

Buyer Info Packet

2510 Ranch Road, Melbourne, FL 32904

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COMPASS

COMPASS

Seller's Property Disclosure Waiver for Exclusive Right of Sale Listing Agreements

Property Address: 2510 Ranch Rd, Melbourne, FL 32904

Listing Date: 03/14/2024

Seller Name(s): SCJS PROPERTIES LLC

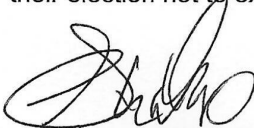
Compass Agent Name: Milly Akins

Option 1:

The Seller(s) above hereby acknowledge that they will complete and execute a Seller Property Disclosure for the above-referenced Property. This Disclosure must be completed prior to the acceptance of an executed purchase agreement.

Option 2:

The Seller(s) above hereby elect not to execute a Seller Property Disclosure for the above-referenced property and thereby understand and agree that they release Compass Florida, LLC from any and all disputes, claims or causes of action arising out of or relating to their election not to execute the same.


SCJS PROPERTIES LLC 5-12-26
 Seller Signature Date


Milly Akins 5-12-2024
 Listing Agent Signature Date


SCJS PROPERTIES LLC 5-12-26
 Seller Signature Date

Flood Disclosure



Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, SCJS PROPERTIES LLC, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 2510 Ranch Rd, Melbourne, FL 32904

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller has has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller has has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller has has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller:  SCJS PROPERTIES LLC Date: 5-12-26

Seller:  SCJS PROPERTIES LLC Date: 5-12-26

Copy provided to Buyer on _____ by email facsimile mail personal delivery.

Comprehensive Rider to the Residential Contract For Sale And Purchase

COMPASS

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

_____ SCJS PROPERTIES LLC (SELLER)
and _____ (BUYER)
concerning the Property described as 2510 Ranch Rd, Melbourne, FL 32904

Buyer's Initials _____ Seller's Initials [Signature] [Signature]

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Brandywine Estates
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 155 PER month. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE _____ BUYER _____

DATE _____ BUYER _____

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)

PART B.

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer (CHECK ONE): is is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than _____ (if left blank, then 5) days prior to Closing. Within _____ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association governing documents or agreed to by the parties. Buyer and Seller shall sign and deliver any documents required by the Association, provide for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**

(a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:

\$ _____ per _____ for _____ to _____
\$ _____ per _____ for _____ to _____
\$ _____ per _____ for _____ to _____
\$ _____ per _____ for _____ to _____

(b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and (CHECK ONE): Buyer Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**

(c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Contact Person Angela Taylor Contact Person Jennifer Macchella
Phone _____ Phone _____
Email BrandywineEstatesMelbourne@yahoo.com Email BrandywineEstatesFLSecretary@gmail.com

Additional contact information can be found on the Association's website, which is:

www. brandywineestateshoa.com



HOA Information

Required Information for Prospective Buyers

Property Information

Address: 2510 Ranch Rd, Melbourne 32904

HOA Information

Property Management Company: <u>Brandywine Estates Board Members</u>	Property Management Website: <u>Jennifer Macchella brandywineestatesFLSecretary@gmail.com</u>
Contact Name: <u>Angela Taylor</u>	Contact Phone Number: <u>brandywineestatesmelbourne@yahoo.com</u>
Community/Association Website: <u>brandywineestateshoa.com</u>	HOA Fees Frequency: <u>\$155 /mth</u>
Community Amenities: <u>Cable & wi-fi; pickle ball; tennis courts; RV & Boat parking horse grazing area.</u>	55+ Community: Yes <input type="radio"/> No <input checked="" type="radio"/>
Pending Assessments: Yes <input type="checkbox"/> No <input type="checkbox"/>	If Yes, Explain and Provide the Assessment Amount:

