



This Survey has been prepared for:
AJ SCHNEIDER REAL ESTATE, LLC



PROPERTY ADDRESS:

4895 COCOANUT DRIVE
TITUSVILLE, FL 32780

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



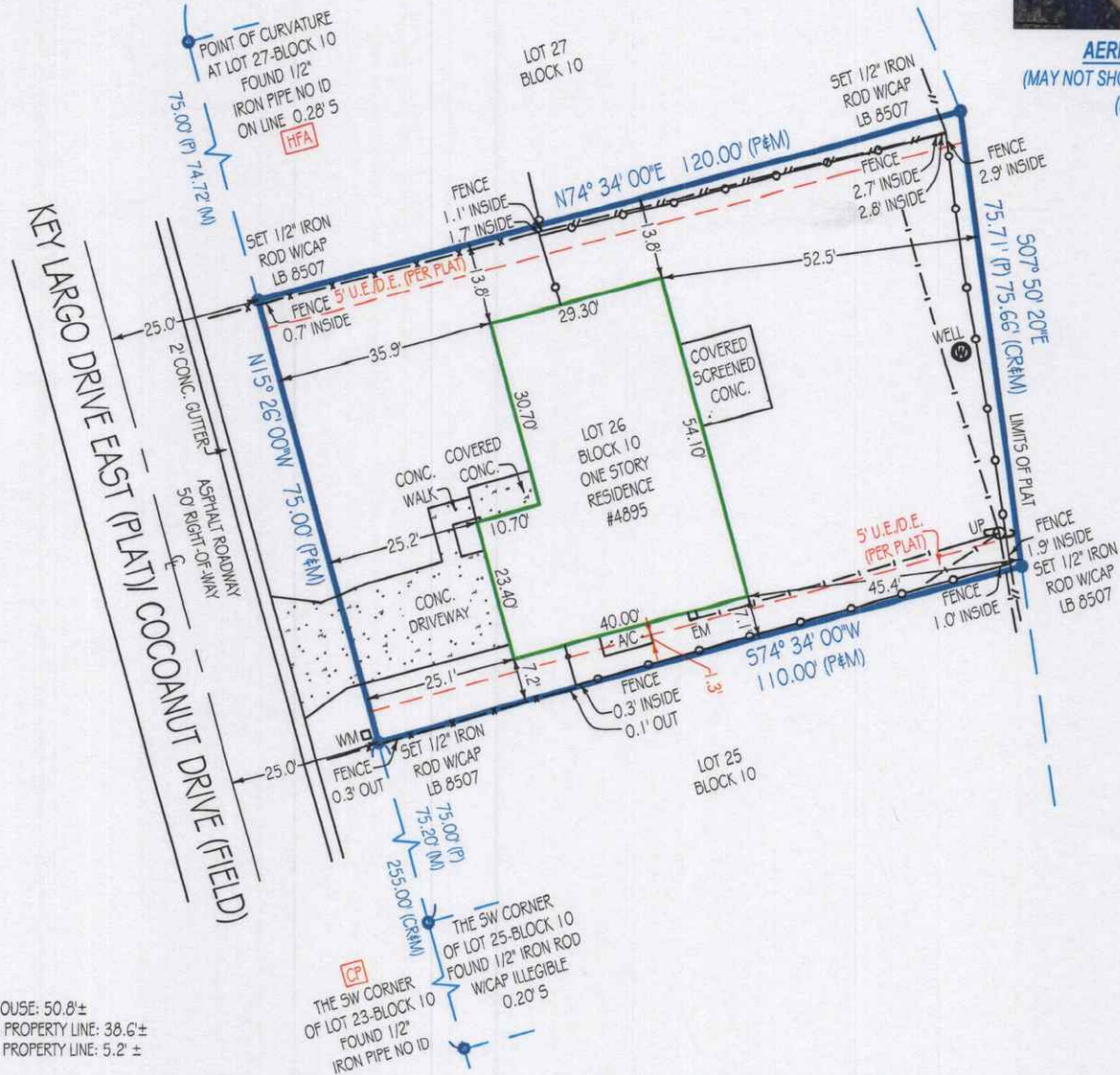


SCALE: 1"=30'

BEARING REFERENCE:
THE EAST LINE OF COCONUT DRIVE AS N 15°26'00" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



WELL TO HOUSE: 50.8'±
WELL TO N PROPERTY LINE: 38.6'±
WELL TO E PROPERTY LINE: 5.2'±

This Survey shall not be used for Construction/Permitting purposes without written consent from the Land Surveyor who has signed and sealed this survey.

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

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

- 5' U.E./D.E. ALONG SOUTHERLY AND NORTHERLY OF BOUNDARY LINES OF SUBJECT LOT.
- A/C PAD EXTENDS THROUGH THE SOUTHERLY EASEMENT, FENCES EXTEND INTO EASEMENTS.

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

700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:

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

Revisions:

Job Nr: 274352-CE

Date of Field Work: 03/27/2026

Drawn by: V.D.

LANDTEC

LICENSED BUSINESS No. 8507

TYPE OF SURVEY:

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

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

LOT 26, BLOCK 10, IMPERIAL ESTATES UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 21, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

4895 COCOANUT DRIVE
 TITUSVILLE, FL 32780

INVOICE NUMBER: 274352-CE

DATE OF FIELD WORK: 03/27/2026

CLIENT FILE: 26-03-1444

CERTIFIED TO

SUPREME TITLE CLOSINGS, LLC
 CHICAGO TITLE INSURANCE COMPANY
 CAKE MORTGAGE CORP. ISAOA/ATIMA
 AJ SCHNEIDER REAL ESTATE, LLC

FLOOD ZONE: X

FLOOD MAP: 12009C

PANEL: 0220

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.

- 5' U.E./D.E. ALONG SOUTHERLY AND NORTHERLY OF BOUNDARY LINES OF SUBJECT LOT.
- A/C PAD EXTENDS THROUGH THE SOUTHERLY EASEMENT, FENCES EXTEND INTO EASEMENTS.

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

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

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

UTILITY POLE = WELL =
 LIGHT POLE = CENTER LINE =
 CATCH BASIN = PARTY WALL =
 FIRE HYDRANT = AIR CONDITIONER =
 MANHOLE = SEPTIC LID =
 WATER VALVE = ELEV. SHOT =
 CWM = WATER METER

LINETYPES:

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

GENERAL NOTES:

- 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.
- 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.
- 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) AS SHOWN ON HEREON.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY WAS PREPARED FOR A PURCHASE OR REFINANCE (BOUNDARY), ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. IT IS NOT A TOPOGRAPHIC, DESIGN, CONSTRUCTION, PLANNING, ZONING, OR PERMITTING SURVEY AND DOES NOT INCLUDE THE INFORMATION TYPICALLY REQUIRED FOR AGENCY PLANNING/PERMITTING REVIEW. ANY OTHER USE, INCLUDING PLANNING OR PERMITTING, IS NOT AUTHORIZED WITHOUT WRITTEN CONSENT.

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.

PRINTING INSTRUCTIONS:

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



Digitally signed
 by Pablo Alvarez
 Date: 2026.03.31
 09:29:45 -04'00'

SIGNATURE _____ DATE: 03/31/2026
 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)



LICENSED BUSINESS No. 8507