

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 32, ALAQUA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 70 THROUGH 80, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

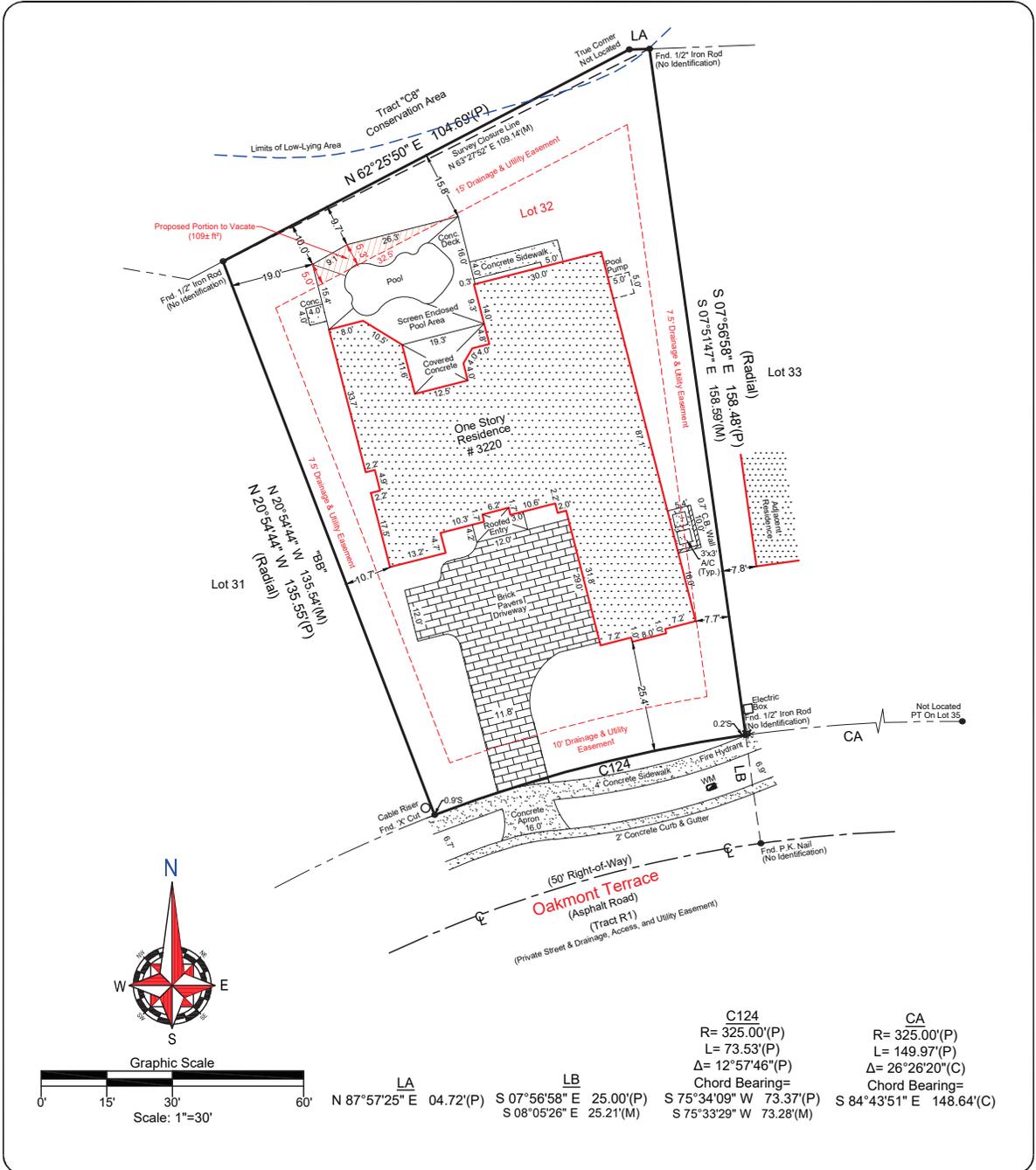
FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

