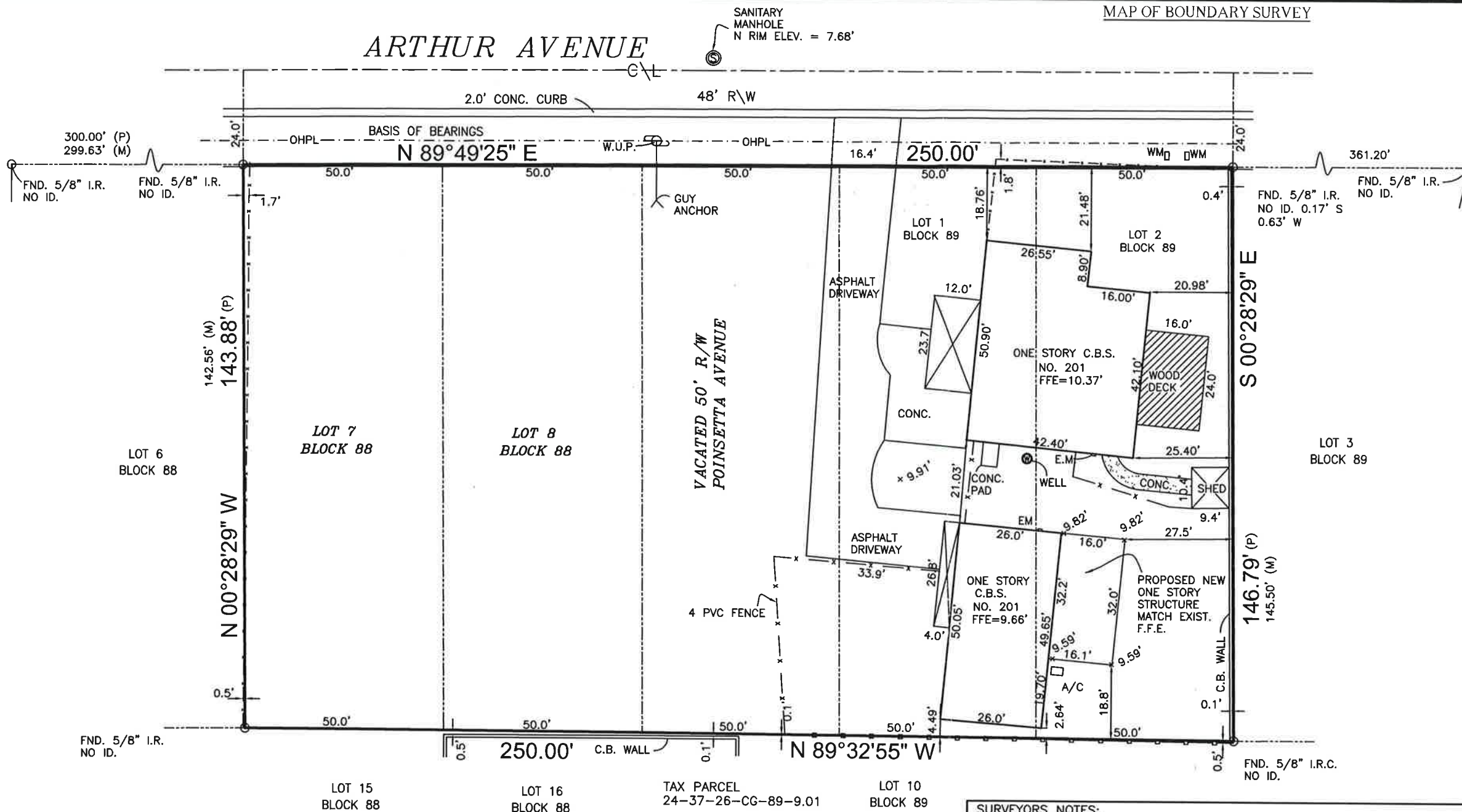


MAP OF BOUNDARY SURVEY



Description:

Lots 7 and 8 Block 88 and Lots 1 and 2, Block 89, together with vacated Poinsetta Avenue, lying between Lot 8, Block 88 and Lot 1, Block 89, Avon-By-The-Sea, a subdivision according to the plat thereof recorded as Plat Book 3, Page 7, in the Public Records of Brevard County, Florida.




SURVEYORS NOTES:

- This property is located in Flood Zone(s) X. The Residence is lying in Flood Zone(s) X, Map No. 12009C0363G, Panel No. 363, Suffix G, Community No. 125092, Effective Date, March 17, 2014.
- The bearings shown are based on an Assumed North Meridian, Being S 89° 49' 25" E along the South R/W line of Arthur Avenue.
- This is Real Property being situated in Section 26, Township 24S, Range 37E.
- The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may restrict the property are shown.
- Underground improvements are not located unless requested.
- Elevations if shown hereon based on NAVD88.

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. XXX = Existing Elevations
 - - - - - = OHPL (XXX) = Proposed Elevations
 (B.M.)=Benchmark, (CONC.)=Concrete, (C\L)=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.)=Permanant 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: JAMES G. ROWAN AND SARAJANE SENDEL

Certified By:  Signature Date: 1-10-24
 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: RECERTIFICATION 12-04-2023
 12 STONE STREET, COCOA, FL. 32922
 Ph: (321) 631-5654 Fax: (321) 631-5974

SCALE: 1" = 30'	DATE: 10-17-2017	JOB NO. 17-502-10
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