

EMERALD ESTATES
AS PER PB 54, PG 78

BOUNDARY & TOPOGRAPHIC SURVEY

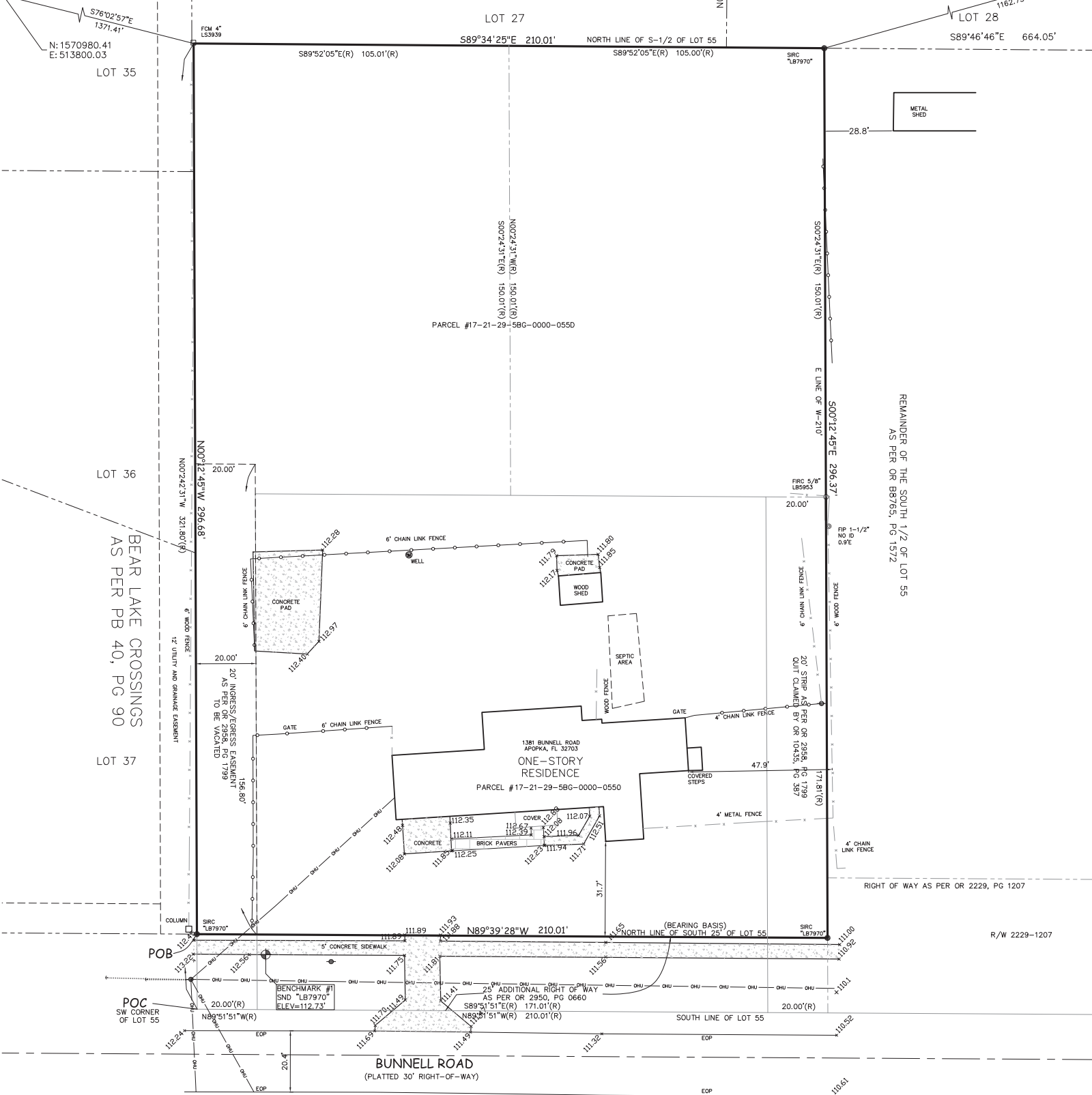
OF
1381 BUNNELL ROAD
APOPKA, FL
AS RECORDED IN P.B. 2, PG. 99

PUBLIC RECORDS OF SEMINOLE COUNTY, FL.



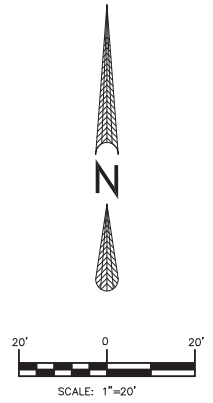
FOUND AXLE AT NE CORNER OF SECTION 20-21-29 AS PER CERTIFIED CORNER RECORD 077045

FOUND NAIL & DISK (DRMP) AT N-1/4 CORNER OF SECTION 20-21-29 AS PER CERTIFIED CORNER RECORD 077046



DESCRIPTION:

