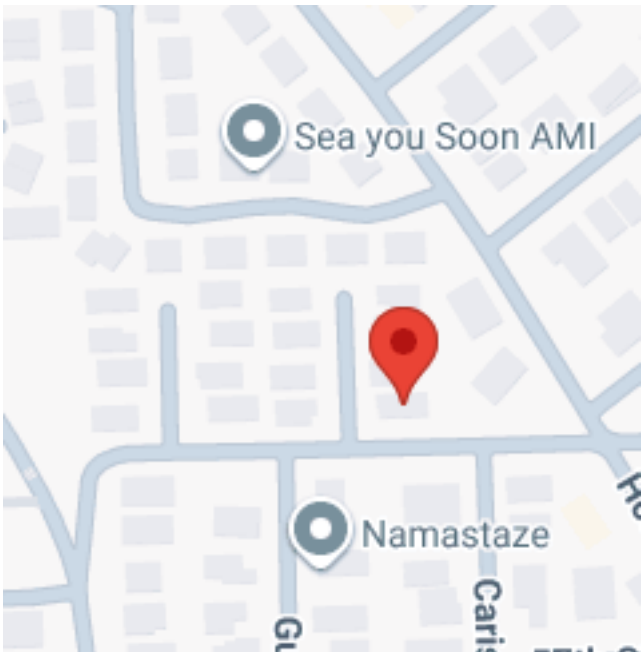
TARGET SURVEYING, LLC

6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR MOUNTAIN VALLEY CONCEPTS. LLC
5801 IMPERIORE AVENUE, HOLMES BEACH, FL 34217





REQUESTED BY:

GOLM LAW FIRM P.A.
4916 26TH ST. W.
BRADENTON, FL 34209
PH. (941) 704-4049

TARGET SURVEYING, LLC

6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: GOLM LAW FIRM P.A.
Survey Number: 720604
Order Date: 11/10/2025
Deliver To Attn: SARAH FERGUSON
Deliver To: GOLM LAW FIRM P.A.
4916 26TH ST. W. STE. 132
BRADENTON, FL 34209

Property Address: 5801 IMPERIORE AVENUE
HOLMES BEACH, FL 34217

Buyers: MOUNTAIN VALLEY CONCEPTS. LLC
Sellers: BRIAN S. KAY, MARYANNE URGO KAY, SHAWN M. HILE, MITCHELL RAY HILE
Client File #: 2025-1124

Item	Description	Amount
Survey	Survey	$395.00
Elevation Certificate	Elevation Certificate	$160.00

Invoice Total	$555.00
Amount Invoiced To Date:	$555.00
Amount Paid To Date:	$0.00
Total Amount Due:	$555.00

To pay with a credit card please use this link https://securepayment.link/targetsurveying

LEGAL DESCRIPTION AND CERTIFICATION

THE SOUTH 50 FEET OF LOT 34, NEPTUNE'S GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 1, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Community Number: 125144 Panel: 12081C0139 Suffix: F F.I.R.M. Date: 8/10/2021 Flood Zone: AE Field Work: 11/12/2025

Certified To:
MOUNTAIN VALLEY CONCEPTS. LLC; GOLM LAW FIRM P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; KIAVI FUNDING, INC.

Property Address:
5801 IMPERIORE AVENUE
HOLMES BEACH, FL 34217

Survey Number: 720604

Client File Number: 2025-1124

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

DAVID G CUTLER CERTIFICATE #5593 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA

David G. Cutler
Digitally signed by David G. Cutler
Date: 2025.11.13 15:08:24 -05'00'

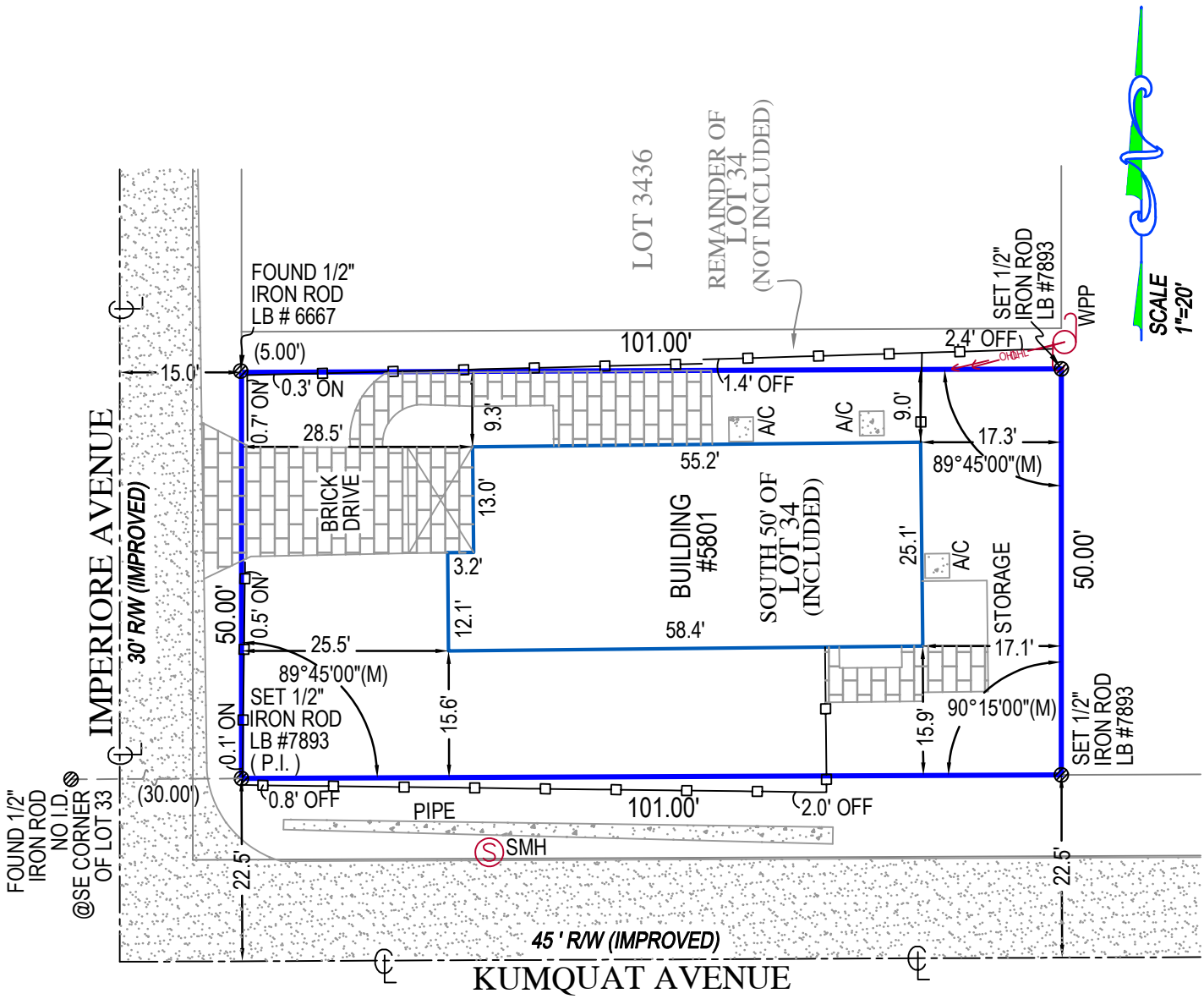
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES
BRICK DRIVE CROSSING INTO R/W
ON WESTERLY SIDE OF PROPERTY.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

WPP = WOOD POWER POLE

SURVEY NUMBER:
720604

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

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