

SURVEYOR'S CERTIFICATE

This is to certify that a survey of the below described property was made under my supervision and that the sketch hereon is a true and accurate representation thereof and that said survey meets the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Section 5j-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

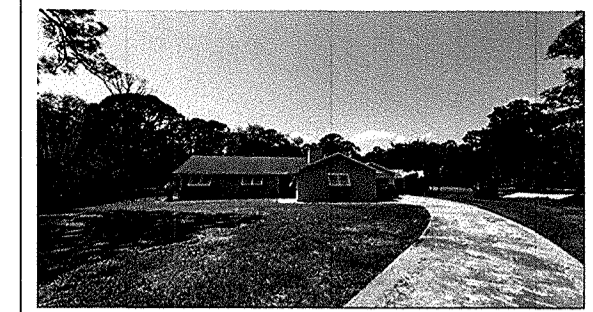
ABBREVIATIONS LEGEND

A/C = Air Conditioning Unit	GW = Guy Wire Pole Anchor	POC = Point of Commencement	UE = Utility Easement	WS = Water Softener
ATT = AT & T Junction Box	ICV = Irrigation Control Valve	PRPN = Propane Tank	UP = Wooden Utility Pole	WV = Water Valve
CB = Communications Box	ID = Identification	PUDE = Public Utility & Drainage Easement	W/P = Well/Pump Equipment	
CBS = Concrete Block Structure	IPF = Iron Pipe Found	PUE = Public Utility Easement	WDF = 6' Wooden Fence	
CL = Centerline	IPS = 5/8" Rebar & Cap Set (LB #8461)	PCVF = 6' PVC (Vinyl) Fence	WH = Water Heater	
CLF = Chain Link Fence	IRF = Iron Rod (Rebar) Found	PVT = Private	WM = Water Meter	
CMF = Concrete Monument Found	LB = Licensed Business	R/W = Right-of-Way		
CMP = Corrugated Metal Pipe	LP = Light Pole	RCP = Reinforced Concrete Pipe		
CO = Cleanout	MES = Mitered End Section	RW = Reclaimed Water Meter/Valve		
DE = Drainage Easement	MH = Manhole	SMH = Storm Manhole		
DOC = Recorded Document	MRF = Metal Rail Fence	Sq Ft = Square Feet		
DUE = Drainage & Utility Easement	NDF = Nail & Disc Found	SSMH = Sanitary Sewer Manhole		
EB = Electrical Box	NDS = Nail & Disc Set (Boundary Point)			
EF = End of Fence	PB = Plat Book			
EL = Elevation	PE = Pool Equipment			
EM = Electric Meter	PG(S) = Page/Pages			
ESMT = Easement	PL = Property (Boundary) Line			
ET = Electric Transformer	POB = Point of Beginning			
FC = Fence Corner				
FH = Fire Hydrant				
FL = Fence Line				
FOC = Fiber Optic Cable Box/Marker				
FPLE = Florida Power & Light Easement				
GM = Natural Gas Meter				
GV = Natural Gas Valve				

FLOOD MAP DATA

Brevard County Unincorporated Areas

Community Number: 125092
 Map Number: 12009C0325G
 Effective Date: 3/17/2014
 Zone(s): "X"



NORTH
1" = 30'

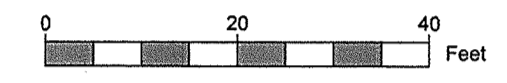
PROPERTY ADDRESS:
2427 Pacer Ln S, Cocoa, FL 32926

LINEWORK LEGEND

Boundary	—————
Adjoinder Boundary	-----
Original Boundary	- - - - -
Right-of-Way	=====
Easement Line	- · - · -
Overhead Utility Line(s)	—○—○—
PVC (Vinyl) Fence	□-□-□
Wooden Fence	— — —
Chain Link / Wire / Metal Rail Fence	—x—x—

SYMBOLS LEGEND

● = Boundary Corner	⊕ = FH
○ = IPS/NDS	● = UP
■ = CMF	● = LP
WM = WM	⊕ = SSMH
ICV = ICV	⊕ = SMH
RW = RW	⊕ = PRPN
ATT = ATT	⊕ = Well/Pump
WV = WV	⊕ = FLAG
GV = GV	⊕ = CB



INTERSTATE 95

LEGAL DESCRIPTION
 Lot 12, The Ranch Unit 4, according to plat thereof as recorded in Plat Book 24, Page 51, of the Public Records of Brevard County, Florida.

