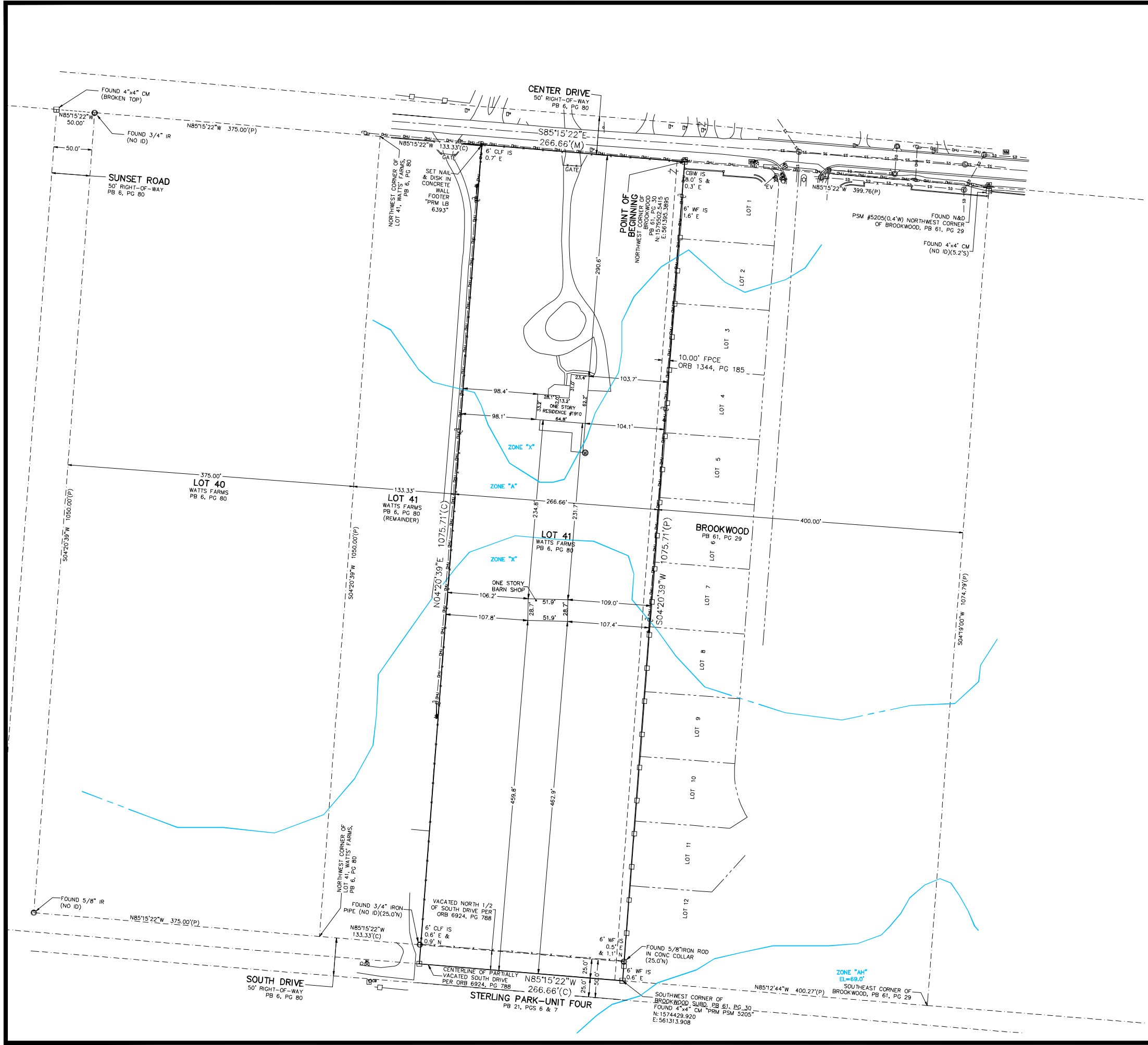


I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE STANDARDS OF PRACTICE AND QUALITY CONTROL OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02(7), FLORIDA STATUTES.

DATE: 5/19/25
 FOR: E. GLENN TURNER PSM #5643

DATE	REVISIONS	TECH
02-20-25	COMMENTS: 02-20-25	MK
5/19/25	ADD TITLE	CF
9/20/25	UPDATE PER CC	CF

**BOUNDARY SURVEY OF
 PROPOSED PLAT OF VASANT VATIKA
 1910 CENTER DRIVE
 SECTION 13 & 14, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY
 CASSELBERRY, FLORIDA**



