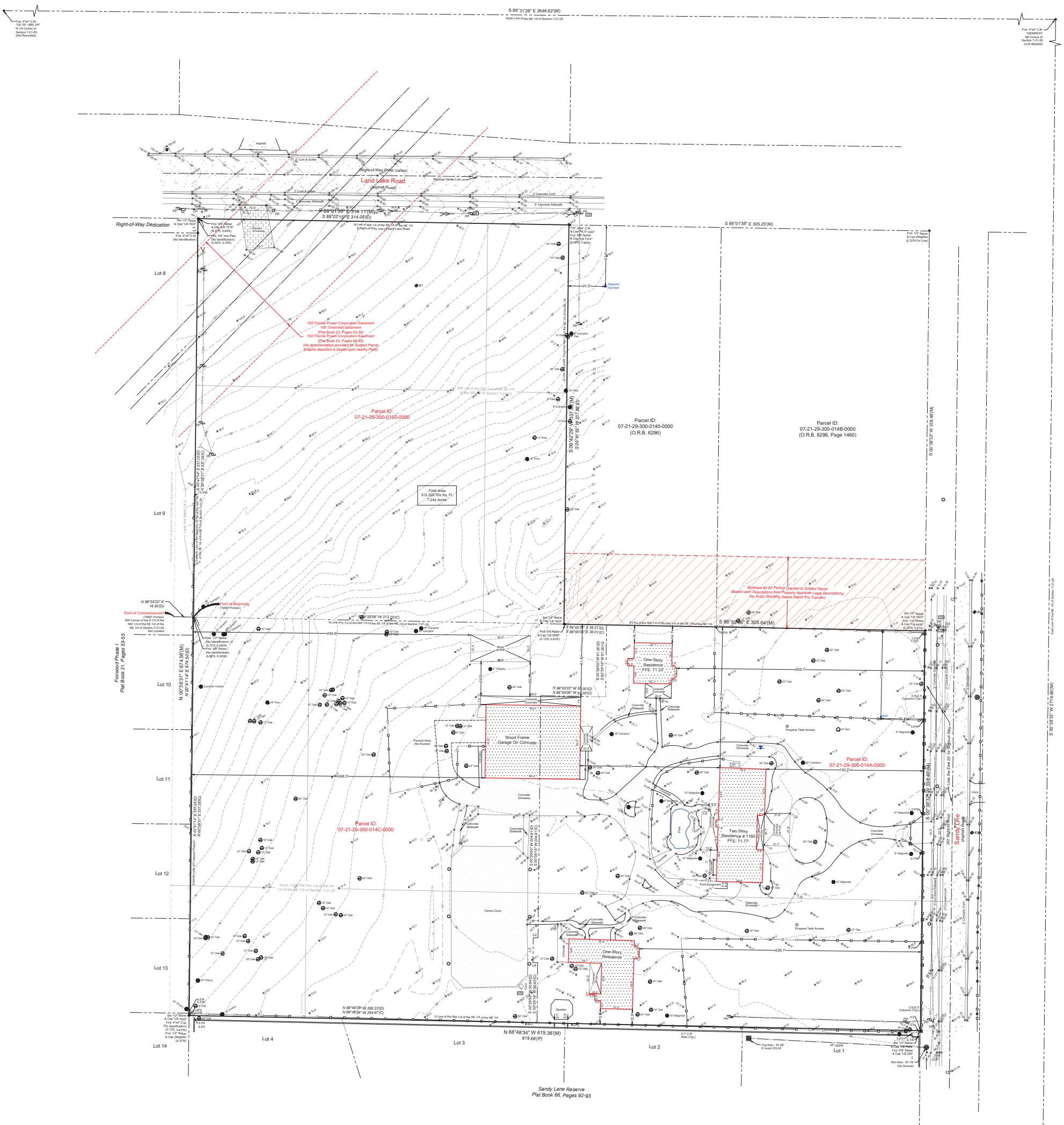

Patrick K Ireland

Digitally signed by Patrick K Ireland
Date: 2025.07.11 10:47:43 -04'00'

Boundary & Topographic Survey

Legal Description: O.R.B. 2841, Page 177

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LESS THE WEST 16.5 FEET AND THE EAST 25 FEET FOR RIGHTS OF WAY, LYING IN SEMINOLE COUNTY, FLORIDA.

Legal Description: O.R.B. 7213, Page 1172

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY AND LESS THE WEST 16.5 FEET THEREOF.

AND

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 88°55'22"E, A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, 337.25 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAND LAKE ROAD); THENCE RUN S 89°02'15"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 314.05 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 00°41'52"W, ALONG SAID EAST LINE, 337.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S 88°55'22"E, 36.01 FEET; THENCE RUN S 00°39'00"W, 61.00 FEET; THENCE RUN N 88°55'22"W, 55.00 FEET; THENCE RUN S 00°39'00" W, 204.91 FEET; THENCE RUN N 89°21'00" W, 4.00 FEET; THENCE RUN S 00°39'00" W, 21.00 FEET; THENCE RUN S 89°21'00" E, 4.00 FEET; THENCE RUN S 00°39'00" W, 50.94 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 88°48'28" W, ALONG SAID SOUTH LINE, 295.22 FEET TO A POINT 16.50 FEET EASTERLY OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N 00°41'14"E, PARALLEL TO AND 16.50 FEET EASTERLY OF SAID WEST LINE 337.25 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(D)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
- THIS SURVEYING COMPANY WAS NOT GIVEN A TITLE COMMITMENT AT THE TIME OF EXECUTION OF SURVEY. THERE WAS NO TITLE SEARCH PERFORMED BY THIS SURVEYING COMPANY. SURVEY IS SUBJECT TO AN ACCURATE TITLE SEARCH.
- THIS BOUNDARY SURVEY IS BASED UPON THE FOREMOST FIELD MONUMENTATION AND OCCUPATION DISCOVERED ON THE DATE OF 07/07/2025, AND DELINEATED HEREON THE FACE OF THIS SURVEY. PROPERTY BOUNDARIES ARE SUBJECT TO CHANGE, IF OR WHEN, ANY OTHER PREEMINENT INFORMATION IS DISCOVERED AND DETERMINED TO AFFECT SUBJECT PROPERTY. SAID CHANGE IS WITHOUT HESITATION, CONSULTATION OR NOTIFICATION.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF THE PLAT OF FOXWOOD PHASE I, AS RECORDED IN PLAT BOOK 21, PAGES 53 THROUGH 55, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 00°38'31" EAST, AS TRANSLATED TO STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NAD '83.

CERTIFIED TO: JORDAN HOMES, LLC

FLOOD DISCLAIMER: 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 SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

Field Date: 07/07/25	Date Completed: 07/08/25
Drawn By: BMJ	File Number: IS-143588

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Life
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "TRAV LB 7623"
N&D	- Nail & Disk		
N.R.	- Non-Radial	TYP	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
	- Wood Fence		- Chain Link Fence

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Herein is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

FOR FIRM

Patrick K. Ireland
Reg. No. P5746637
Date: 07/08/25
Patrick K. Ireland P5746637 LB 7623
This Survey is intended only for the use of Said Certified Parties. This Survey NOT VALID Unless Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165