Section 15, Township 24 South, Range 35 East, Brevard County, Florida

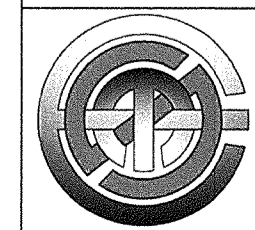
SURVEY NOTES

- Utilities, including storm drainage, sanitary sewer among others may have been buried. The locations of underground utilities as shown hereon are based on above ground structures. Locations of underground utilities and/or structures, if depicted, are approximate. Any underground utility may be located outside of what is shown hereon and it is possible that additional buried utilities may be encountered. Before digging, please call 811.
- Symbols as shown hereon are for location reference only and are not drawn to scale.
- This surveyor has made no investigation or independent search for ownership title evidence, easements of record, restrictive covenants, encumbrances or any other facts that a current title search may disclose. Additionally, this survey does not determine, and is not intended to determine, ownership of any fences, walls or any other structures that exist on or near any boundary lines.
- This plat was prepared for the exclusive use of the person(s) or entity(ies) named hereon. Further, this plat does not extend to any unnamed person(s) or entity(ies) without the express re-certification of the surveyor naming such person(s) or entity(ies).
- This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet at a minimum.
- All property corners set are 18" long, 5/8" diameter rebar with caps denoting "Epic LB8461", unless it is was impractical to do so.
- The flood information on this plat has been determined after review of maps which only approximate the location of the applicable flood hazard area. For further information, contact the local drainage department, United States Corps of Engineers or an insurance company.
- This property does not appear to be in an area recognized by the Federal Emergency Management Agency (FEMA) as a flood hazard area. According to the Flood Insurance Rate Map (FIRM) this property appears to be in Zone "X".
- The official copy of this survey has been digitally signed on the date shown. Printed copies are not considered signed and sealed without the raised seal and wet signature of a State of Florida Professional Surveyor & Mapper, and the signature must be verified on all digital copies.

REFERENCE MATERIAL

- ORB 0292, PG(S) 3897
- ORB 6777, PG(S) 1010
- PB 24, PG(S) 51
- ORB 1426, PG(S) 0603-0609
- ORB 6941, PG(S) 1137-1138
- ORB 1515, PG(S) 0729-0730
- ORB 9678, PG(S) 2385-2386

MAP OF BOUNDARY SURVEY FOR
Michael A. Shannon and Heather M. Shannon
 Old Republic National Title Insurance Company
 Island Title & Escrow Agency Inc.
 CMG Mortgage, Inc. DBA CMG Home Loans



Epic Surveying & Mapping, LLC
 20306 Nettleton Street
 Orlando, Florida 32833
 321.804.5687
 epic-surveying.com
 epic-team@epic-surveying.com
 Certificate of Authorization #LB 8461

DATE 03 / 24 / 2026	FIELD CREW PM & BB
DRAWN BY EM & PM	CHECKED BY EM & JM
EPIC SURVEYING FILE No. 26-1129	ISLAND TITLE FILE No. 26-7419-ST

