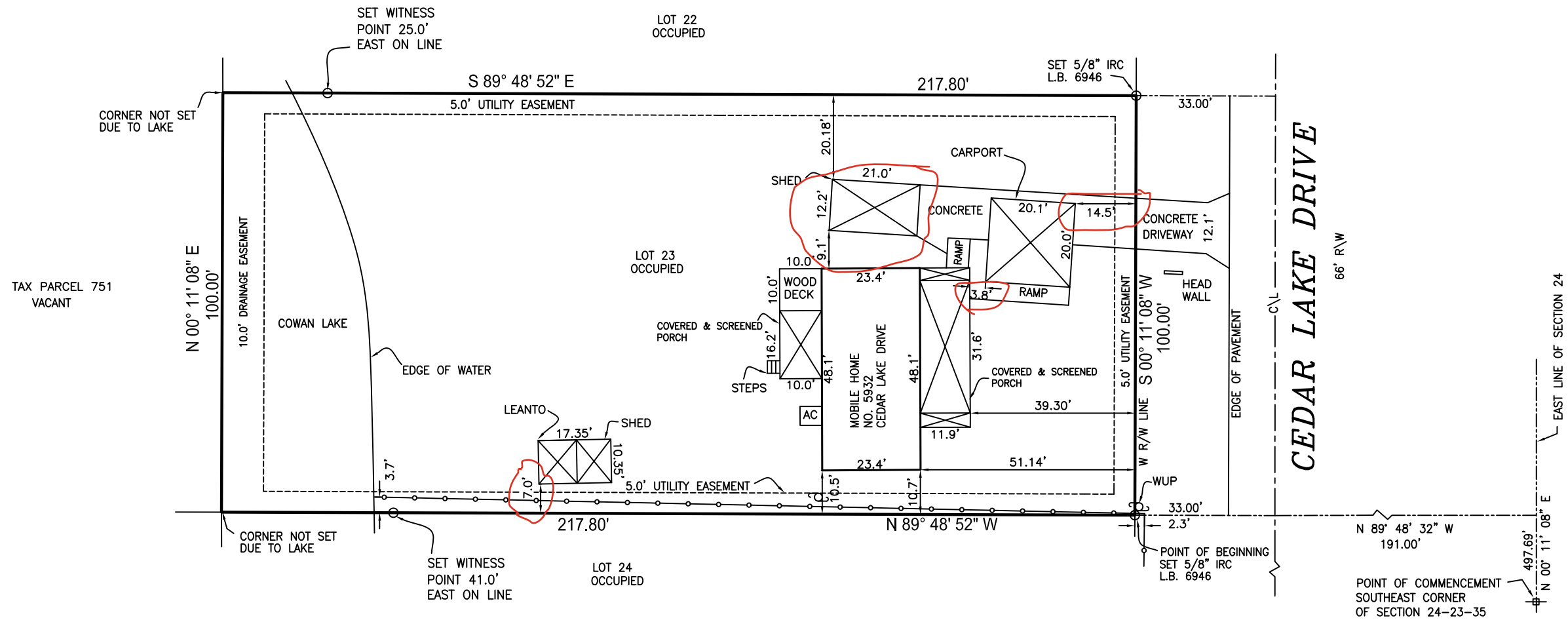
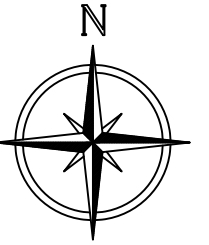


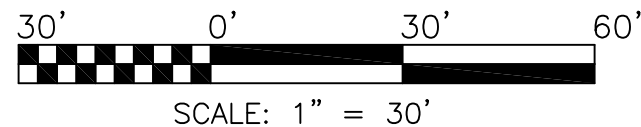
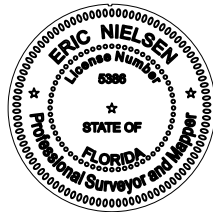
MAP OF BOUNDARY SURVEY



DESCRIPTION:

Lot 23, Cowan Lake Estates as recorded in Survey Book 4, Page 78 Brevard County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of Section 24, Township 23 South, Range 35 East; Thence N 00° 11' 08" E along the East line of said Section 24, 497.69 feet; Thence N 89° 48' 56" W, 191.00 feet to the West Right of Way line of Cowan Road and the Point of Beginning; Thence continue N 89° 48' 52" W, 217.80 feet; Thence N 00° 11' 08" E, 100.00 feet; Thence S 89° 48' 52" E 217.80 feet to the West Right of Way line of Cowan Road; Thence Thence S 00° 11' 08" W along said Right of Way line, 100.00 feet to the Point of Beginning. Containing 0.50 acres more or less. Together with a 5 foot utility easement along the front and side lines.



SURVEYORS NOTES:

- This property is located in Flood Zone(s) X, The Structure is in Flood Zone(s) X, Map No. 12009C0310, Panel No.310, Suffix H, Community No. 125092 , Effective Date,01-29-2021 .
- The bearings shown are based on an Assumed North Meridian, Being N 00° 11' 08" E along the West line of Sec. 24-23-35
- This is Real Property being situated in Section 24, Township 23S, Range 35E.
- The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may affect the property are shown.
- This map of survey is for the sole use of the named parties as certified hereon and is non-transferable is not to be relied upon by any other entity or individuals other than the certified entity.
- Underground improvements are not located unless requested.
- Elevations if shown hereon based on NAVD88. Originating B.M. Brevard County P.I.D. XXX
- Elevations shown as 00.00' are existing spot elevations. elevations shown as (00.00)' are proposed elevations.

LEGEND & ABBREVIATIONS:

○ = Set 5/8" iron rod with plastic cap
 △ = Set nail with metal disc □ = Set concrete monument with disc
 —○— = 4' C.L.F. - - - - - = Center Line
 —□— = 6' W.F. - - - - - = 6' VINYL FENCE
 - - - - - = OHPL
 (B.M.)=Benchmark,(CONC.)=Concrete,(C.V.)=Centerline,(C.B.S.)=Concrete Block Structure
 (C.B.S.)=Concrete Block Structure,(C.&S.)=Covered and Screened, (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence
 (D)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,
 (F.P.R.)=Fixed Point of Reference, (IRC)=Iron Rod with Cap,(I.P.)=Iron Pipe
 (G.M.)=Gas Meter,(L.B.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured
 (M.E.S.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,
 (OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat
 (P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement (P.R.M.)=Permanent Reference Monument,(P.U. & D.E.)=Public Utility & Drainage Easement,
 (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R.W.)=Right of Way,(SEC.)=Section
 (TWP.)=Township,(WUP)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

CERTIFIED TO: CATHERINE LOUISE ABERNETHY

Certified By: _____ Signature Date: _____
 I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

Eric Nielsen Land Surveying, Inc.
 Revisions: _____
 12 STONE STREET, COCOA, FL. 32922
 Ph: (321) 631-5654
 email: nielsensurveying@bellsouth.net
 SCALE: 1" = 30' DATE: 02-23-2026 JOB NO. 26-043-02