

BOUNDARY SURVEY

Legal Description:

Commence at the West 1/4 corner of Section 22, Township 21 South, Range 29 East, Seminole County, Florida; thence run North 00 degrees 07 minutes 22 seconds East along the West line of the Northwest 1/4 of said Section 22, 25 feet to the Point of Beginning, being on the North Right of Way line of Hillview Drive; thence continue North 00 degrees 07 minutes 22 seconds East along the West line of the said Northwest 1/4, 443.36 feet; thence run North 89 degrees 36 minutes 52 seconds East parallel to and 468.36 feet North of the South line of the North 1/2 of said Section 22, 328.18 feet; thence run South 00 degrees 03 minutes 03 seconds West along the East line of the West 1/4 of the Southwest 1/4 of said Section 22, 443.36 feet to a point on the North Right of Way line of Hillview Drive; thence run South 89 degrees 36 minutes 52 seconds West along said North Right of Way line, 328.73 feet to the Point of Beginning.



Address: Hillview Drive, Altamonte Springs, Florida 32714

Certified to/ for the exclusive use of:
Charles Edward Sanders II

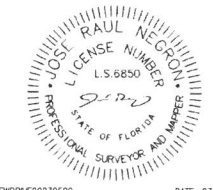
Flood Insurance Rate Map:
Community Number: 120289 Panel: 0145
Suffix "F" Flood Insurance Rate Map
Dated September 28, 2007 Flood Zone: "X"
Map ID: 12117C0145F

Basis of Bearing:
Bearings shown hereon are based on the
NORTH Right-of-Way line of HILLVIEW DRIVE,
being S 89°36'52" W, PER DEED.

Surveyor's Notes:

- Legal Description provided by others
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
- Only visible encroachments located.
- No identification found on property corners unless otherwise shown.
- Dimensions shown are Plat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure.
- No underground improvements or visible installations have been located other than shown.
- This Survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
- This drawing may not be scaled due to electronic transfer.
- This Survey does not reflect or determine ownership.
- Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
- Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
- This Survey is not an ALTA/ACSM Land Title Survey.
- This Survey was prepared without the benefit of a commitment for Title Insurance.
- The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
- This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL.
- Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
- (P*)= DENOTES A dimension of data shown on a neighboring Platted Subdivision, Plat Book 13, Page 64 as shown on Survey.
- (D*)= DENOTES A dimension of data shown on a neighboring Parcel Deed, O.R.B. and Page as shown on Survey.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER SJ-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