CERTIFIED TO:
BERNARD BAJACAN



3220 OAKMONT TERRACE, LONGWOOD, FLORIDA 32779



Field Date: 2/24/2023 Date Completed: 02/28/23
 Drawn By: G.S. File Number: JS-115229

Legend

C	- Calculated	PC	- Point of Curvature
CB	- Centrifuge	Pg	- Page
CM	- Concrete Block	PI	- Point of Intersection
Conc.	- Concrete Monument	P.O.B.	- Point of Beginning
D	- Description	P.O.L.	- Point on Line
DE	- Drainage Easement	PP	- Power Pole
Easmt.	- Easement	PRM	- Permanent Reference Monument
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor Elevation	R	- Radius
Fnd.	- Found	Rad.	- Radial
IP	- Iron Pipe	R&C	- Rebar & Cap
L	- Length (Arc)	Rec.	- Recovered
M	- Measured	Rfd.	- Roofed
N&D	- Nail & Disk	Set	- Set 1/2" Rebar & Cap "LB 7623"
N.R.	- Non-Radial	Rebar	- Rebar
ORB	- Official Records Book	Typ.	- Typical
P	- Plat	UE	- Utility Easement
P.B.	- Plat Book	WM	- Water Meter
□	- Wood Fence	Δ	- Delta (Central Angle)
		○	- Chain Link Fence

NOTES
 > Survey is Based upon the Legal Description Supplied by Client.
 > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 > Subject to any Easements and/or Restrictions of Record.
 > Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 > Building Ties are NOT to be used to reconstruct Property Lines.
 > Fence Ownership is NOT determined.
 > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 > Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 > Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

POINTS OF INTEREST
 DRIVEWAY, A/C PADS, AND SCREENED POOL DECK CROSSES EASEMENTS.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 55-17, 052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623
 This Survey is Intended ONLY for the use of Said Certified Parties.
 This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

Description of Sketch

Legal Description: Portion to Vacate

A PORTION OF THE EXISTING 15 FOOT UTILITY & DRAINAGE EASEMENT LOCATED ON LOT 32, ALAQUA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 70 THROUGH 80, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 32, THENCE WITH THE WESTERLY LINE OF SAID LOT 32, SOUTH 20°54'44" EAST, 15.10 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID EXISTING 15 FOOT UTILITY & DRAINAGE EASEMENT; THENCE DEPARTING THE WESTERLY LINE OF SAID LOT 32, AND WITH THE SOUTHERLY LINE OF SAID EXISTING 15 FOOT UTILITY & DRAINAGE EASEMENT, NORTH 62°25'50" EAST, 18.39 FEET, TO THE POINT OF BEGINNING.

THENCE DEPARTING THE SOUTHERLY LINE OF SAID EXISTING 15 FOOT UTILITY & DRAINAGE EASEMENT, RUN THE FOLLOWING (3) COURSES AROUND THE EXISTING SCREEN ENCLOSED POOL DECK: NORTH 14°20'52" WEST, 5.11 FEET; NORTH 60°14'54" EAST, 9.09 FEET; NORTH 75°51'43" EAST, 22.92 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID EXISTING 15 FOOT UTILITY & DRAINAGE EASEMENT; THENCE WITH THE SOUTHERLY LINE OF SAID EXISTING 15 FOOT UTILITY & DRAINAGE EASEMENT, SOUTH 62°25'50" WEST, 32.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING 109.00 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

This is **NOT** a Survey.
 This is **ONLY** a Description.
 This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
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Sgt	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-X-	- Chain Link Fence

Sketch Date: 02/28/23
 Drawn By: BMJ
 Approved By: PKI
 Field: N/A

Sketch and Description Certified To:
BERNARD BAJACAN

- Notes-**
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I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.