Buyer Information

Buyer Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>	**If Yes, Please Provide the Form**	Buyer Approval Fee Amt:	Buyer Approval Acceptance Period:
First Right of Refusal: Yes <input type="checkbox"/> No <input type="checkbox"/>	**If Yes, Please Provide the Form**	First Right of Refusal Fee Amt:	First Right of Refusal Acceptance Period:

Rental Restrictions

Rentals Allowed: Yes <input type="checkbox"/> No <input type="checkbox"/>	Tenant Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>	**If Yes, Please Provide the Form**	Tenant Approval Fee Amt:
Lease Allowed During 1 st Year: Yes <input type="checkbox"/> No <input type="checkbox"/>	Rental Period Minimum:	Additional Info:	

Misc Restrictions

Pet Restrictions: Yes <input type="checkbox"/> No <input type="checkbox"/>	Total # of Pets Allowed:	Weight Limit:	Type of Pets Allowed:
In-Ground Pool Installs Allowed: Yes <input type="checkbox"/> No <input type="checkbox"/>	RV/Boat Parking Allowed: Yes <input type="checkbox"/> No <input type="checkbox"/>	Fencing Allowed: Yes <input type="checkbox"/> No <input type="checkbox"/>	Truck Parking Allowed: Yes <input type="checkbox"/> No <input type="checkbox"/>
For Sale Signs Allowed: Yes <input type="checkbox"/> No <input type="checkbox"/>	Explain Special Sign Requirements:	For Condo's, Specific Location for Lockbox Placement:	

Required Documentation – The Agent Must Receive the Following Documentation within 72 hours of the Signed Listing Agreement

Email the Following Documents Directly to Your Agent OR to Listings@CarpenterKessel.com:

- Declarations
- Rules & Regulations
- By Laws
- Amendments
- Financial Documents Including Budget & Reserves (Condos Only)
- Meeting Minutes - Last Three Meetings (Condos Only)

Seller 1 Signature: [Signature] Date: 5-12-26

Seller 2 Signature: [Signature] Date: 5-12-26



PERSONAL PROPERTY INVENTORY

Seller 1: <u>SCJS Properties, LLC</u>	Seller 2:
Property Address: <u>2510 Ranch Rd, Melbourne 32904</u>	

This addendum is referenced in the Contract for Purchase and Sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Make an entry for EACH item.

YES = It's on the property and **WILL CONVEY** | **NO** = It's on the property and **WILL NOT** convey | **N/A** = It's **NOT ON THE PROPERTY** and doesn't apply

Item	Yes	No	N/A
Range (Oven & Cooktop): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas ----- OR -----	✓		
Wall Oven(s): <input type="checkbox"/> Electric <input type="checkbox"/> Gas ----- AND -----			
Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	✓		
Refrigerator with Freezer	✓		
Microwave Oven	✓		
Dishwasher	✓		
Disposal			
Water Softener Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
Bar Refrigerator			
Separate Refrigerator Freezer Stand Alone Ice Maker			
Wine Cooler			
Compactor			
Washer	✓		
Dryer: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	✓		
Chandelier/Hanging Lamp Qty ____			
Ceiling Paddle Fan Qty <u>6</u>	✓		
Sconce(s): Qty ____			
Draperies: Qty ____ Rods: Qty ____			
Plantation Shutters: Qty ____			
Shades Blinds: Qty <u>10</u>	✓		
Mirrors Location: <u>Bathrooms</u>	✓		
Fireplace(s) Qty ____ <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			
Boat Lift: Weight ____ Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			
Appliances Leased Describe:			
Pool Table Game Table			

