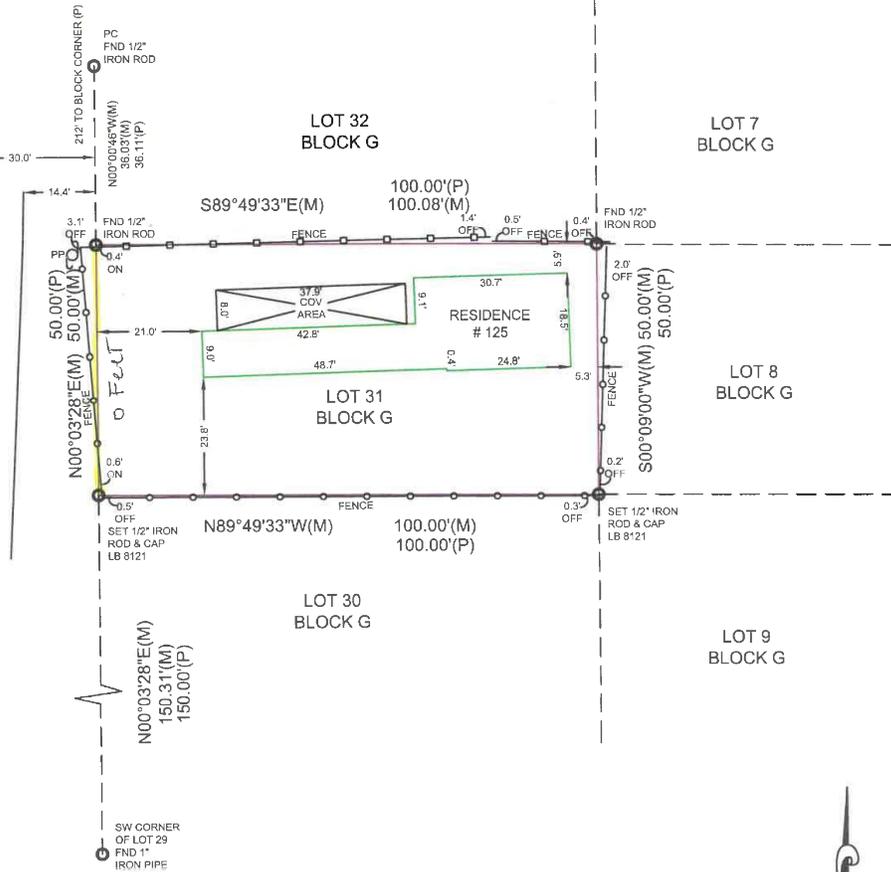


Boundary Survey

NASHUA AVENUE
60' PLATTED RIGHT-OF-WAY PLATTED AS MANOR AVENUE
ASPHALT ROADWAY



ADDRESS
125 NASHUA AVENUE
ALTAMONTE SPRINGS, FLORIDA 32714

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 31, BLOCK G, MOBILE MANOR SECOND SECTION, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 11, PAGE(S) 46 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LOT 31, BLOCK G, BEING N 00°03'28" E, ASSUMED

LIST OF POSSIBLE ENCROACHMENTS: FENCES

DLS #: 25-11-0067
CLIENT #:
FIELD DATE: 12/08/25
DRAFTER: SDS
APPROVED: BHH
CERTIFIED TO: (AS FURNISHED)
Tan Pham

CERTIFIED TO: (AS FURNISHED)
Tan Pham

NOTES

1. Abutting properties have not been researched for gaps, overlaps, and/or hiatus.
2. In compliance with F.A.C. §1 G17-6.0031-4-E, if location of assessments or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and recorder.
3. Fence ownership is not determined.
4. No underground improvements or structures were located by this survey, unless otherwise noted.
5. This survey should not be used for construction purposes.
6. Any septic tank or drainfield locations, if found, are approximate.
7. Property lines and/or improvements shown were physically located by field survey.
8. Monuments found or set are shown.
9. Calculated lines and information are noted by (C).
10. Comparisons of lines and/or data not found are shown as (D).
11. Accuracy obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'.
12. Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable.
13. Only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

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.

LEGEND	
A/C	- Air Conditioner
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
CONC	- Concrete
COV	- Covered
D	- Description
DE	- Drainage Easement
DUE	- Drainage & Utility Easmt
D/W	- Driveway
ESMT	- Easement
FFE	- Finished Floor Elevation
FND	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
NR	- Non-Radial
O/U	- Overhead Utility Line
ORB	- Official Records Book
P/E	- Pool Equipment
EM	- Electric Meter
P	- Plat
PB	- Plat Book
PC	- Point of Curvature
PI	- Point of Intersection
POB	- Point of Beginning
POC	- Point of Commencement
PP	- Power Pole
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
R	- Radius
RAD	- Radial
R&C	- Rebar & Cap
RFD	- Roofed
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
□	- Wood/PVC Fence
-o-	- Chain Link Fence
EPE	- Electric Power Easement
EP	- Edge of Pavement
C/B	- Cable Box

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE A, AREA WITHIN OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12117C 0145F
LAST REVISION DATE 09/28/07

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION FJ-17.062.2 AND FJ-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 12/17/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4636 ON THIS DATE 12/17/2025
SURVEYOR'S NAME: BILL H. HYATT LS 4636

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S. French Avenue
Sanford, FL 32771
407-878-3796
INFO@dealandsurveying.com