A PORTION OF THE WEST 210.00 FEET OF THE SOUTH ONE-HALF (S-1/2) OF LOT 55, MCNEIL'S ORANGE VILLA, ACCORDING TO THE PLAT THEREOF AS PER PLAT BOOK 2, PAGES 99-101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 55, THENCE N00°12'45"W ALONG THE WEST LINE OF SAID LOT 55 A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF BUNNELL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2950, PAGE 0660 OF SAID PUBLIC RECORDS AND BEING THE POINT OF BEGINNING; THENCE CONTINUE N00°12'45"W ALONG SAID WEST LINE A DISTANCE OF 296.68 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH ONE-HALF OF LOT 55, ALSO BEING THE SOUTH LINE OF EMERALD ESTATES AS PER PLAT BOOK 54, PAGE 78 OF SAID PUBLIC RECORDS; THENCE S89°34'25"E ALONG SAID LINE A DISTANCE OF 210.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WEST 210 FEET OF LOT 55; THENCE S00°12'45"E ALONG SAID EAST LINE A DISTANCE OF 296.37 FEET TO A POINT OF INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF BUNNELL ROAD; THENCE N89°39'28"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.01 FEET TO THE SAID POINT OF BEGINNING.



CERTIFIED TO:
PETER R. SMITH
KIMBERLEY L. SMITH

LEGEND:

- ▲ = (SND) SET PK NAIL AND DISK (LB7970)
- = (SND) SET 5/8" IRON ROD & CAP (LB7970)
- = (SCM) SET CONCRETE MONUMENT
- = (FND) FOUND NAIL AND DISK
- = (FIRC) FOUND IRON ROD AND CAP (LB7970)
- = (FSM) FOUND 4"x4" CONCRETE MONUMENT
- ⊕ = (FIP) FOUND 1" IRON PIPE
- ⊕ = FOUND DRILL & X-CUT
- BOC = BACK OF CURB
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- C = CHORD LENGTH
- C# = CURVE NUMBER
- CB = CHORD BEARING
- CBS = CONCRETE BLOCK STRUCTURE
- CBW = CONCRETE BLOCK WALL
- C/L = CENTERLINE OF RIGHT-OF-WAY
- CMP = CORRUGATED METAL PIPE
- CMC = CONCRETE
- DUE = DRAINAGE & UTILITY EASEMENT
- EL = ELEVATION
- EOP = EDGE OF PAVEMENT
- EROP = ELLIPTICAL REINFORCED CONCRETE PIPE
- FFE = FINISHED FLOOR ELEVATION
- A = ARC LENGTH
- LB = LICENSED BUSINESS
- LS = LIFT STATION
- (M) = MEASURED
- MES = MITERED END SECTION
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PD. = PAGE
- P.K. = PARKER WAYLON
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- ⊕ = BACK FLOW ASSEMBLY
- ⊕ = PARKING COUNT
- ⊕ = SATELITE DISH
- ⊕ = CABLE RISER
- ⊕ = CENTER LINE
- ⊕ = CLEAN OUT
- ⊕ = DRAINAGE MANHOLE
- ⊕ = ELECTRICAL BOX
- ⊕ = FIRE ASSEMBLY
- ⊕ = GUY WIRE
- ⊕ = IRRIGATION VALVE
- ⊕ = LIGHT POLE
- ⊕ = OVERHEAD UTILITY LINE
- ⊕ = MITERED END SECTION
- ⊕ = SANITARY MANHOLE
- ⊕ = MANHOLE
- ⊕ = STORM CATCH BASIN
- ⊕ = SEWER VALVE
- ⊕ = SIGN
- ⊕ = SPOT ELEVATION
- ⊕ = STUBOUT
- ⊕ = TELEPHONE RISER
- ⊕ = TRAFFIC SIGNAL BOX
- ⊕ = TRAFFIC SIGNAL POLE
- ⊕ = TRANSFORMER
- ⊕ = WATER METER
- ⊕ = WATER SERVICE
- ⊕ = WATER VALVE
- ⊕ = WELL
- ⊕ = WOOD POWER POLE
- ⊕ = YARD LIGHT
- ⊕ = TRUNCATED LINES
- ⊕ = CONCRETE
- ⊕ = BRICK

SURVEYOR'S NOTES:

- PREPARED AS A BOUNDARY & TOPOGRAPHIC SURVEY. DATE OF LAST FIELDWORK: 07/25/22.
- MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITH BENEFIT OF ABSTRACT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 09/20/2022, UPDATED 11/22/2023 AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- PARCEL LIES IN FLOOD ZONE "X". A NON-FLOOD HAZARD AREA AS SHOWN ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL 12117C0140F, DATED 09/28/2007.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTH 25' OF LOT 55 AS BEARING N89°39'28"W AS PER PLAT. ELEVATIONS SHOWN HEREON ARE BASED UPON A SET NAIL AND DISK "LB7970" WITH AN ELEVATION OF 112.73 AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SOME TOPOGRAPHIC FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
- DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

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REVISIONS:

DATE	DESCRIPTION
03/24/2023	ADD TITLE INFORMATION
08/09/2023	UPDATE TITLE INFORMATION
03/04/2024	UPDATE

PREPARED FOR:
PETER R. SMITH
KIMBERLEY L. SMITH

ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160992
Altamonte Springs, FL 32716
Florida License # 12503
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

PROJECT NO. 24-118
SCALE: 1"=20'
DRAWN BY: BME
CHECKED BY: MGE
DATE DRAWN: 07/25/2022
FIELD BOOK/PAGE: FILE