Item	Yes	No	N/A
Water Heater(s): Qty ____ <input type="checkbox"/> Tankless <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	✓		
Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas			
Storm Shutters Panels: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Manual <input type="checkbox"/> Both	✓		
Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			
Propane Tank: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
Central Vac System Equip + Accessories			
Security Gate Remotes(s): Qty ____			
Garage Door Opener(s): Qty <u>2</u>	✓		
Garage Door Remote(s): Qty <u>2</u>	✓		
Smart Doorbell			
Smart Thermostat(s) Qty <u>1</u>	✓		
Summer Kitchen Grill			
Pool: <input type="checkbox"/> Salt <input type="checkbox"/> Chlorine			
Pool Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Elec <input type="checkbox"/> Solar			
Hot Tub Spa: Heated: Yes No			
Pool Cleaning Equipment			
Pool - Child Fence Barrier			
Storage Shed			
Potted Plants Lawn Ornaments Fountains			
Intercom			
TV's: Qty ____ TV Mounts: Qty ____			
Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Cameras: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Surround Sound (With Components) Speakers: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Satellite Dish TV Antenna <input type="checkbox"/> Leased <input type="checkbox"/> Owned			
Other Notes:			

Seller 1: Date: 5-12-26
 Seller 2: Date: 5-12-26

Buyer 1: _____ Date: _____
 Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 2510 Ranch Rd, Melbourne 32904		
Home Warranty: Yes <input type="checkbox"/> No <input type="checkbox"/>	If yes, Company Number:	
Lawn Service Number:	Pool Company Number:	
Pest Company Number:	Termite Company Number:	Transferable Bond: Yes <input type="checkbox"/> No <input type="checkbox"/>

Utility Information

Trash Pick-Up Days	Trash: Wed & Sat	Yard: Fri	Recycle: Fri
Approximate Utility Cost Per Month	Electric: \$125	Gas: —	Water: \$20
Heat Source: Electric	Gas		
Water Source: City Water	Well	Sprinkler System Runs On: Well	City Reclaimed
Plumbing Source: Sewer <input type="checkbox"/> Septic	Septic Location: West side of house (see survey)		

Property Specifics

Roof Age: 2024	Heating & A/C System Age: 2024	Water Heater Age: 2024
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
Type of Flooring: tile & Carpet	Type of Countertops: quartz	
Property Features Updates Year: 2024 & Barely lived in 0.54 acres set in a countryside feel community w/ in town convenience Septic situated on west side of property Irrigation system on well water soft close cabinets/drawers Laundry room has utility sink & cabinets Amenities: Pickle Ball & Tennis Courts, RV & Boat Parking, Horse grazing area		

Are You Providing a Copy of:

Wind Mitigation: Yes <input type="checkbox"/> No	Four-Point Inspection: Yes <input type="checkbox"/> No	Survey: Yes No <input type="checkbox"/>
Insurance Declaration Page: Yes <input type="checkbox"/> No	Approximate Insurance Cost Per Year: \$1300 homeowners \$600 Flood (not required)	
Informational Only		

Seller 1 Signature: Date: 5-12-26
 Seller 2 Signature: Date: 5-12-26



FREQUENTLY ASKED QUESTIONS
Important Information for Prospective Buyers

2510 Ranch Rd.
Property Defects

Please list any items on the property that are not working and/or are defective (e.g. pool light does not turn on, ice maker does not work, etc.)

Seller 1 Signature: _____

A handwritten signature in black ink, appearing to be 'Paul M. Kessel'.