Date: March 29, 2026

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- ABBREVIATIONS LEGEND**
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- PRPN = Propane Tank
- PUDE = Public Utility & Drainage Easement
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- PCVP = 6" PVC (Vinyl) Fence
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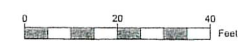
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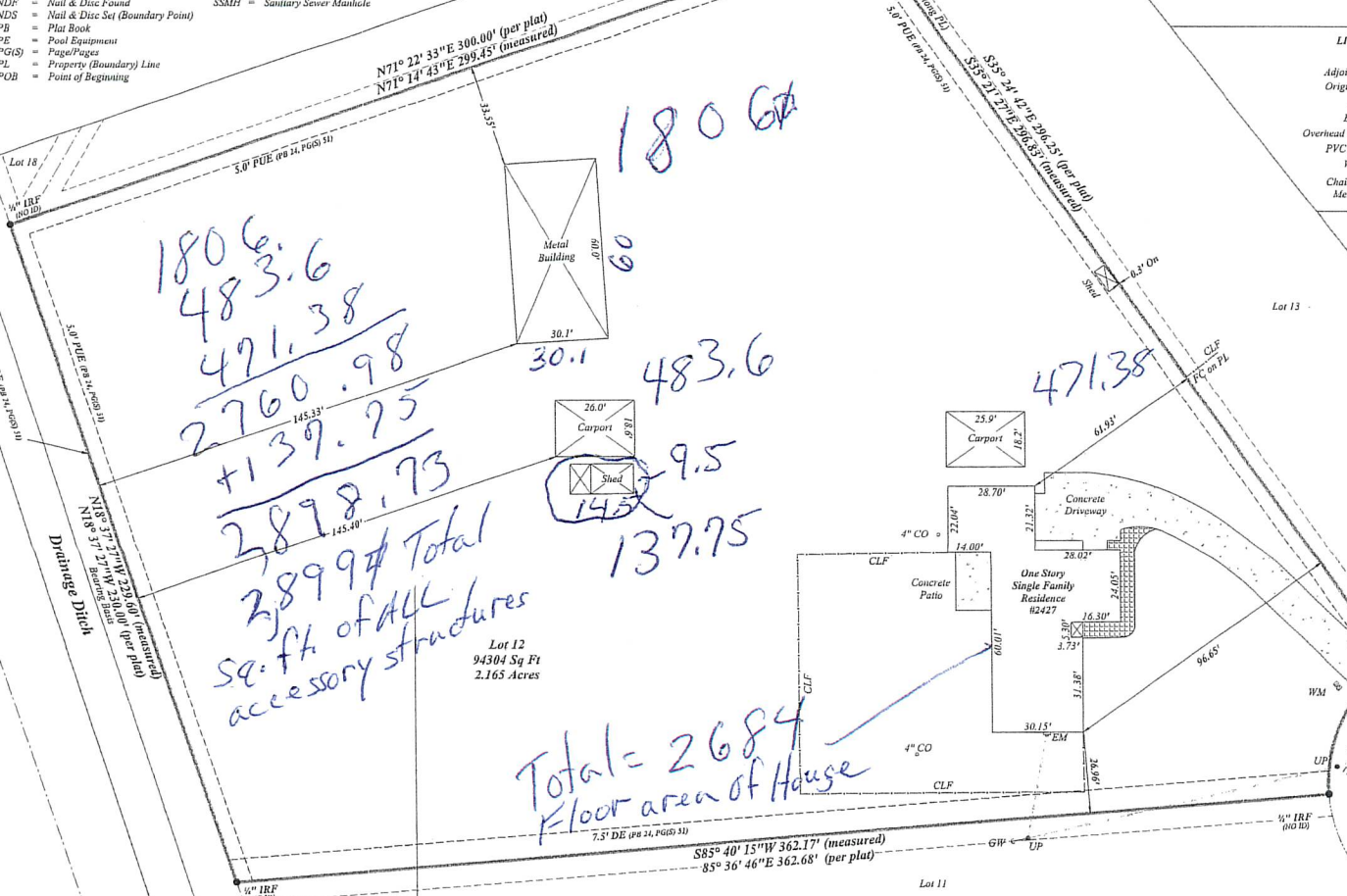


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Wooden Fence	— — = ATT
Chain Link / Wire	⊗ = WV
Metal Rail Fence	⊙ = GV
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PB 24, PG(S) 51		

260 00034

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Michael A. Shannon and Heather M. Shannon
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	Epic Surveying & Mapping, LLC 20306 Nettleton Street Orlando, Florida 32833 321.804.5687 epic-surveying.com epic-team@epic-surveying.com	DATE 03 / 24 / 2026	FIELD CREW PM & BB
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