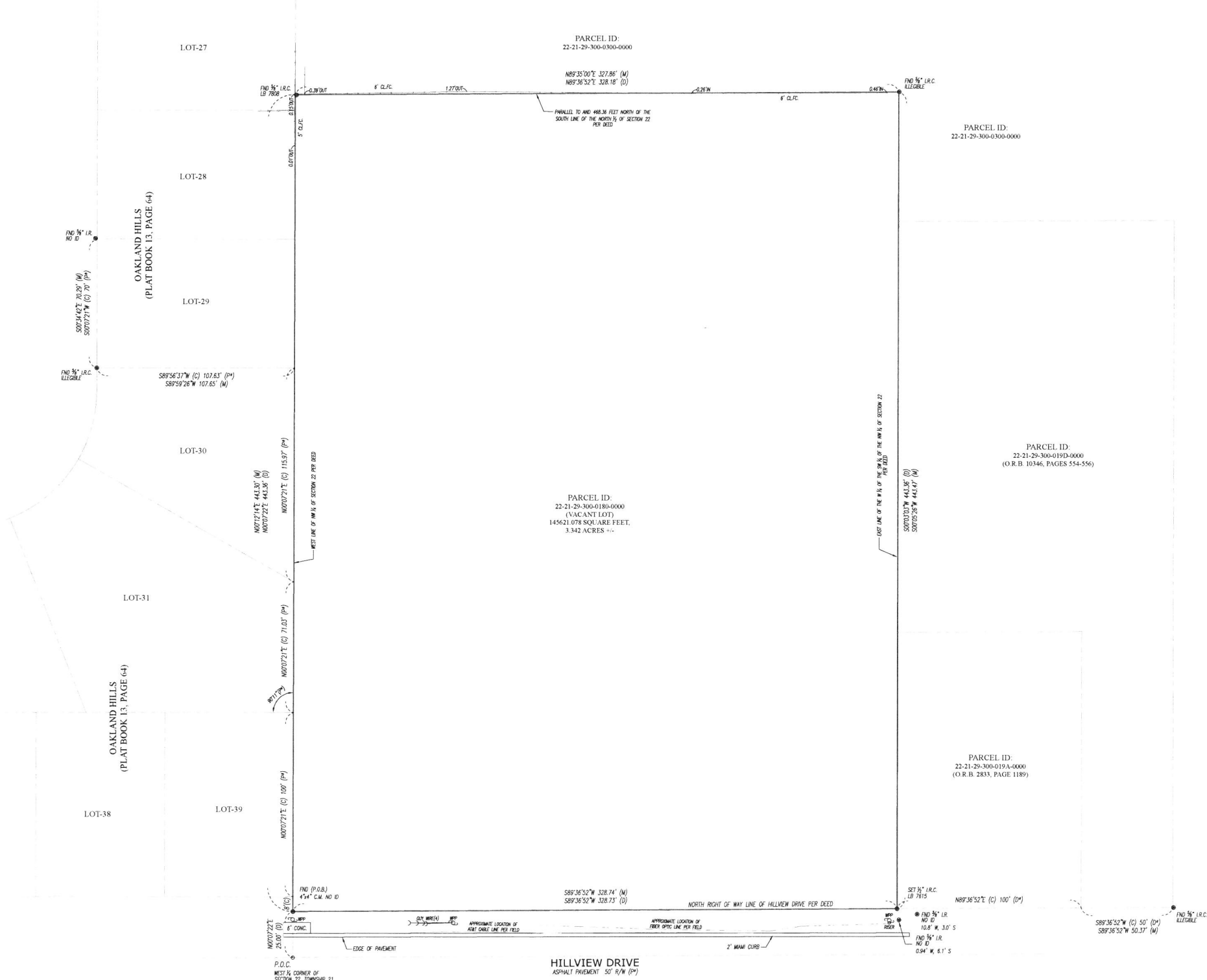


DATE: 03/20/2023
DRAWN: EJMR
CHECKED: H.L.
FIELD:
JOB NO. 2023-0580
SHEET 1

Abbreviations:

- (D) = DEED
- (M) = MEASURE
- (P) = PLAT
- (A) = ASSUMED
- (C) = COMPUTED
- BLK = BLOCK
- COVD = COVERED
- O.H.L. = OVERHEAD LINES
- CATV = CABLE TV RAISER
- C.L. = CENTER LINE
- CL = CENTER LINE
- DESC. = DESCRIPTION
- ELEV. = ELEVATION
- ID. = IDENTIFICATION
- R.O.W. = RIGHT OF WAY
- R/W = RIGHT OF WAY
- ESMT. = EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE UTILITY EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- E.P.E. = ELECTRIC POWER EASEMENT
- E.S.D.E. = ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT
- DRAIN. = DRAINAGE
- UTIL. = UTILITY
- SET I.R.C. = 1/2" I.R.C. LB 7615
- I.P. = IRON PIPE
- I.R. = IRON ROD
- N&D = NAIL AND DISK
- FND = FOUND
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER
- RLS = REGISTERED LAND SURVEYOR
- LB = LICENSES BUSINESS
- I.R.C. = IRON ROD AND CAP
- I.P.C. = IRON PIPE AND CAP
- C.M. = CONCRETE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.O.L. = POINT ON LINE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- W.P. = WITNESS POINT
- T.B.M. = TEMPORARY BENCH MARK
- O.R. = OFFICIAL RECORD
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERCEPTION
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- A = CENTRAL ANGLE
- L = ARC LENGTH
- OB = CHORD BEARING
- R = RADIUS
- F.F.E. = FINISH FLOOR ELEVATION
- A/C = AIR CONDITIONER
- W/H = WATER HEATER
- W/P = WATER PUMP
- CONC. = CONCRETE
- CONC.F.C. = CONCRETE FENCE
- WD.F.C. = WOOD FENCE
- PVC.F.C. = VINYL FENCE
- CL.F.C. = CHAIN LINK FENCE
- AL.F.C. = ALUMINUM FENCE
- MT.F.C. = METAL FENCE
- BFP. = BACK FLOW PREVENTER
- S.M.H. = STORM SEWER MANHOLE
- T.M.H. = TELEPHONE MANHOLE
- FH. = FIRE HYDRANT
- W/M = WATER METER
- W/V = WATER VALVE
- I/V = IRRIGATION VALVE
- C/O = CLEAN OUT
- LP. = LIGHTING POLE
- PP. = POWER POLE
- WPP. = WOOD POLE
- E/B = ELECTRIC BOX
- C/B = CABLE BOX

SURVEY NOTES:
• THERE ARE FENCES ON OR NEAR A PORTION OF THE NORTHERLY AND WESTERLY BOUNDARY LINES.
• THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.



LEB/ON G/ROUP
LICENSE BUSINESS #7615
LAND SURVEYING AND MAPPING CORP.
* BOUNDARY * TOPOGRAPHY * CONSTRUCTION SUPPORT * GPS SERVICES
License Business #7615 License #6850
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Website WWW.LEBRONGROUP.COM

APP	DESCRIPTION	DATE

ADDRESS: HILLVIEW DRIVE,
ALTAMONTE SPRINGS, FLORIDA 32732
PARCEL #22-21-29-300-0180-0000

DATE: 03/20/2023
DRAWN: EJMR
CHECKED: H.L.
FIELD:
JOB NO. 2023-0580
SHEET 1