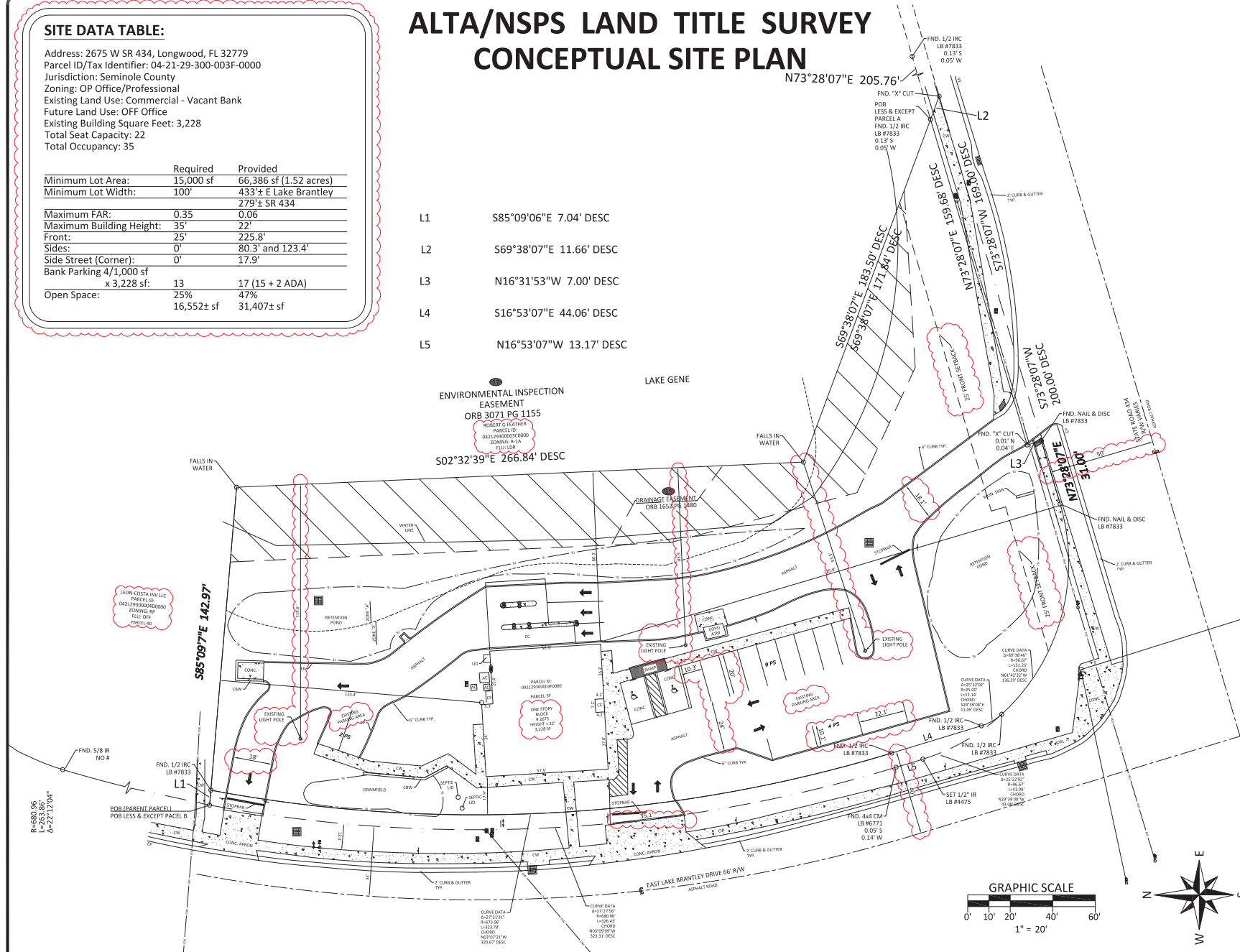


Address: 2675 W SR 434, Longwood, FL 32779
Parcel ID/Tax Identifier: 04-21-29-300-003F-0000
Jurisdiction: Seminole County
Zoning: OP Office/Professional
Existing Land Use: Commercial - Vacant Bank
Future Land Use: OFF Office
Existing Building Square Feet: 3,228
Total Seat Capacity: 22
Total Occupancy: 35

	Required	Provided
Minimum Lot Area:	15,000 sf	66,386 sf (1.52 acres)
Minimum Lot Width:	100'	433' E Lake Brantley
		279' x SR 434
Maximum FAR:	0.35	0.06
Maximum Building Height:	35'	22'
Front:	25'	225.8'
Sides:	0'	80.3' and 123.4'
Side Street (Corner):	0'	17.9'
Bank Parking 4/1,000 sf x 3,228 sf:	13	17 (15 + 2 ADA)
Open Space:	25%	47%
	16,552± sf	31,407± sf

N73°28'07"E 205.76

- | | |
|----|-------------------------|
| L1 | S85°09'06"E 7.04' DESC |
| L2 | S69°38'07"E 11.66' DESC |
| L3 | N16°31'53"W 7.00' DESC |
| L4 | S16°53'07"E 44.06' DESC |
| L5 | N16°53'07"W 13.17' DESC |



SCALE: 1" = 20'	JOB # 59674	SHEET 2 OF 2
DRAWN BY: BG/GS		

PREPARED FOR:
VANTAGE PROPERTIES, LLC

SUBDIVISION NAME: GOLFVIEW ESTATES

LOCATION:
2675 W STATE ROAD 434,
LONGWOOD, FL 32779

[illegible]

SURVEY DATE: 07/24/25

[illegible]

BOUNDARY SURVEY/CONCEPTUAL SITE PLAN

TO: VANTAGE PROPERTIES, LLC; PRESTON O. COCKEY, JR., P.A.;
VALLEY NATIONAL BANK; BROOKS RACHA COLBY RICE; NEWMARK
TITLE SERVICES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY; VAN LONGWOOD, LLC; TD BANK, N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B)(C), 8, 9, 11 AND 13 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 24, 2025.

DATE OF PLAT OR MAP: JULY 24, 2025

FRANK A. RAYMOND, III, PSM 5325

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. RAYMOND, III, PSM 5325.

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