Date: 5-12-26

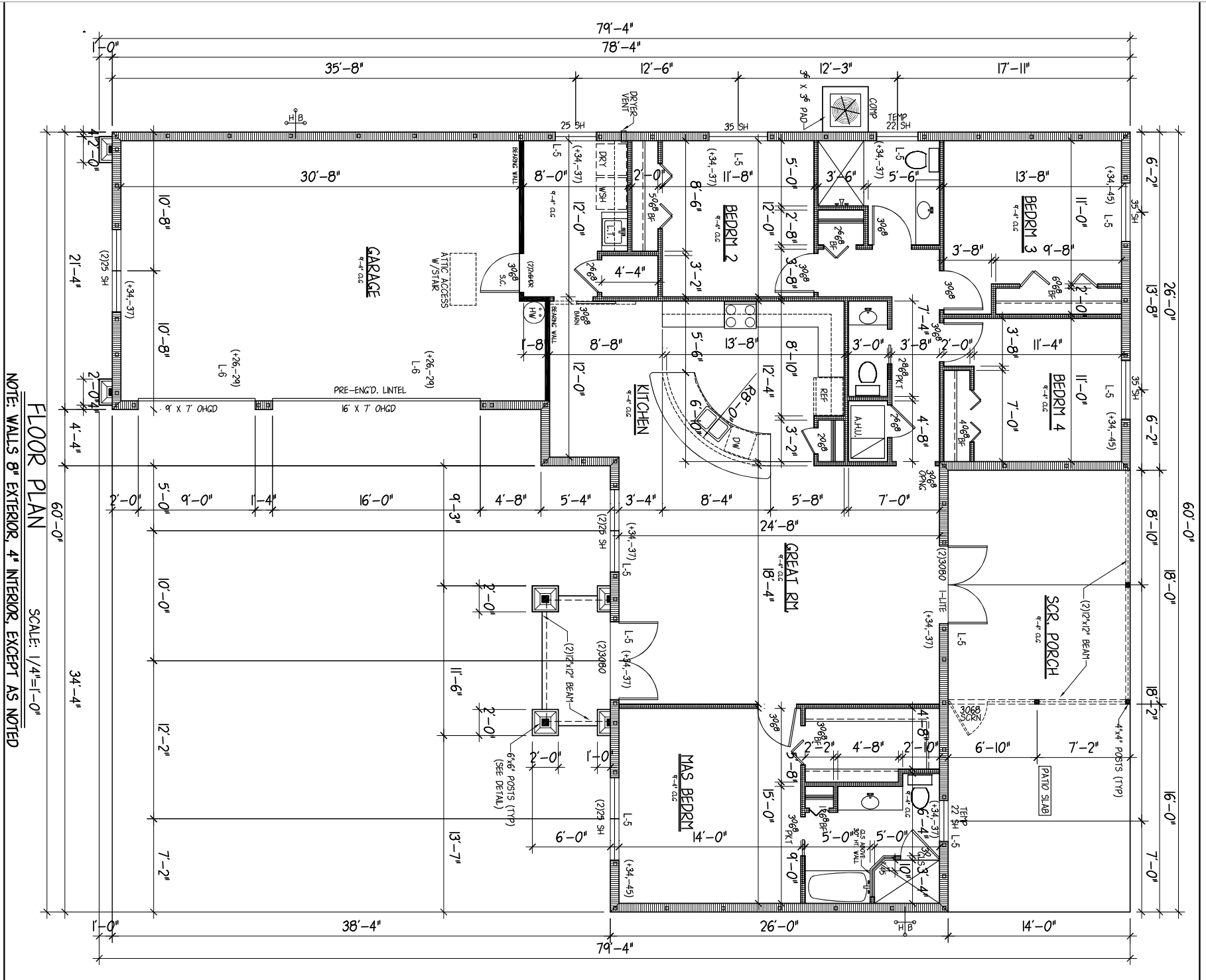
Seller 2 Signature: _____

A handwritten signature in black ink, appearing to be 'Chris Kessel'.

Date: 5-12-26

Maintenance for 2510 Ranch Road

1. **Blanchard -Fertilizer weed control spraying**
5055 Industry Drive, Melbourne, FL 32940
321-750-1888
2. **Massey – Pest Control**
272 N. Wickham Rd, Melbourne, FL 32935
321-757-6666
3. **Charles Pressley – cut, Edge, weed eating**
321-
2112 Bradway St. NE.
Palm Bay, FL 32905
4. **Extreme air and heat – A/C maintenance**
500 North Dr. Unite #12, Melbourne, FL 32934
321-327-2822

