

ACRISURE® PARTNER



PROPERTY ADDRESS:

5988 CEDAR LAKE DRIVE, COCOA, FLORIDA 32927

SURVEY NUMBER: 2310.5030

DATE SIGNED: 11/08/23

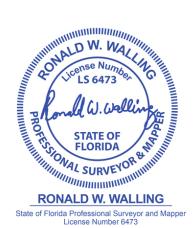
FIELD WORK DATE: 11/29/2023

REVISION DATE(S):

(REV.1 10/30/2025) (REV.1 11/8/2023)

POINTS OF INTEREST

1. CONCRETE DRIVEWAY OVER 5' UTILITY EASEMENT 2. 4' HOG WIRE FENCE OVER 5' UTILITY EASEMENT 3. 6' WF OVER 5' UTILITY EASEMENT 4. 4' WF OVER 5' UTILITY EASEMENT



Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

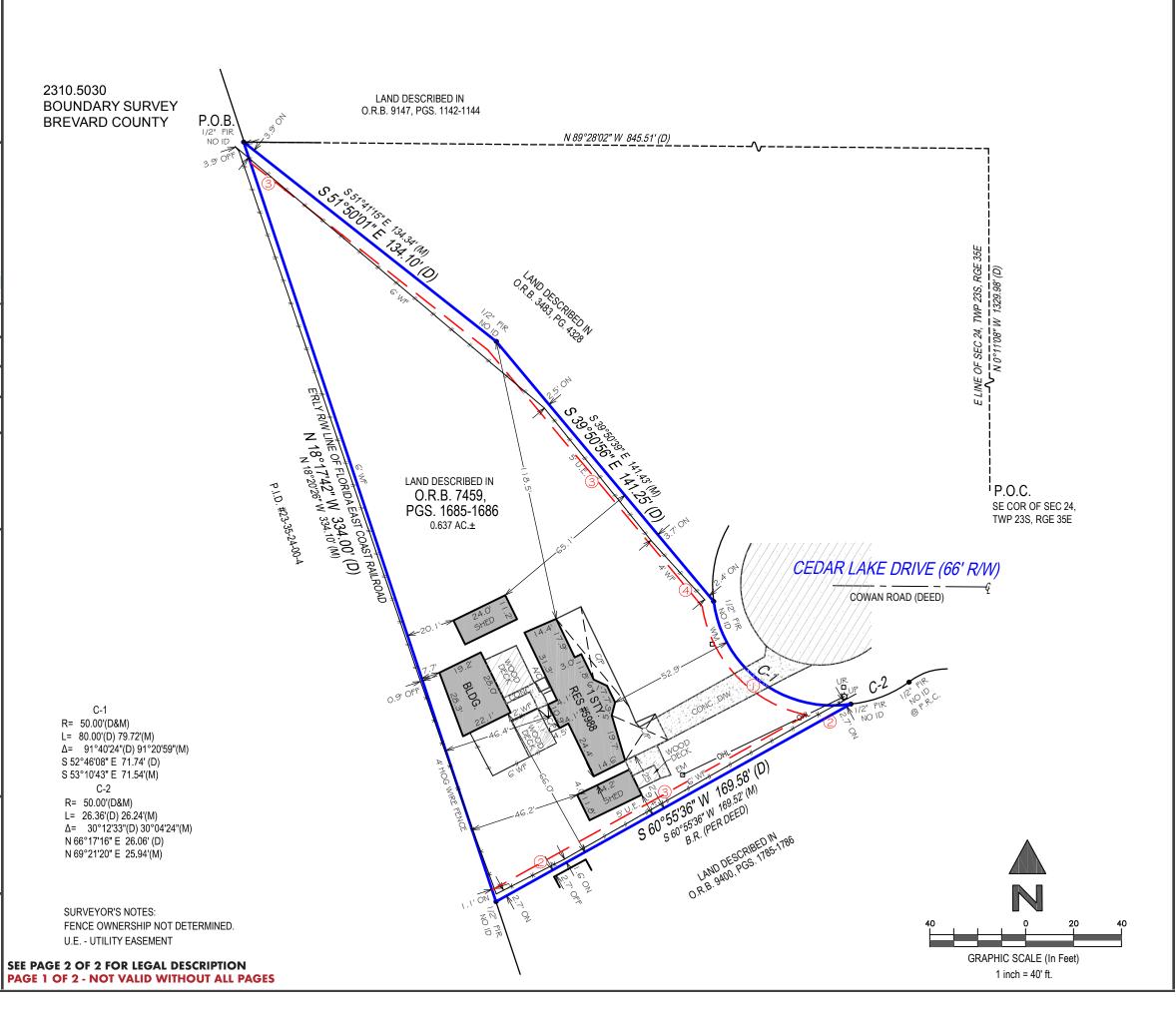


Exacta Land Surveyors, LLC LB# 8291

o: 866.735.1916 | f: 866.744.2882



AFFILIATE MEMBERS



PROPERTY ADDRESS:

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SURVEY NUMBER: 2310.5030

CERTIFIED TO:

JEFFREY W. TAYLOR AND CATHY L. TAYLOR; FIRST INTERNATIONAL TITLE; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

DATE SIGNED: 11/08/23

BUYER: JEFFREY W. TAYLOR AND CATHY L. TAYLOR

LENDER:

TITLE COMPANY: FIRST INTERNATIONAL TITLE

COMMITMENT DATE: NOT REVIEWED | CLIEN

CLIENT FILE NO:

LEGAL DESCRIPTION:

LOT 15, COWAN TRAILER PARK (UNRECORDED) LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24, THENCE NORTH 0'11'08" WEST, ALONG THE EAST LINE OF SAID SECTION, 1329.98 FEET; THENCE NORTH 89'28'02" WEST, 845.51 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 51'50'01" EAST, 134.10 FEET; THENCE SOUTH 39'50'56" EAST, 141.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COWAN ROAD AND THE INTERSECTION OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 91'40'24", 80.00 FEET; THENCE SOUTH 60'55'36" WEST, 169.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 18'17'42" WEST, ALONG SAID RIGHT OF WAY LINE 334.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 5.00 FOOT UTILITY EASEMENT ALONG THE FRONT AND SIDE LINES.

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN BREVARD COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 125092, PANEL NUMBER 0310 DATED 01/29/2021.

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey
 does not determine nor imply ownership of the lands or any fences shown hereon.
 Unless the Title Commitment Number and Date is referenced on this survey, an
 examination of the abstract of title was NOT performed by the signing surveyor to
 determine which instruments, if any, are affecting this property.
- 2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- 3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- 4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- 5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
- 6. Dimensions are in feet and decimals thereof.
- 7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- 8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- 9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- 10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- 11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- 12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- 13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- 14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- 15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

