

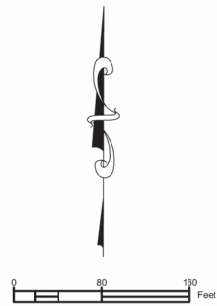


BOUNDARY & TOPOGRAPHIC SURVEY

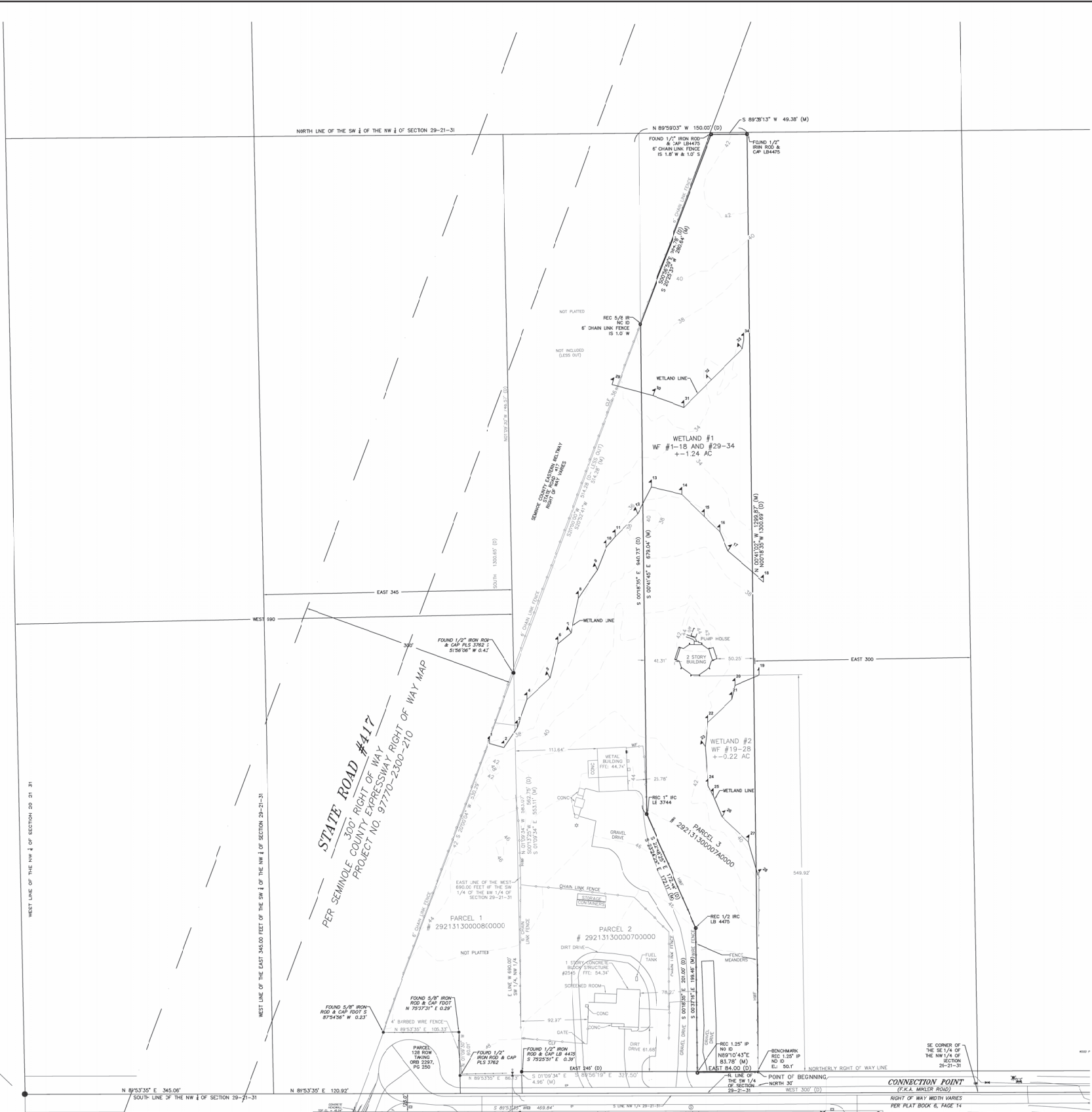
SOUTHERN DEVELOPMENT & CONSTRUCTION  
2544 CONNECTION POINT  
OMVEDO, FLORIDA 32765  
P: (407) 977-9898

DATE: 6/15/22  
SCALE: 1"=80'  
DRAWN BY: DAR

REVISION



**LEGEND:**  
(M)= MEASURED  
(D)= DEED  
ROW= RIGHT OF WAY  
IP= IRON PIPE  
CM= CONCRETE MONUMENT  
ELEV=ASBUILT DATA  
DESC.=ASBUILT DATA  
BOT=BOTTOM  
HDPE=HIGH DENSITY POLYETHYLENE PIPE  
EL= ELEVATION  
CON.= CONCRETE  
N&D=NAL AND DISK  
EXIST=EXISTING  
EP= EDGE OF PAVEMENT  
IRC= IRON ROD & CAP  
IR= IRON ROD



**LEGAL DESCRIPTION:**  
BEGIN AT A POINT 30 FEET NORTH OF AND 300 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 00°18'35" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4, 1330.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 89°59'03" WEST ALONG SAID NORTH LINE 150.00 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22°48'25" EAST 172.48 FEET, RUN THENCE SOUTH 00°18'35" EAST PARALLEL TO SAID EAST LINE 201.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MILLER ROAD, RUN THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 84.00 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION TAKEN FOR SEMINOLE COUNTY EXPRESSWAY.

- SURVEYOR'S REPORT:**
- 1) BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FIRM" MAP COMMUNITY - PANEL NUMBER 120289 0190 F DATED SEPTEMBER 28, 2007 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
  - 2) BEARINGS ARE BASED ON A SECTIONAL BREAKDOWN, HOLDING THE EAST AND WEST CORNERS HAVING A BEARING OF S 89°53'35" W, AS CALCULATED FROM CERTIFIED CORNER RECORDS 75366 AND 75362 AND SEMINOLE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAPS FOR STATE ROAD 417.
  - 3) VERTICAL DATUM IS BASED ON: SEMINOLE COUNTY BENCHMARK DESIGNATION 814C107 AS HAVING AN ELEVATION OF 46.274' (NAVD1988)
  - 4) THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
  - 5) NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS, OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
  - 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - 7) THIS SURVEY IS NOT COVERED BY LIABILITY INSURANCE.
  - 8) THERE IS NO EVIDENCE ON THE GROUND OF USE OF THE PROPERTY WHICH MIGHT SUGGEST A POSSIBLE CLAIM OF EASEMENT OTHER THAN THOSE SHOWN ON THE SURVEY.
  - 9) THIS SURVEY HAS BEEN PREPARED CPCC (VEDD) LLC AND SHALL NOT BE USED BY ANY OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
  - 10) IMPROVEMENTS WITHIN THEIR SPECIFIC EASEMENTS HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY.

Christopher J Stelly  
2023.11.1  
7 13:34:58  
-05'00'



I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER DO HERBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA STANDARDS OF PRACTICE AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 51-17-352.  
CHRISTOPHER J. STELLY LS 1586445  
SOUTHERN DEVELOPMENT & CONSTRUCTION INC.  
DATE: