

ABBREVIATIONS AND SYMBOLS			
LB NO.	LICENSED BUSINESS NUMBER		OAK
R/W	RIGHT OF WAY		PINE
CM	4X4 CONCRETE MONUMENT		PALM
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT		MAPLE
FD	FOUND		CITRUS
O.R.B.	OFFICIAL RECORD BOOK		ELM
P.B.	PLAT BOOK		MISC. TREE
P.R.M.	PERMANENT REFERENCE MONUMENT		BLOW-OFF
C.P.	PERMANENT CONTROL POINT		PULL BOX
BM	BENCHMARK		GAS VALVE
F.F.	FINISH FLOOR		SEPTIC TANK
ELEV.	ELEVATION		TILE SURFACE
R	RADIUS		SOIL BORING
Δ	DELTA		BENCHMARK
L	LENGTH		GAS TANK
I.D.	IDENTIFICATION		
SEC.	SECTION		
TWP.	TOWNSHIP		
RGE.	RANGE		
CH.	CHORD		
CH.B.	CHORD BEARING		
(C)	CALCULATED		
(M)	MEASURED		
(P)	PLAT		
(D)	DEED		
IR	1/2" IRON ROD		
IRC	1/2" IRON ROD AND CAP		
IP	3/4" IRON PIPE		
EP	EDGE OF PAVEMENT		
N.D.	NAIL & DISK		
A/C	AIR CONDITIONING PAD		
P/E	SWIMMING POOL EQUIPMENT PAD		
P.L.S.	PROFESSIONAL LICENSED SURVEYOR		
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		
R.L.S.	REGISTERED LAND SURVEYOR		
00-015-02E	SECTION-TOWNSHIP-RANGE		

- TITLE COMMITMENT AND EXCEPTIONS**
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT SURVEY RELATED
 - ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NOT SURVEY RELATED
 - ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
 - ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. NOT SURVEY RELATED
 - TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. NOT SURVEY RELATED
 - ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT SURVEY RELATED
 - TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT SURVEY RELATED
 - ANY LIEN AS PROVIDED FOR BY CHAPTER 159 OR 170, SIMILAR FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER, GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN. NOT SURVEY RELATED
 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF INDIAN RIVER FARMS CO., AS RECORDED IN PLAT BOOK 2, PAGE(S) 25, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS PROPERTY, PLOTTED AS APPLICABLE
 - EASEMENT RECORDED IN BOOK 938, PAGE 459, AS CONVEYED IN BOOK 1510, PAGE 2060. INTENTIONALLY DELETED
 - ACCESS AND UTILITY EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3483, PAGE 523. APPEARS TO AFFECTS PROPERTY, NOT PLOTTABLE, NO DESCRIPTION OR DIMENSIONS
 - RIGHT-OF-WAY OF 8TH STREET AND CANAL AS NOW LAID OUT AND IN USE. AFFECTS PROPERTY, PLOTTED AS APPLICABLE

- REPORT OF SURVEY**
- TYPE OF SURVEY: BOUNDARY SURVEY.
 - SURVEY USE: REAL ESTATE TRANSACTION AND DESIGN/PERMITTING
 - MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960
PHONE (772) 564-8050 FAX (772) 794-0647
 - THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID TAYLOR, P.S.M. 5243, UNLESS ACCOMPANIED BY AN ELECTRONIC SIGNATURE.
 - THE HORIZONTAL ACCURACY OF THE MEASUREMENTS AND CLOSURE MEETS OR EXCEEDS THE ALTA/NSPS REQUIREMENTS FOR THE TYPE AND EXPECTED USE OF THIS SURVEY.
 - HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
 - ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF PLUS OR MINUS 0.10 FEET.
 - THE SIGNING SURVEYOR IS RESPONSIBLE FOR ALL MAPPED FEATURES SHOWN ON THIS SURVEY.
 - DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 10/04/2023
 - THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF THE SW 1/4 OF SECTION 16 WHICH BEARS S89°54'30E.
 - NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 - THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
 - THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 21 FEET, PER FLOOD INSURANCE RATE MAP 12061C0356H, DATED JANUARY 26, 2023.
 - UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
 - ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
 - THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE AS SHOWN ON THE INDIVIDUAL SHEETS OR SMALLER.
 - THERE ARE NO GAPS, GORES OR HIATUS.