	LINETYPES	ABBREVIATIONS	FIP - Found Iron Pipe	Surveyor
	Boundary Line	(C) - Calculated	FIPC - Found Iron Pipe & Cap	PLT - Planter
	-	(D) - Deed	FIR - Found Iron Rod	POB - Point of Beginning
	Center Line	(F) - Field	FIRC - Found Iron Rod & Cap	POC - Point of Commencement
× × × ×	Chain Link or Wire Fence	(M) - Measured (P) - Plat	FN - Found Nail FN&D - Found Nail & Disc	PRC - Point of Reverse
	Easement	(R) - Record	FRRSPK - Found Rail Road	Curvature
		(S) - Survey	Spike	PRM - Permanent Reference
	Edge of Water	A/C - Air Conditioning	GAR - Garage	Monument
	Iron Fence	AE - Access Easement	GM - Gas Meter	PSM - Professional Surveyor & Mapper
OHL	Overhead Lines	ANE - Anchor Easement	ID - Identification	PT - Point of Tangency
	Structure	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress	PUE - Public Utility Easement
	Survey Tie Line	B/W - Bay/Box Window	Easement ILL - Illegible	R - Radius or Radial
<u> </u>	Vinyl Fence	BC - Block Corner	INST - Instrument	R/W - Right of Way
	•	BFP - Backflow Preventer	INT - Intersection	RES - Residential
	Wall or Party Wall	BLDG - Building	IRRE - Irrigation Easement	RGE - Range
<i>" " "</i>	Wood Fence	BLK - Block BM - Benchmark	L - Length	ROE - Roof Overhang Easement
SI	URFACE TYPES		LAE - Limited Access Easement	RP - Radius Point
[]/]/	Asphalt	BR - Bearing Reference BRL - Building Restriction Line	LB# - License No. (Business)	S/W - Sidewalk
(//	Brick or Tile	BSMT - Basement	LBE - Limited Buffer Easement	SBL - Setback Line
7/		C - Curve	LE - Landscape Easement	SCL - Survey Closure Line
	Concrete	C/L - Center Line	LME - Lake/Landscape Maintenance Easement	SCR - Screen
> <	Covered Area	C/P - Covered Porch	LS# - License No. (Surveyor)	SEC - Section
<i></i>	Water	C/S - Concrete Slab	MB - Map Book	SEP - Septic Tank
	Wood	CATV - Cable TV Riser	ME - Maintenance Easement	SEW - Sewer
111111111111111111111111111111111111111	SYMBOLS	CB - Concrete Block	MES - Mitered End Section	SIRC - Set Iron Rod & Cap
\P	Benchmark	CH - Chord Bearing	MF - Metal Fence	SMWE - Storm Water
		CHIM - Chimney	MH - Manhole	Management Easement SN&D - Set Nail and Disc
Q	Center Line	CLF - Chain Link Fence	MHWL - Mean High Water Line	SQFT - Square Feet
Δ	Central Angle or Delta	CME - Canal Maintenance Easement	NR - Non-Radial	STL - Survey Tie Line
1	Common Ownership	CO - Clean Out	NTS - Not to Scale	STY - Story
	-	CONC - Concrete	NAVD88 - North American	SV - Sewer Valve
	Control Point	COR - Corner	Vertical Datum 1988 NGVD29 - National Geodetic	SWE - Sidewalk Easement
	Catch Basin	CS/W - Concrete Sidewalk	Vertical Datum 1929	TBM - Temporary Bench Mark
£ 0	Elevation	CUE - Control Utility Easement	OG - On Ground	TEL - Telephone Facilities
0	Fire Hydrant	CVG - Concrete Valley Gutter	ORB - Official Records Book	TOB - Top of Bank
	Find or Set	D/W - Driveway	ORV - Official Record Volume	TUE - Technological Utility Easement
	Monument	DE - Drainage Easement	O/A - Overall	TWP - Township
	Guywire or Anchor	DF - Drain Field	O/S - Offset	TX - Transformer
	Manhole	DH - Drill Hole DUE - Drainage & Utility	OFF - Outside Subject Property	TYP - Typical
3	Tree	Easement	OH - Overhang	UE - Utility Easement
ф —		ELEV - Elevation	OHL - Overhead Utility Lines	UG - Underground
	Utility or Light Pole	EM - Electric Meter	OHWL - Ordinary High Water	UP - Utility Pole
${\mathbb W}_{-}$	Well	ENCL - Enclosure	Line	UR - Utility Riser
		ENT - Entrance	ON - Inside Subject Property	VF - Vinyl Fence
		EOP - Edge of Pavement	P/E - Pool Equipment	W/C - Witness Corner
		EOW - Edge of Water	PB - Plat Book	W/F - Water Filter
		ESMT - Easement	PC - Point of Curvature	WF - Wood Fence
		EUB - Electric Utility Box	PCC - Point of Compound Curvature	WM - Water Meter/Valve Box
		F/DH - Found Drill Hole	PCP - Permanent Control Point	WV - Water valve
		FCM - Found Concrete		
		Monument	PI - Point of Intersection	

JOB SPECIFIC SURVEYOR NOTES:

10/30/25 ADDED TIE DISTANCE, ORIGINAL FIELD SURVEY DATE UNCHANGED

THE BEARING REFERENCE OF SOUTH 60 DEGREES 55 MINUTES 36 SECONDS WEST IS BASED ON THE SOUTHEASTERLY PROPERTY LINE OF THE SUBJECT TRACT, ACCORDING TO THE DEED THEREOF, AS RECORDED IN O.R. BOOK 7459, PAGES 1685-1686 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



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