

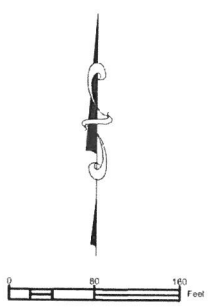


BOUNDARY & TOPOGRAPHIC SURVEY

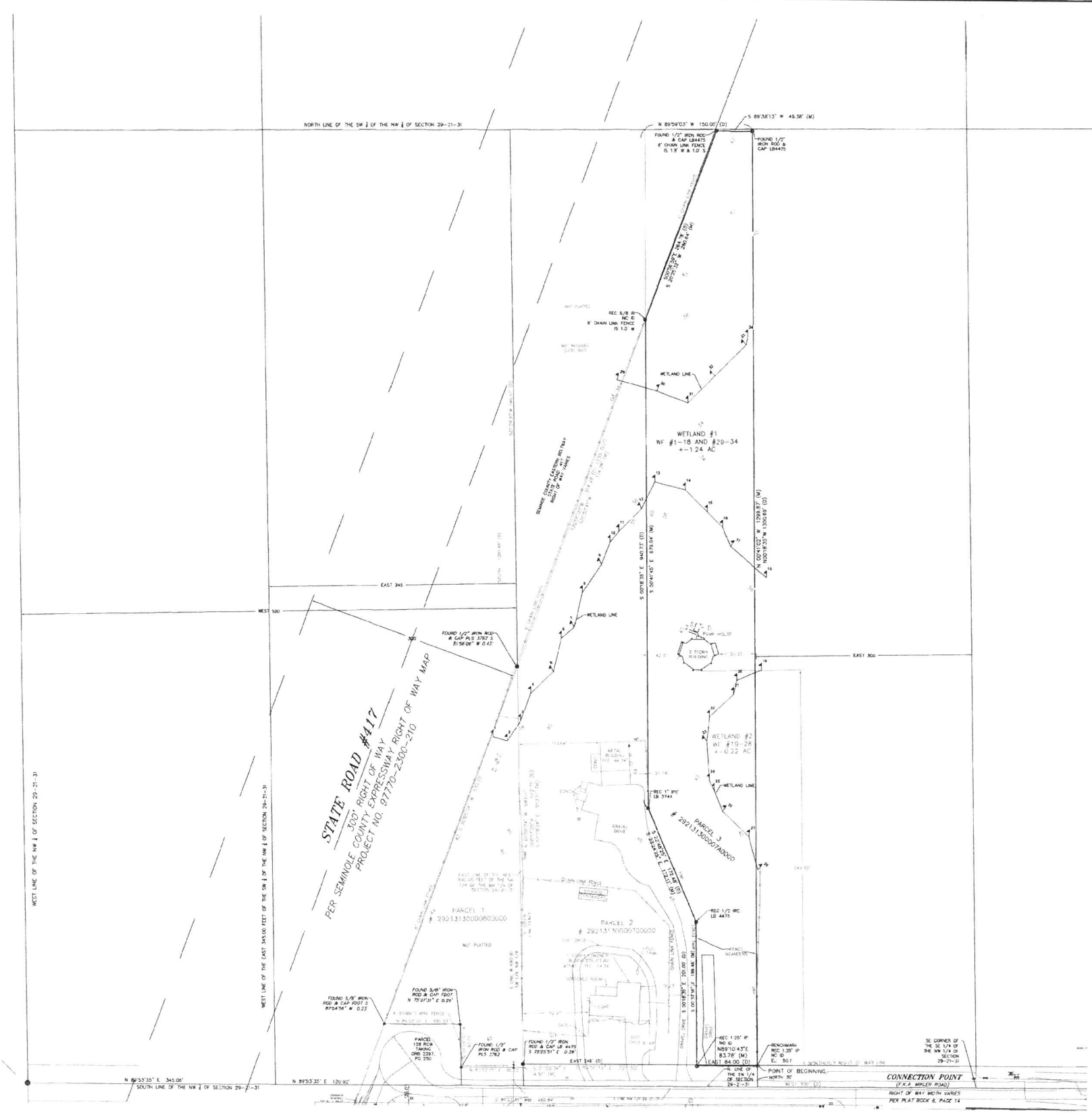
SOUTHERN DEVELOPMENT & CONSTRUCTION
2544 CONNECTION POINT
OMVEDO, FLORIDA 33765
P: (407) 977-9898

DATE: 6/15/22
SCALE: 1"=80'
DRAWN BY: DAR

REVISION



LEGEND:
(M)= MEASURED
(D)= DEED
ROW= RIGHT OF WAY
IP= IRON PIPE
CM= CONCRETE MONUMENT
ELEV=ASBUILT DATA
DESC=ASBUILT DATA
BOT=BOTTOM
HDPE=HIGH DENSITY POLYETHYLENE PIPE
EL= ELEVATION
COND= CONCRETE
N&D=NAUL AND DISK
EXIST=EXISTING
EP= EDGE OF PAVEMENT
RC= IRON ROD & CAP
R= IRON ROD



LEGAL DESCRIPTION:

BEIGN AT A POINT 30 FEET NORTH OF AND 300 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN THENCE NORTH 001°35' WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4, 1360.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 89°50'03" WEST ALONG SAID NORTH LINE 150.00 FEET, RUN THENCE SOUTH 001°18'35" EAST PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22°48'25" EAST 172.48 FEET, RUN THENCE SOUTH 001°18'35" EAST PARALLEL TO SAID EAST LINE 201.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MIKLER ROAD, RUN THENCE EAST ALONG SAID NORTH-RIGHT-OF-WAY LINE 84.00 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION TAKEN FOR SEMINOLE COUNTY EXPRESSWAY.

SURVEYOR'S REPORT:

- 1) BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FRM" MAP COMMUNITY - PANEL NUMBER 120289 0190 F DATED SEPTEMBER 28, 2007 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 2) BEARINGS ARE BASED ON A SECTIONAL BREAKDOWN, HOLDING THE EAST AND WEST CORNERS, HAVING A BEARING OF S 89°53'35" W, AS CALCULATED FROM CERTIFIED CORNER RECORDS 75366 AND 75362 AND SEMINOLE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAPS FOR STATE ROAD 417.
- 3) VERTICAL DATUM IS BASED ON: SEMINOLE COUNTY BENCHMARK DESIGNATION 8140107 AS HAVING AN ELEVATION OF 46.274' (NAVD1988)
- 4) THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
- 5) NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS, OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) THIS SURVEY IS NOT COVERED BY LIABILITY INSURANCE.
- 8) THERE IS NO EVIDENCE ON THE GROUND OF USE OF THE PROPERTY WHICH MIGHT SUGGEST A POSSIBLE CLAIM OF EASEMENT OTHER THAN THOSE SHOWN ON THE SURVEY.
- 9) THIS SURVEY HAS BEEN PREPARED CPCC OVEDO LLC AND SHALL NOT BE USED BY ANY OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- 10) IMPROVEMENTS WITHIN THEIR SPECIFIC EASEMENTS HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY.



Christopher J Stelly
2023.11.1
7 13:34:58
-05'00'

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER DO HERBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA STANDARDS OF PRACTICE AS DEFINED IN FLORIDA ADMINISTRATIVE CODE SI-17-052.

CHRISTOPHER J. STELLY IS 6445
SOUTHERN DEVELOPMENT & CONSTRUCTION INC.

DATE: