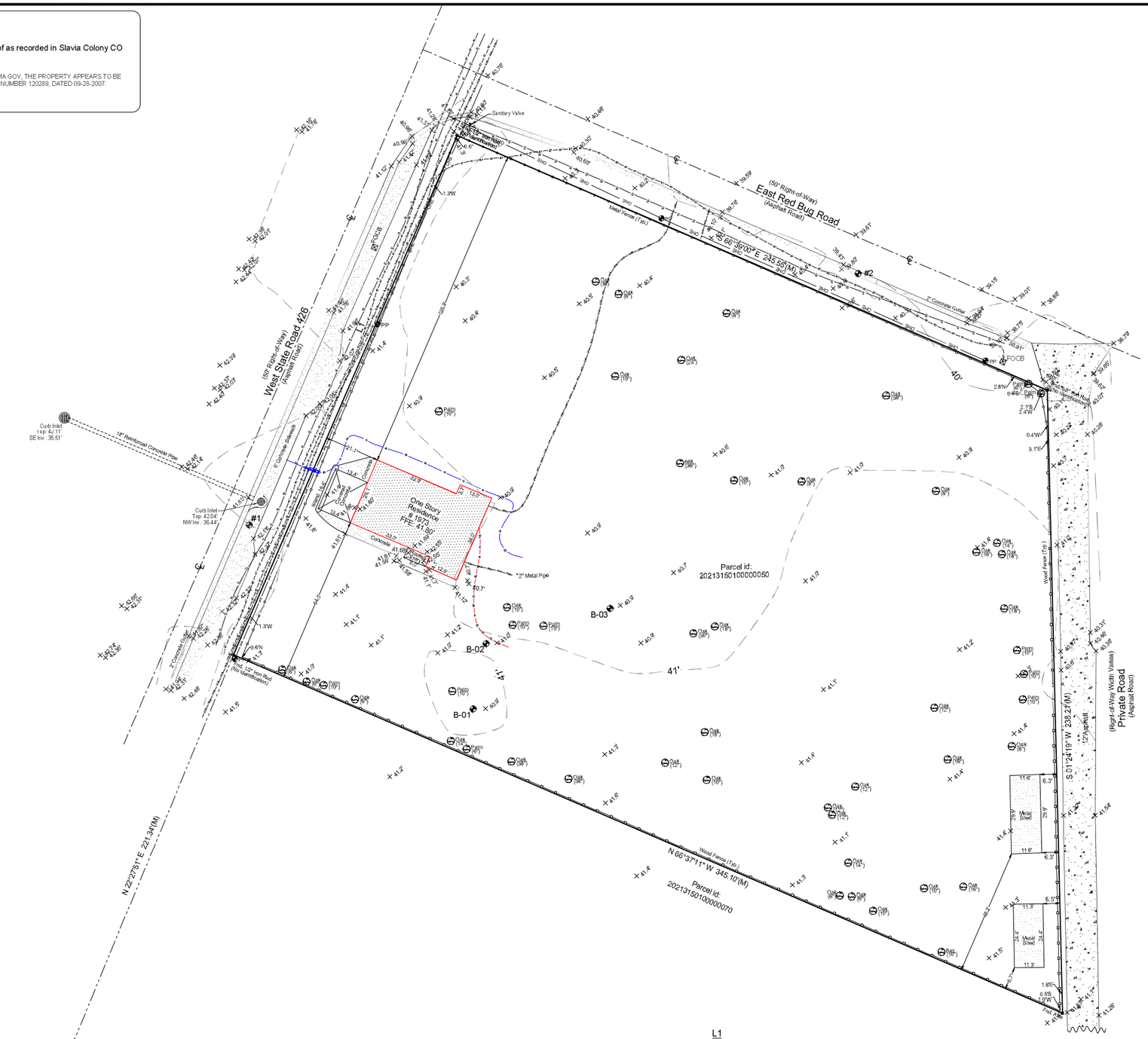
Boundary Survey

Legal Description:

Lots 5 & 6, WILLAMS SURVEY OF LOT 25, according to the Deed thereof as recorded in Slavia Colony CO Deed Book 157, Page 161, Public Records of Seminole County, Florida.

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:
JAN POSTAVA



L1
N 23°17'46" E 216.14'(M)

-Legend-

- Sanitary Manhole
- Water Valve
- Water Meter
- Back Flow Preventor
- FOCB - Fiber Optic Cable Box
- Overhead Utility Line
- Fiber Optic Cable Line
- Water Line
- Gas Line
- Electrical Line
- Unknown Utility Line
- Sanitary Force Main

-Site Benchmark Information-

#1
Fnd. "X" Cut in Sidewalk
Elevation: 42.04'

#2
Set Nail & Disk "LB 7623".
Elevation: 39.33'

-Benchmark Information-

Seminole County Control Point
Designation: #813-19-01
Elevation: 38.51'
(Elevations are based upon NAVD 88 Datum)

Patrick K Ireland
Digitally signed by Patrick K Ireland
Date: 2025.06.03 14:15:52 -04'00'

Revision: Changed Template - 06/02/25
Revision: Revised Survey - 03/31/25

Field Date: 12/11/24	Date Completed: 12/13/24
Drawn By: SMT	File Number: IS-137600

-Legend-

C	- Calculated	PC	- Point of Curvature
Ceil	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	POB	- Point of Beginning
Conc	- Concrete	POC	- Point of Commencement
Cr	- Crescentor	PL	- Property Line
D	- Drainage Easement	PRM	- Permanent Reference Monument
E	- Easement		
E.B.N.A.	- Eastern Broward Management Agency	PT	- Point of Tangency
		Rad	- Radial
FFE	- Finished Floor Elevation	Rad	- Radial
Fnd	- Found	R/C	- Rebar & Cap
Off	- Offset	Rec	- Recorded
L	- Length (Arc)	Rng	- Range
Lat	- Latitude	Set	- Set 5/8" Rebar & Cap "LB 7623"
Long	- Longitude	Twp	- Township
M/D	- Meas. Meets Deed	U/E	- Utility Easement
Meas	- Measured	W/M	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book		- Chain Link Fence
P.F.	- Picket 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 Bearing as Noted.
- 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, nor NOR given to this Surveying Company at the time of this Endeavor. Where a Flood Zone is Commented No, then the signing Surveyor assumes NO Liability for the Accuracy of this Determination.

-Additional Notes-

> This Boundary Survey is based upon the prior survey performed by Altamonte Surveying & Platting, Inc. (Job #JS-155, Dated 9/9/13) and the foremost field monumentation and occupation discovered on the date of 12-12-24, of which is 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.
> Bearing is shown hereon, are based upon the State Plane Coordinate System, NAD 83, East Zone

N
W E
S

Graphic Scale
0' 10' 20' 40'
Scale: 1"=20'

Patrick K. Ireland
PATRICK K. IRELAND, Number 6637 LB 7623
This Survey is intended to be in accordance with Current Standards of Practice, Chapter 5J-17 Florida Administrative Code.
This Survey NOT VALID UNLESS Embossed and Signature of Surveyor Seal.

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