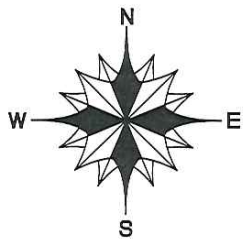


FLOOR PLAN
 SCALE: 1/4"=1'-0"
 NOTE: WALLS 8" EXTERIOR, 4" INTERIOR, EXCEPT AS NOTED

BOUNDARY SURVEY:

LEGAL:

A PORTION OF TRACT "B", BRANDYWINE ESTATES, PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 75-77, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 36 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "B", BRANDYWINE ESTATES, PLANNED UNIT DEVELOPMENT; THENCE N 89 DEGREES 48' 36" W ALONG THE NORTHERLY RIGHT OF WAY OF RANCH ROAD (AS PRESENTLY OCCUPIED) 322.67 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 89 DEGREES 48' 36" W ALONG SAID NORTH RIGHT OF WAY LINE 168.16 FEET; THENCE N 06 DEGREES 48' 49" W 183.98 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE SUGAR CREEK DRIVE (AS PRESENTLY OCCUPIED), SAID INTERSECTION BEING A POINT OF NON-TANGENCY ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 587.00 FEET, A CHORD BEARING OF N 55 DEGREES 39' 07" E AND A CHORD DISTANCE OF 75.19 FEET; THENCE RUN NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 20' 42", A DISTANCE OF 75.25 FEET; THENCE S 29 DEGREES 32' 36" E 259.39 FEET OF THE POINT OF BEGINNING. CONTAINING 0.574 ACRES MORE OR LESS.



SUGAR CREEK DRIVE
 ASPHALT ROAD
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

FINISH FLOOR
 ELEVATION=25.70

(C1)

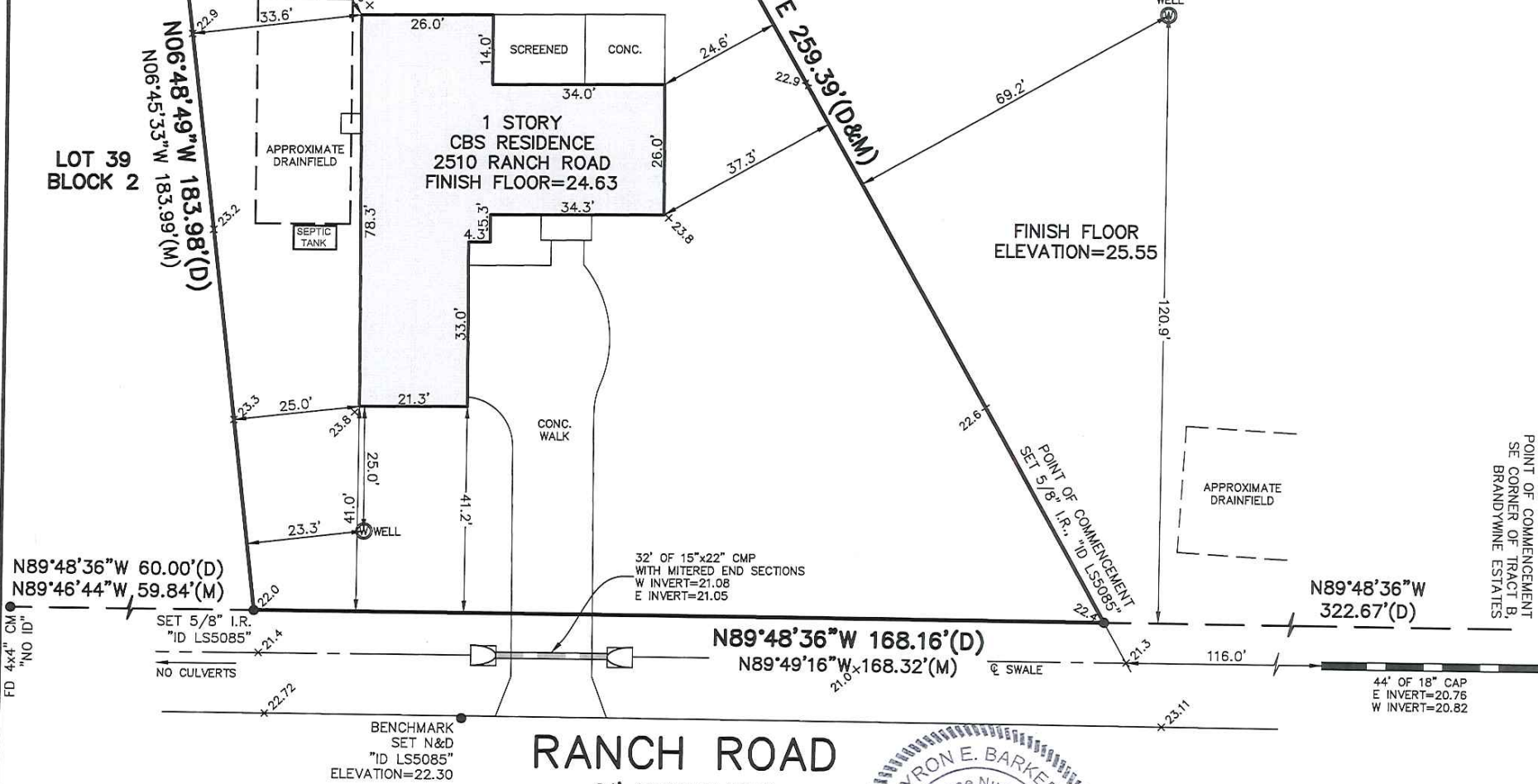
R=587.00 Del=7°20'42"
 L=75.26' CH=75.19'(D&M)

