



**BEARING REFERENCE:**  
 CENTER LINE OF SANCHEZ AVENUE AS S69° 45' 00"W  
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

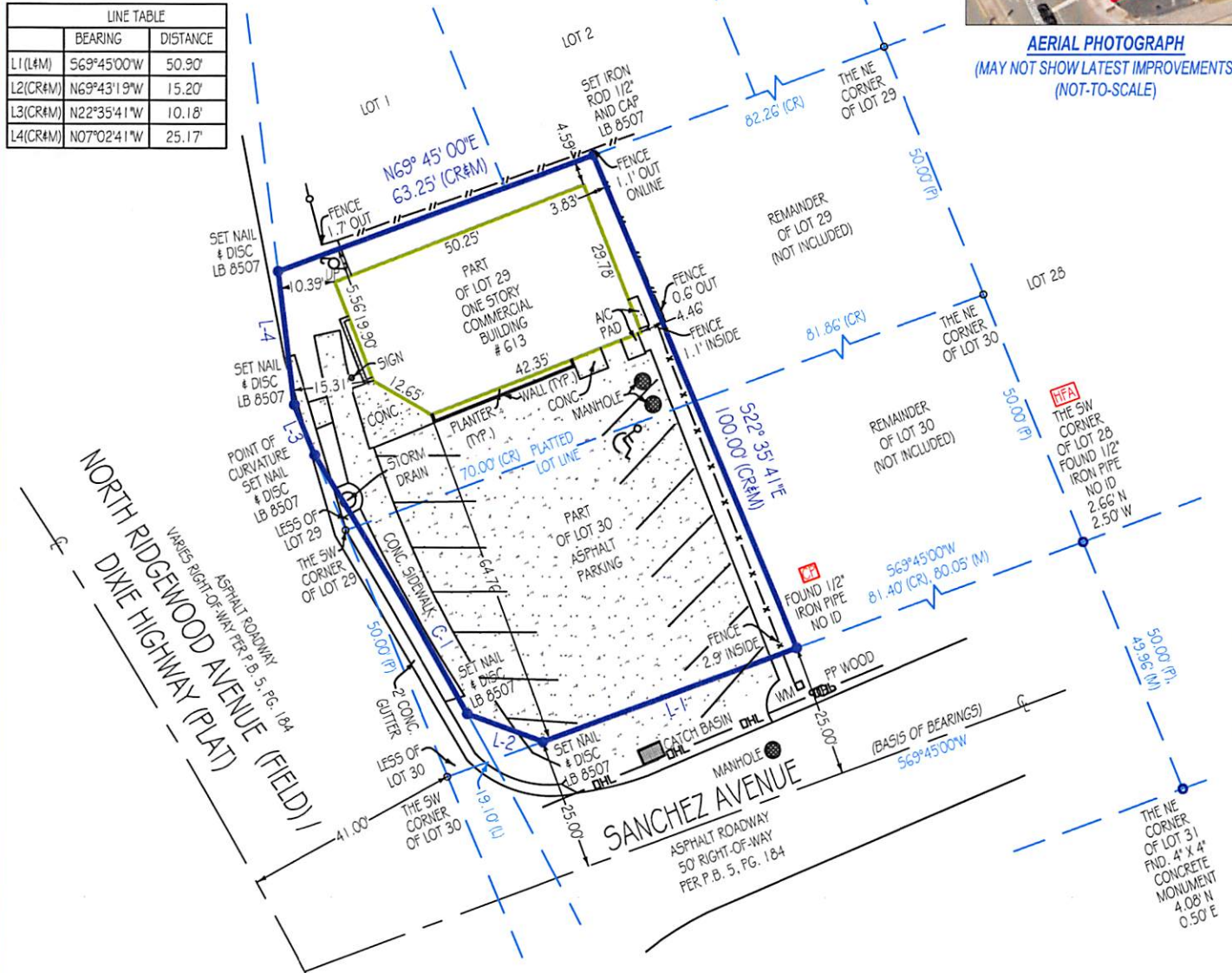
CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1 (CR#M)	56.33'	1256.57'	02°34'07"	56.33'	N30°42'22"W

SCALE: 1"=30'

LINE TABLE		
	BEARING	DISTANCE
L1 (L#M)	S69°45'00"W	50.90'
L2 (CR#M)	N69°43'19"W	15.20'
L3 (CR#M)	N22°35'41"W	10.18'
L4 (CR#M)	N07°02'41"W	25.17'



**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**  
 - NO NOTABLE CONDITIONS FOUND.

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](http://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: 194448-CE

Date of Field Work: 12/28/2023

Drawn by: L.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:

THE WESTERLY 70 FEET OF LOTS 29 AND 30, PALMETTO PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 184, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPT THAT PART IN THE RIGHT OF WAY OF U.S. HIGHWAY NO. 1.

## PROPERTY ADDRESS:

613 NORTH RIDGEWOOD AVENUE  
EDGEWATER, FL 32132

INVOICE NUMBER: 194448-CE

DATE OF FIELD WORK: 12/28/2023

CLIENT FILE: 16-23-0423

## CERTIFIED TO:

FIDELITY NATIONAL TITLE OF FLORIDA INC, CHELSEA TITLE DIVISION  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ADDITION FINANCIAL CREDIT UNION  
LILLIAN LEONA MOORE

FLOOD ZONE: X

FLOOD MAP: 12127C

PANEL: 0543

SUFFIX: J

PANEL DATE: 09/29/2017

## 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.

- NO NOTABLE CONDITIONS FOUND.

## 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  
CF = CALCULATED FROM FIELD  
CH = CHORD DISTANCE  
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 KAELEN  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PP = POOL PUMP  
PRC = POINT OF REVERSE CURVATURE  
PT = POINT OF TANGENCY  
QTR = QUARTER  
R = RADIUS  
RNG = RANGE  
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  
LIGHT POLE  
CATCH BASIN  
FIRE HYDRANT  
MANHOLE  
WATER VALVE  
WELL  
CENTER LINE  
PARTY WALL  
HANDICAP PARKING SPACE  
SEC. QTR. CORNER  
AIR CONDITIONER  
SEPTIC LID  
ELEV. SHOT  
SECTION CORNER  
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.

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.



Digitally signed  
by Pablo Alvarez  
Date: 2024.01.08

10:23:38 -05'00'  
DATE: 01/08/2024

SIGNATURE  
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)

## 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



This Survey has been prepared for:  
**LILLIAN LEONA MOORE**



**PROPERTY ADDRESS:**

613 NORTH RIDGEWOOD AVENUE  
EDGEWATER, FL 32132

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.



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