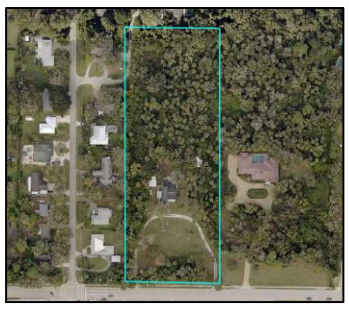
PAGE 1 OF 1

TYPE OF SURVEY:

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

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):



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

SCALE:1"=100'

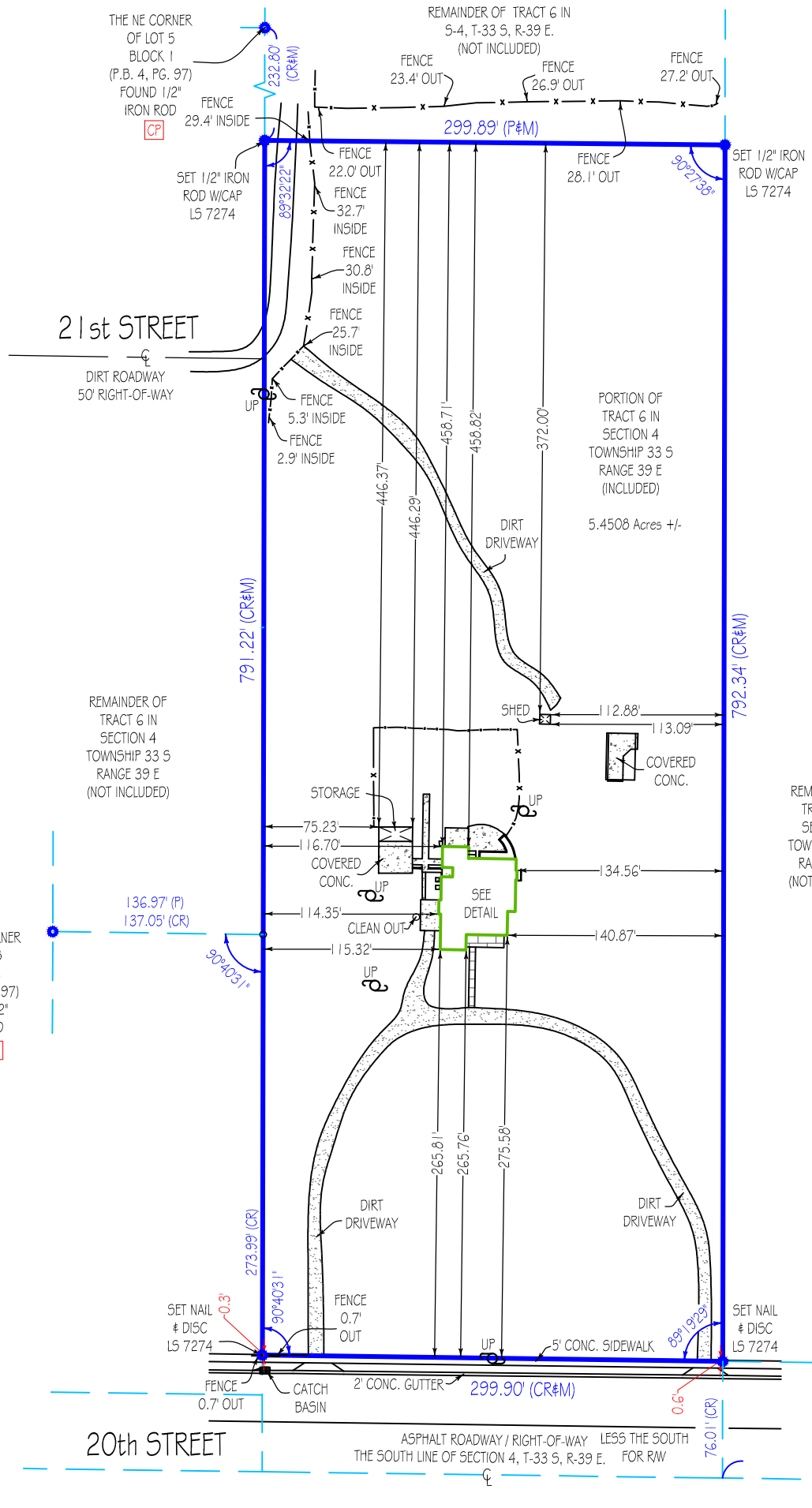
LEGAL DESCRIPTION:
THE WEST 9 ACRES OF THE EAST 20 ACRES OF TRACT 6, SECTION 4, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF INDIAN RIVER, FLORIDA.
LESS AND EXCEPT: THE RIGHT OF WAY FOR STATE ROAD 60 AND THE NORTH 440 FEET OF SAID WEST NINE (9) ACRE TRACT
PROPERTY ADDRESS:
5240 20TH STREET
VERO BEACH, FL 32966

INVOICE NUMBER: 158408-SE
DATE OF FIELD WORK:
12/02/2022

CLIENT FILE: 22-742

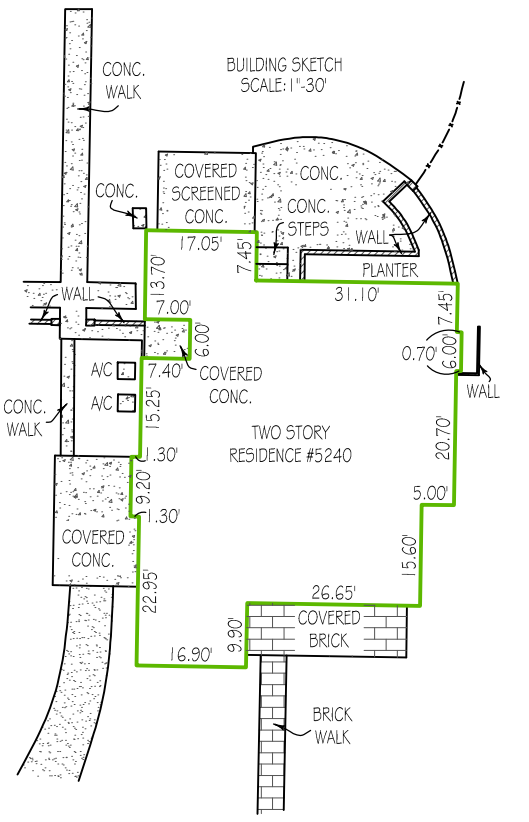
CERTIFIED TO
BANKERS TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
UNITED WHOLESALE MORTGAGE LLC, ISAOA
AUSTIN KAZINETZ AND FRANCIE KAZINETZ, CARLY A. KAZINETZ AND HUGO OLIVEIRA

FLOOD ZONE: X
FLOOD MAP: 12061C
PANEL: 0239
SUFFIX: H
PANEL DATE: 12/04/2012



BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY. ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



"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.

- COMMUNITY CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- DIRT ROADWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.

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

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

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

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

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

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

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. 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. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. 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.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. 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 ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. 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.

Job Nr: 158408-SE	Date of Field Work : 12/02/2022	Drawn by: I. B.

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.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo Alvarez
Date: 2023.01.26 16:52:37 -05'00'

SIGNATURE _____
DATE: 1/26/2023
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)

Elevations, if shown:

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

Revisions:	
1-26-2023 - REVISED DESC / ADDED ACREAGE	

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

LANDTEC SURVEYING and Lien
LICENSED BUSINESS No. 8507