



SCALE: 1"=30'

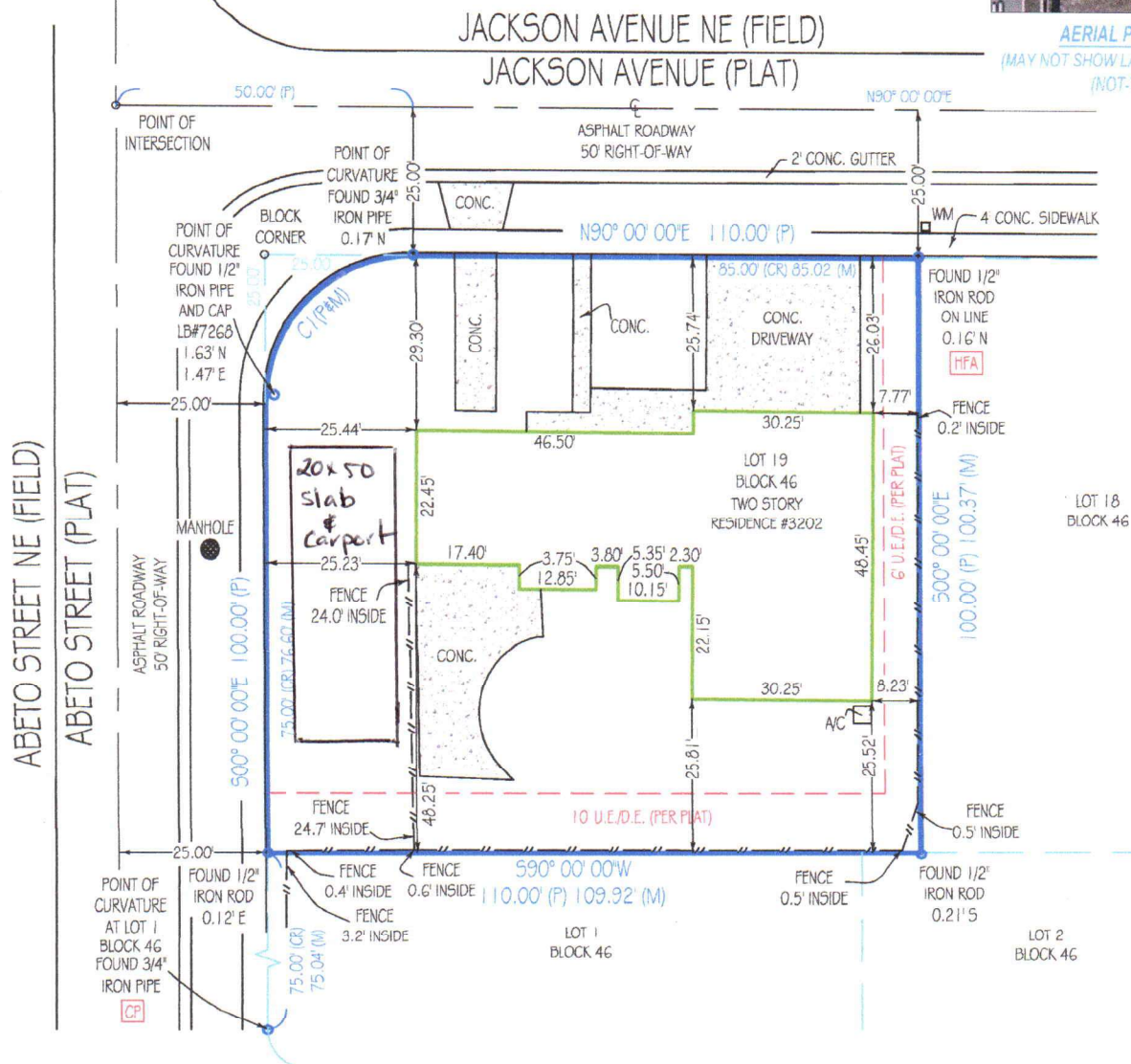
BEARING REFERENCE:

CENTER LINE OF JACKSON AVENUE NORTHEAST AS N 90°00'00" E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1 (P)	39.27	25.00'	90°00'00"	35.36'	N45°00'00"E
C1 (M)	36.41'	25.00'	83°26'45"	33.28'	N44°57'53"E



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



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

- 6' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- 10' U.E./D.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE SOUTHERLY AND EASTERLY EASEMENTS.
- NO WELL OR SEPTIC VISIBLE AT TIME OF SURVEY PROPERTY SERVICED BY PUBLIC UTILITIES.

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
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: 146239-CE Date of Field Work: 07/13/2022 Drawn by: I. M.

LANDTEC
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TYPE OF SURVEY:

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

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

LOT 19, BLOCK 46, PORT MALABAR UNIT TWO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 55, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

3202 JACKSON AVENUE NE
 PALM BAY, FL 32905

INVOICE NUMBER: 148239-CE

DATE OF FIELD WORK: 07/13/2022

CLIENT FILE: LTP-22-0100

CERTIFIED TO

LIBERTY TITLE PARTNERS OF TREASURE COAST, LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 EVAN FREDERICK WERNER
 FINANCE OF AMERICA MTG, LLC

FLOOD ZONE: X

FLOOD MAP: 12009C

PANEL: 0614

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.

- 6' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- 10' U.E./D.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE SOUTHERLY AND EASTERLY EASEMENTS.
- NO WELL OR SEPTIC VISIBLE AT TIME OF SURVEY PROPERTY SERVICED BY PUBLIC UTILITIES.

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

A OR AL = ARC LENGTH	DE = DRAINAGE EASEMENT	P = PLAT	QTR = QUARTER
B.S.L. = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE	R = RADIUS
CO = CLEWOUT	EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER	SEC = SECTION
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CF = CALCULATED FROM FIELD	FND = FOUND	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CH = CHORD DISTANCE	HFA = HELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	I = LEGAL DESCRIPTION	PP = POOL PUMP	UP = UTILITY POLE
CP = CONTROLLING POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE	WM = WATER METER
CR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY	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
= WATER METER	= SECTION CORNER

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.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES 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 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 SHEET 1.
- 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 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

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 HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
 Andrew Snyder, PSM
 Date: 2022.07.13
 15:52:42 -04'00'

SIGNATURE

DATE: 07/13/2022

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

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

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This Survey has been prepared for:

Evan Frederick Werner



PROPERTY ADDRESS:

3202 Jackson Avenue NE
Palm Bay, FL 32905

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.



LIBERTY
★
TITLE PARTNERS OF THE TREASURE COAST
LLC