



LOCATION MAP
NOT TO SCALE



SCALE: 1"=40'

LEGAL DESCRIPTION:

LOT 6, BLOCK B, ADELAIDE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 70, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CERTIFIED TO:

ANDREW LEE PURYEAR PRESTIGE TITLE OF BREVARD, LLC
NAVY FEDERAL CREDIT UNION STEWART TITLE
GUARANTEE COMPANY.

FLOOD ZONE:

MAP NO. 12009C0438H
ZONE: X
EFF: 01/29/2021

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH PRIVATE DRAINAGE EASEMENT ALONG WESTERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT
AL-ARC LENGTH	U.E.-UTILITY EASEMENT
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK
(M)-MEASURED	SQ.FT.-SQUARE FEET
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED
PG-PAGE	D.E.-DRAINAGE EASEMENT
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT
EOW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT
TOB-TOP OF BANK	ELEV-ELEVATION
OHL-OVERHEAD LINE	FF-FINISHED FLOOR
CO-CLEAN OUT	LS-LICENSED SURVEYOR
	LB-LICENSED BUSINESS MAPPER
	PSM-PROFESSIONAL SURVEYOR & MAPPER
# -NUMBER	⊕ -WELL
-ASPHALT	⊕ -WATER VALVE
-CONCRETE	⊕ -CENTER LINE
-PAVER/BRICK	⊕ -CATCH BASIN
-WOOD	⊕ -FIRE HYDRANT
⊕ -FENCE	⊕ -FENCE
⊕ -PLUS OR MINUS	⊕ -POLE
⊕ -MANHOLE	⊕ -TOPOGRAPHIC ELEVATION
⊕ -LIGHT POLE	

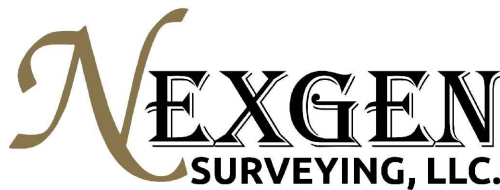
FIELD DATE: 07/29/2023

DRAWN BY: V.C.

ORDER NO: 1000220181

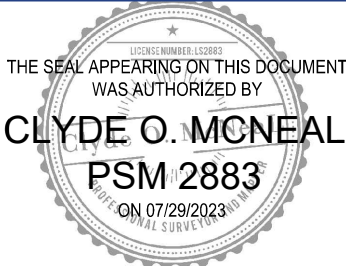
REVISIONS:

PAGE 1 OF 1



5601 CORPORATE WAY, SUITE 103
WEST PALM BEACH, FL 33407
NEXGENSURVEYING.COM
PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

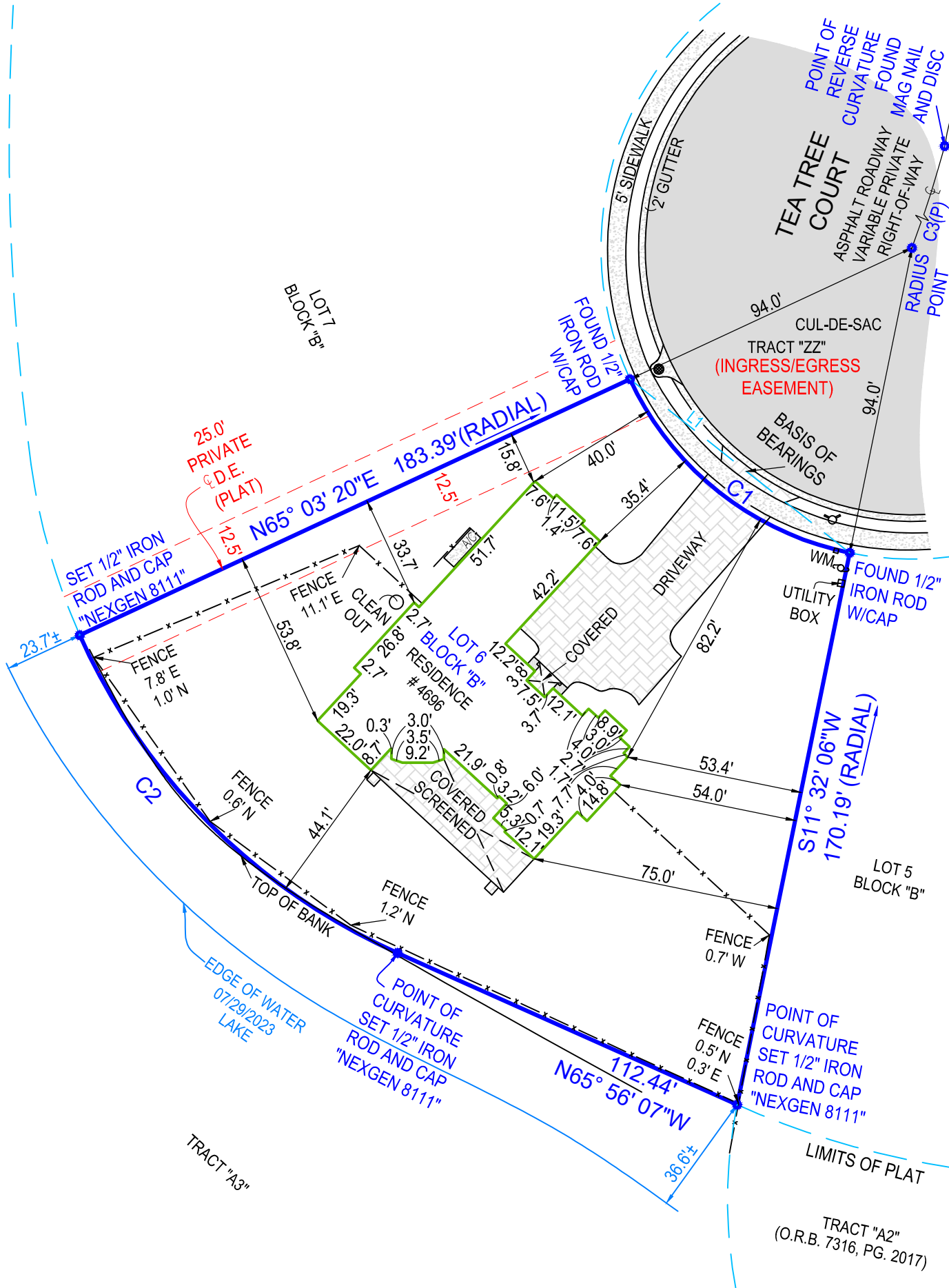


BOUNDARY SURVEY

4696 TEA TREE COURT, ROCKLEDGE, FL. 32955

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	87.81'	94.00'	53°31'13"	84.65'	S51°42'17"E
C2	138.86'	190.00'	41°52'27"	135.79'	N44°59'53"W
C3	193.68'	375.68'	29°32'18"	191.54'	N05°31'58"E

LINE TABLE	
BEARING	LENGTH
L1 S51° 42' 17"E	84.65'



GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 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 SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)