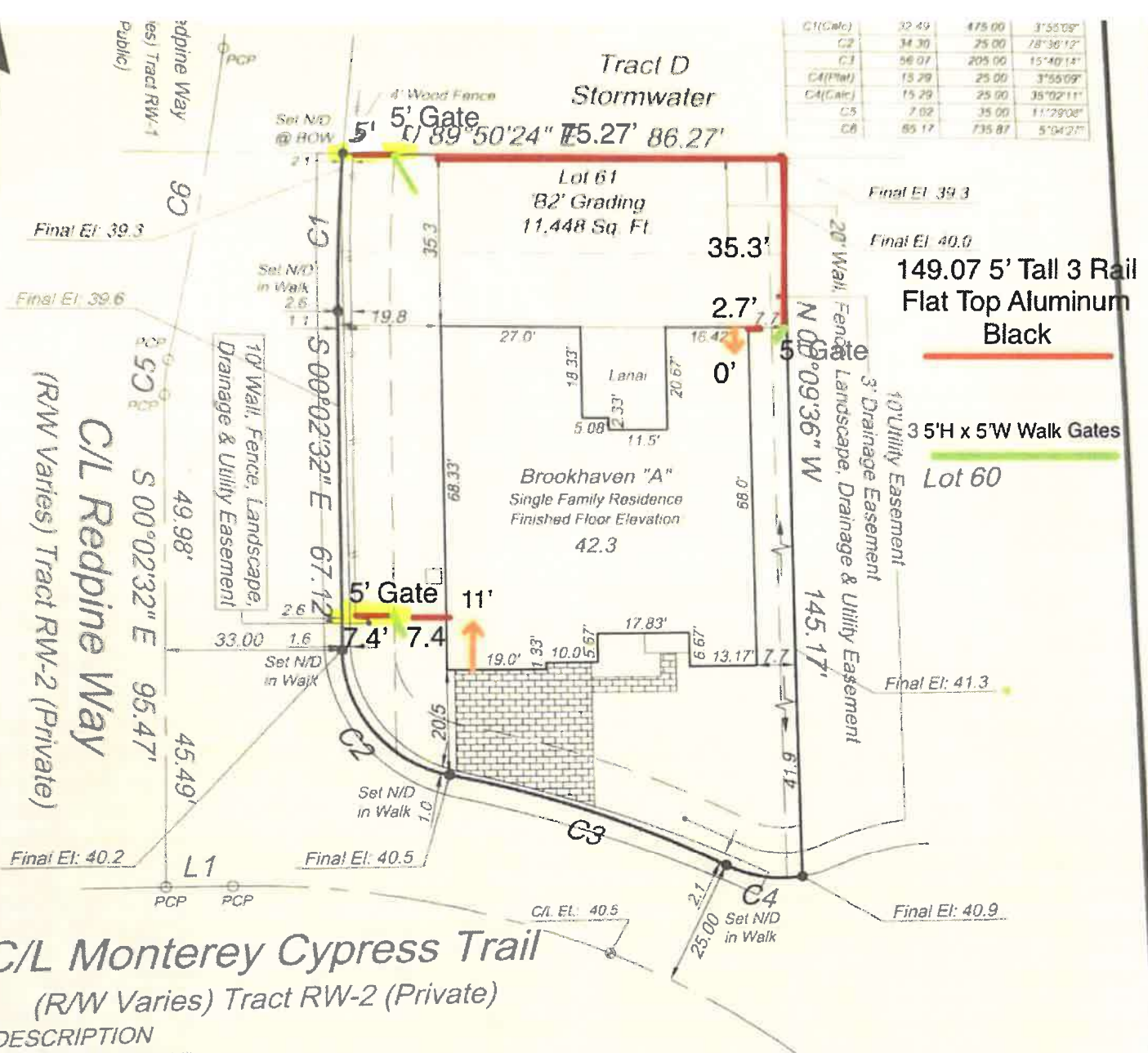


C1(Calc)	32.49	475.00	3'55'09"
C2	34.30	25.00	78'30'12"
C3	56.07	205.00	15'40'14"
C4(Flat)	15.29	25.00	3'55'09"
C4(Calc)	15.29	25.00	35'02'11"
C5	7.02	35.00	11'29'08"
C6	85.17	735.87	5'04'27"



C/L Monterey Cypress Trail (RW Varies) Tract RW-2 (Private)

LEGAL DESCRIPTION

Lot 61, "CADENCE PARK",

according to the plat thereof as recorded in plat book 85 at page(s) 42 - 48 of the public records of Seminole County, Florida.

FLOOD HAZARD DATA: The parcel shown hereon lies within flood zone "X" according to the Flood Insurance Rate Map community panel number 120289-0160F dated 09-28-07.

Flood Zone determination is the professional opinion of Herx & Associates, Inc. The lender (if any) makes the final determination as to the requirement of Flood Insurance, or not. No field surveying was performed by this firm to determine this zone. Herx & Associates, Inc., assumes no responsibility for actual flooding conditions.

General Notes:

- This is a Boundary and Special Purpose Topographic Survey performed in the field on 06-15-21.
 - No aerial, surface or subsurface utility installations, underground improvements or subsurface/aerial encroachments, if any, were located.
 - Building lines shown are to the exterior unfinished foundation surface or formboard.
 - Elevations shown hereon, if any, are assumed and were obtained from approved construction plans provided by the client unless otherwise noted, and are shown only to depict the proposed or actual difference in elevation relative to the assumed temporary benchmark shown hereon.
 - The parcel shown hereon is subject to all easements, reservations, restrictions, and rights of way of record whether depicted or not on this document. No search of the public records has been made by this firm.
 - The legal description shown hereon is as furnished by the client.
 - Platted and measured distances and directions are the same unless otherwise noted.
 - Copies of this Survey may be made for the original transaction only.
 - Denotes 1/2" iron rod with plastic cap marked L.B. 4937, or 1/2" iron rod with red plastic cap marked "Witness Corner", unless otherwise noted.
 - Denotes P.C.P. (Permanent Control Point)
 - Denotes PRM (Permanent Reference Monument)
- (C) 2022 Herx & Associates Inc. All rights reserved

SETBACKS:

Front: 20' Rear: 20'
Side: 5' (50' Lots) 7.5' (75' Lots) Side Street: 15'

BEARING BASE: Bearings shown hereon are referenced to the North plat boundary of Cadence Park as being N 89°50'24"E.

Vertical datum is per engineering plans by prepared by Pouios & Bennett, Job # 18-042. (NAVD 88)

Legend

Temporary Benchmark (assumed datum)	OS	Offset
Back of sidewalk	O.R.B.	Official Records Book
Centerline	PB	Plat Book
Central Or (Delta) Angle	PC	Point of Curvature
Calculated	PCC	Point of Compound Curvature
Chord Bearing	P.C.P.	Permanent Control Point
Chord	PG	Page
Concrete Monument	P.R.M.	Permanent Reference Monument
Elevation (Proposed)	PL	Property Line
Elevation (Measured)	P.O.B.	Point of Beginning
Found	P.O.C.	Point of Commencement
Finished Floor	P.I.	Point of Intersection
Iron Pipe	PRC	Point of Reverse Curvature
Iron Rod	PT	Point of Tangency
Arc Length	R	Radius
Licensed Business	RAD	Radial Line
Land Surveyor	RES	Residence
Measured	R/W	Right-of-Way
Mail and Disk	TBM	Temporary Benchmark
Not Radial	TYP	Typical
		Fence Symbol (see drawing)
		Fence Symbol (see drawing)

Drawn by: CM
Checked by: MK
Prepared for: M.H. Homes