 Patrick K. Ireland, P.S.M. 6637
 Date Signed: 02/28/23

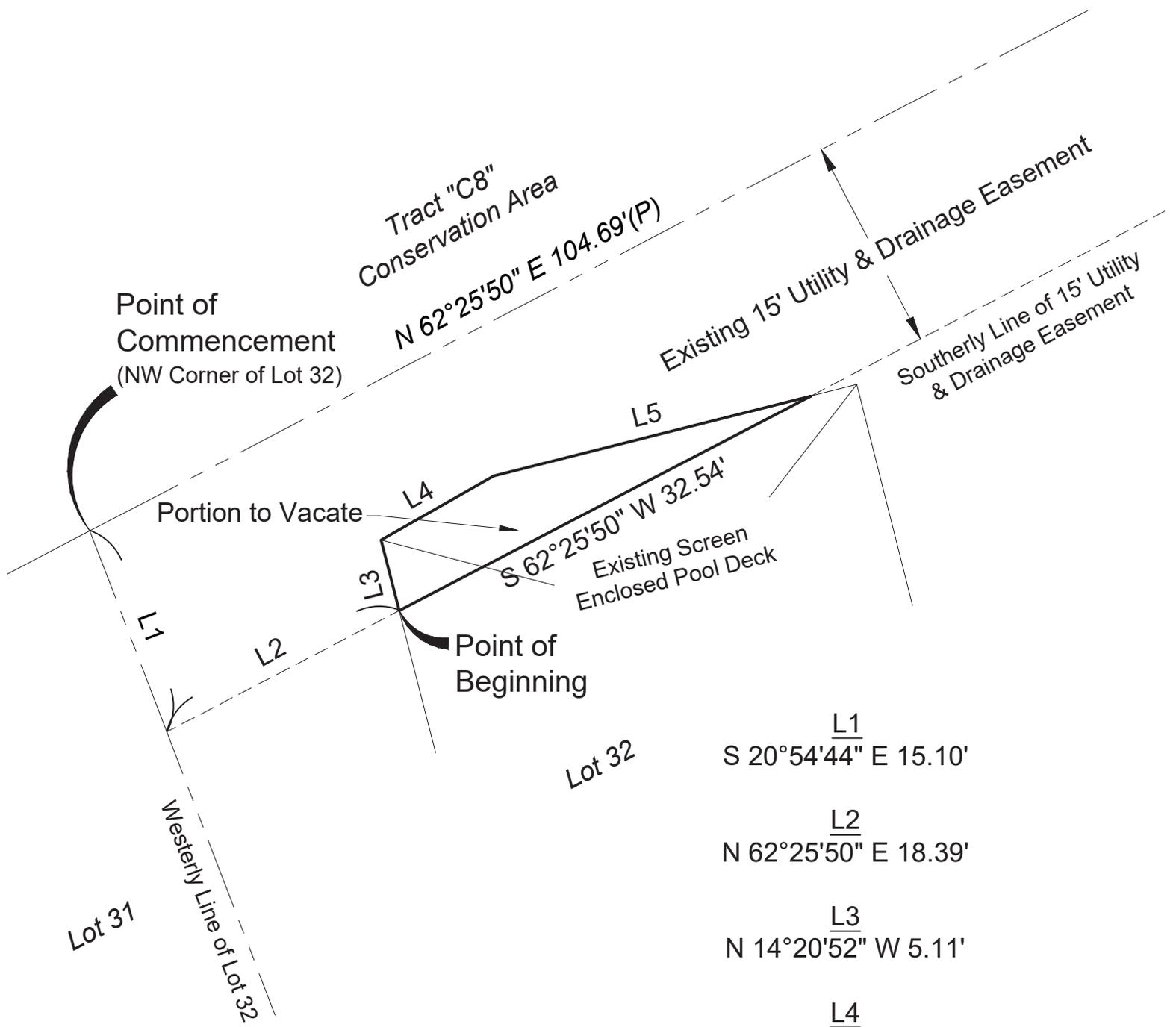
FOR THE FIRM
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Sketch of Description



- L1
S 20°54'44" E 15.10'
- L2
N 62°25'50" E 18.39'
- L3
N 14°20'52" W 5.11'
- L4
N 60°14'54" E 9.09'
- L5
N 75°51'43" E 22.92'

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NOT to Scale
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