LEGAL DESCRIPTION

A REPLAT OF THE EAST 2/3 OF LOT 41 OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH THE NORTH HALF OF VACATED SOUTH DRIVE, RECORDED IN OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, ADJUTING THE SOUTH LINE OF THE EAST 2/3 OF ABOVE REFERENCED LOT 41 SITUATED WITHIN SECTION 38 (PER THE PHILIP R. YOUNG GRANT), TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BROOKWOOD AS RECORDED IN PLAT BOOK 61, PAGE 29 OF THE PUBLIC RECORDS OF SAID SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE FOREMENTIONED LOT 41; THENCE ALONG THE WEST LINE OF SAID BROOKWOOD AND THE EAST LINE OF LOT 41, SOUTH 04°20'39" WEST A DISTANCE OF 1,075.71 FEET TO A POINT ON THE CENTERLINE OF THE PARTIALLY VACATED SOUTH DRIVE, PER OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID BROOKWOOD; THENCE DEPARTING SAID EAST AND WEST LINE RUN NORTH 85°15'22" WEST ALONG THE CENTERLINE OF SAID VACATED SOUTH DRIVE, A DISTANCE OF 266.66 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 04°20'39" EAST ALONG THE WEST LINE OF THE EAST 2/3 OF SAID LOT 41, A DISTANCE OF 1,075.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER DRIVE AND NORTH LINE OF SAID LOT 41; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF LOT 41 RUN SOUTH 85°15'22" EAST, A DISTANCE OF 266.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 286,849 SQUARE FEET OR 6.585 ACRES, MORE OR LESS

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED NORTH BASED ON THE WEST LINE OF BROOKWOOD AS BEING NORTH 04°55'20" EAST, PER STATE PLAN COORDINATES (NAD83, FLORIDA STATE PLANS, EAST ZONE) RECORDED IN PLAT BOOK 61, PAGE 29.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- BUILDING TIES SHOULD NOT BE USED TO RE-ESTABLISH BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
- NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR.
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- VERTICAL INFORMATION BASED ON: BENCHMARK "5127801" HAVING A PUBLISHED ELEVATION OF 65.490' NAVD 88 DESCRIBED AS: SET 4"x4" C.M. WITH A PK NAIL AND SAEMCO DISK; ±18" E. OF C/L OF SUNSET DR. (DIRT ROAD); ±300' N. OF CENTER DR.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY LOWMEYER, DROSDICK, DOSTER, KANTOR & REED, P.A., WHICH IS BASED ON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ORDER NUMBER 110642520), SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:
1. ALL MATTERS CONTAINED IN THAT PLAT OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
2. THAT CERTAIN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED IN PLAT BOOK 1344, PAGE 185 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)

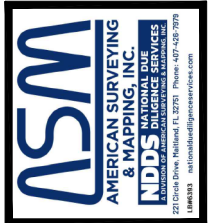
FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "A" AND ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120289 D170 F (MAP NO. 12117C0170F), WHICH BEARS AN EFFECTIVE DATE OF 9/18/2007, AND IS IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

LEGEND

○	FOUND MONUMENT AS NOTED	FND	FOUND
□	SET 4"x4" CONCRETE MONUMENT (PRM LB 63933) UNLESS OTHERWISE NOTED	BO	BLOW OFF
▣	MAILBOX	EV	ELECTRIC VAULT
⊕	UTILITY POLE	ROP	REINFORCED CONCRETE PIPE
⊙	GUY ANCHOR	IR	IRON ROD
⊛	LIGHT POLE	PVC	POLYVINYL CHLORIDE
⊚	DMH DRAIN MANHOLE	N&D	NAIL & DISK
⊙	SMH SANITARY MANHOLE	PSM	PROFESSIONAL SURVEYOR & MAPPER
⊙	WATER METER	ID	IDENTIFICATION
⊙	WATER VALVE	RLS	REGISTERED LICENSE SURVEYOR
⊙	CONCRETE MONUMENT	BFP	BFP BACK FLOW PREVENTER
CONC	CONCRETE	ICV	IRRIGATION CONTROL VALVE
IRC	IRON ROD & CAP	FH	FH FIRE HYDRANT
ORB	OFFICIAL RECORDS BOOK	WF	WOOD FENCE
PB	PLAT BOOK	CBW	CONCRETE BLOCK WALL
Pg(S)	PAGE(S)	CLF	CHAIN LINK FENCE
CB	CABLE BOX	(C)	CALCULATED
—	WOOD FENCE	(P)	PLAT BOOK
X	CHAIN LINK FENCE	(R)	TELEPHONE RISER
SS	UNDERGROUND SANITARY PIPE	—	SIGN
SS	UNDERGROUND STORM PIPE	N	NORTHING
—	OVERHEAD UTILITIES	E	EASTING
—		LB	LICENSED BUSINESS
—		---	FLOODZONE LINES

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JOB NO.:	240314
SCALE:	1"=60'
FIELD DATE:	3/18/2024
FIELD BY:	JW
DRAWN BY:	CF
APPROVED BY:	EGT
DRAWING FILE #:	
BOUNDARY FOR PLAT:	