Boundary Survey

Surveyor's Legal Description:

A PORTION OF ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, AND BEING PART OF LOTS 11 AND 19, AND ALL OF LOT 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS THAT PORTION TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 1152, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, ALAFAYA TRAIL SUBDIVISION, BEING A PLAT RECORDED IN PLAT BOOK 10, PAGE 96 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 26, FRANCISCO PARK PLAT, BEING A PLAT RECORDED IN PLAT BOOK 89, PAGES 59 THROUGH 66 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOT 26 AND A WESTERLY EXTENSION THEREOF, NORTH 89°58'36" WEST 167.97 FEET TO THE EASTERLY LINE OF SAID FRANCISCO PARK PLAT; THENCE, ALONG SAID EASTERLY LINE, NORTH 16°31'12" WEST 69.58 FEET; THENCE NORTH 01°54'52" WEST 100.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4034, PAGE 774; THENCE ALONG SOUTH LINE OF SAID LANDS SOUTH 89°32'08" EAST 169.87 FEET TO THE WEST LINE OF LOT 19, ALAFAYA TRAIL SUBDIVISION; THENCE, ALONG THE NORTH LINE OF THE SOUTH $\frac{2}{3}$ OF SAID LOT 19, NORTH 89°41'25" EAST 120.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL AND A CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 1,986.69 FEET, A DELTA OF 04°48'14", AND A CHORD BEARING & DISTANCE OF SOUTH 09°40'06" EAST 166.53 FEET TO THE SOUTH LINE OF SAID LOT 18; THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'03" WEST 127.55 FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:
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 09-28-2007.

CERTIFIED TO:
STEPHEN J. RATCLIFF, STEPHAN J. RATCLIFF REVOCABLE TRUST, PAUL M. KAUFMANN, WHARTON LAW GROUP, P.A., WFG NATIONAL TITLE INSURANCE COMPANY

CA	CC	CD	CF
Radius: 1710.08' (P)	Radius: 1986.69' (D)	Radius: 1986.69' (D)	Radius: 1986.69' (RW) 2,043.79' (D)
Delta: 03°20'28" (C)	Delta: 02°52'52" (C)	Delta: 00°05'20" (D)	Delta: 04°48'14" (RW) 04°44'48" (D)
Length: 100.00' (P)	Length: 99.90' (C)	Length: 3.08' (D)	Length: 166.58' (RW) 169.27' (D)
Chord:	Chord:	Chord:	Chord:
S 13°58'02" E 99.71' (M)	S 13°30'58" E 99.89' (M)	N 17°49'43" W 2.96' (M)	S 09°46'32" E 166.53' (RW) N 09°57'58" 169.22' (D) S 09°40'26" E 166.52' (M)

-Additional Notes-
> Due to the discrepancy between the recorded plats, the supplied legal description and the right of way maps of State Road No. 434 - Alafaya, this Survey is based upon the foremost field monumentation discovered on the date of 02-24-26, and delineated hereon the face of this Survey. Property boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.
> This Surveying Company was NOT given a Title Commitment at the time of Execution of the Survey. There was NO Title Search performed by this Surveying Company. Survey is Subject to an Accurate Title Search.
> Bearings shown hereon are based upon Florida State Plane Coordinate System, East Zone 0901, being on Transverse Mercator, US Survey Feet, NAD 83 (North American Datum) 1983 - 2013 adjustment.

Revision: Revised Legal & Certs - 03/11/26

Field Date: 02/24/26	Date Completed: 03/02/26
Drawn By: JW	File Number: IS-151694

-Legend-
C - Calculated; ℄ - 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; Fnd. - Found; IP - Iron Pipe; L - Length (Arc); M - Measured; N&D - Nail & Disk; N.R. - Non-Radial; ORB - Official Records Book; P - Plat; P.B. - Plat Book; -□- - Wood Fence; PC - Point of Curvature; Pg. - Page; PI - Point of Intersection; P.O.B. - Point of Beginning; P.O.L. - Point on Line; PP - Power Pole; PRM - Permanent Reference Monument; PT - Point of Tangency; R - Radius; Rad. - Radial; R&C - Rebar & Cap; Rec. - Recovered; Rfd. - Roofed; Set - Set ½" Rebar & Cap "LB 7623"; Typ. - Typical; UE - Utility Easement; WM - Water Meter; △ - Delta (Central Angle); -○- - Chain Link Fence

-Notes-
> Subject to any Easements and/or Restrictions of Record.
> 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.
> Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

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 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

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

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Patrick K Ireland
Digitally signed by Patrick K Ireland
Date: 2026.03.11 15:07:06 -04'00'