875.35 feet to the point of beginning; thence continue South 11°00'00" E., along said right of way line, a distance of 258.26 feet; thence North 73°00'00" East, parallel with the aforesaid Southerly right of way line of Coral Avenue, a distance of 423.90 feet; thence North 11°00'00" West, parallel with the aforesaid Easterly right of way line of Dixie Way, a distance of 258.26 Feet; thence South 73°00'00" West, parallel with the aforesaid Southerly right of way line of Coral Avenue, a distance of 423.90 feet to the Point of Beginning.

PROPERTY ADDRESS:

XXX DIXIE WAY
MIMS, FL 32754

INVOICE NUMBER: 210543-CE

DATE OF FIELD WORK: 05/23/2024

CLIENT FILE: 124050012

CERTIFIED TO

ALLIANCE TITLE

FIRST AMERICAN TITLE INSURANCE COMPANY

SPACE COAST CREDIT UNION ISAOA/ATIMA

SAMANTHA GORMAN

FLOOD ZONE: X

FLOOD MAP: 12009C

PANEL: 0040

SUFFIX: H

PANEL DATE: 01/29/2021

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NO NOTABLE CONDITIONS FOUND.

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🔥 = FIRE HYDRANT
⊗ = MANHOLE
⊕ = WATER VALVE
⊙ = WELL
⊕ = CENTER LINE
♿ = HANDICAP PARKING SPACE
⌂ = PARTY WALL
AC = AIR CONDITIONER
⚡ = SEC. QTR. CORNER
⊕ = SEPTIC LID
⊕ = ELEV. SHOT
⊕ = SECTION CORNER
⊕ = WATER METER

LINE TYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

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I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed
by Pablo Alvarez
Date: 2024.05.28
12:04:51 -05'00'

SIGNATURE

DATE: 05/28/2024

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

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SURVEYING
and Lien
LICENSED BUSINESS No. 8507