TRACT "B"

FINISH FLOOR
 ELEVATION=25.55

LOT 39
 BLOCK 2

1 STORY
 CBS RESIDENCE
 2510 RANCH ROAD
 FINISH FLOOR=24.63



RANCH ROAD
 24' ASPHALT ROAD
 (PUBLIC RIGHT-OF-WAY)



Myron E. Barker
 PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
 MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
 CERTIFICATE OF AUTHORIZATION LB. 6586

NOTE
 ELEVATIONS SHOW HEREON ARE BASED ON NAVD88

LEGEND	
(AKA)	= ALSO KNOWN AS
C	= CENTERLINE
C.B.	= CONCRETE BLOCK
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.	= CONCRETE MONUMENT
CONC.	= CONCRETE
COR.	= CORNER
COVD	= COVERED
D	= DELTA
FD	= FOUND
ID	= IDENTIFICATION
I.P.	= IRON PIPE
I.R.	= IRON ROD
L	= LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
(M)	= MEASURED
N&D	= NAIL & DISK
(P)	= PLATTED
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PL	= PROPERTY LINE
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
PRC	= POINT OF REVERSE CURVE
P.U.&D.	= PUBLIC UTILITY & DRAINAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
(TYP.)	= TYPICAL
W.F.	= WOOD FENCE

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.89°48'36"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF RANCH ROAD.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.12009C 0677 G, INDEX DATED 03-17-2014, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
- 4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 5) LANDS SHOWN HERON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT A SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TYPE OF SURVEY:
FINAL

PROJECT:
24-1126

SCALE: **1" = 30'**

DATE: **01/31/2024**

CAD FILE: **21-2999.DWG**

F.B. NUMBER: _____

REVISION:
04/24/24-REVISED CERTS & SEPTIC TANK

PRECISION
LAND SURVEYING, INC.
 2900 LAKE WASHINGTON ROAD, SUITE 1
 MELBOURNE, FLORIDA 32935
 PHONE: 321-259-4600
 EMAIL: PRECISIONSURVEYING1993@GMAIL.COM

CERTIFIED TO:
SCJS PROPERTIES, LLC
BELLA TITLE & ESCROW, INC
WESTCOR LAND TITLE INSURANCE COMPANY

PRECISION LAND SURVEYING, INC. © 21-2999 April 30, 2024 8:41 AM