

Robinson Surveying

140 E. Panama Road
Winter Springs, Florida 32708
407.637.5961



PROPERTY ADDRESS: 2820 JACANA COURT, LONGWOOD, FLORIDA 32779

JOB NUMBER: 2501.0043-05

FIELD WORK DATE: 1/29/2026

REVISION HISTORY: (REV.1 1/29/2026)

2501.0043-05

SKETCH OF DESCRIPTION

SEMINOLE COUNTY NW CORN. OF LOT 39
P.O.C.

ALAUQA PHASE 1
P.B.33, PGS. 67-71

LOT 43

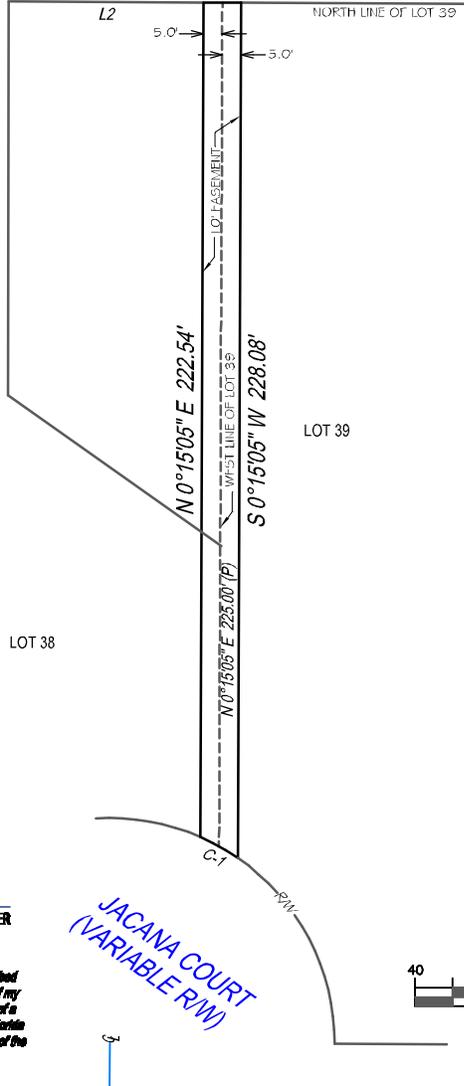
P.O.B. L1

LEGAL DESCRIPTION

AN EASEMENT 10' IN WIDTH DESCRIBED AS:
COMMENCE AT THE NORTHWEST CORNER
OF LOT 39, WINGFIELD NORTH PARTIAL
REPLAT OF LOTS 38 & 39, PLAT BOOK 79,
PAGES 81 & 82. LYING IN SECTION 14,
TOWNSHIP 20 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA THENCE RUN
SOUTH 89°43'18" EAST A DISTANCE OF 52.00
FEET TO THE POINT OF BEGINNING. THENCE
CONTINUE SOUTH 89°43'18" EAST A
DISTANCE OF 10 FEET. THENCE RUN SOUTH
0°15'05" WEST A DISTANCE OF 228.08 FEET.
THENCE RUN NORTHWESTERLY ALONG THE
ARC OF A CURVE WITH A RADIUS OF 60 FEET
A DISTANCE OF 11.45 FEET AND A CHORD
BEARING OF NORTH 60°43'11" WEST AND A
CHORD DISTANCE OF 11.43 FEET. THENCE
RUN NORTH 0°15'05" EAST 222.54 FEET BACK
TO THE POINT OF BEGINNING.

LINE TABLE:
L1 S 89°43'18" E 10.00'
L2 S 89°43'18" E 52.00'

C-1
R= 60.00'
L= 11.45'
Δ= 10°58'10"
CH= N 60°44'11" W 11.43'



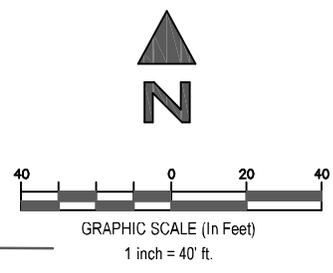
Digitally signed
by Phillip
Robinson
Date: 2026.01.29
19:14:24 -05'00'



PHILLIP R. ROBINSON
STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 7190

I hereby certify that this Boundary Survey of the herein described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61-17 of the Florida Administrative Code.

JACANA COURT
(VARIABLE R/W)



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 9/28/2007.

CLIENT NUMBER:	DATE: 01/29/26
BUYER: CRAIG RATICK AND OLENA RATICK	
SELLER:	
CERTIFIED TO: CRAIG RATICK AND OLENA RATICK	

POINTS OF INTEREST:

**LEGAL DESCRIPTION:
AN EASEMENT 10' IN WIDTH DESCRIBED AS:**

COMMENCE AT THE NORTHWEST CORNER OF LOT 39, WINGFIELD NORTH PARTIAL REPLAT OF LOTS 38 & 39, PLAT BOOK 79, PAGES 81 & 82. LYING IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN SOUTH 89 DEGREES 43 MINUTES 18 SECONDS EAST A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 89 DEGREES 43 MINUTES 1 SECONDS EAST A DISTANCE OF 10 FEET. THENCE RUN SOUTH 0 DEGREES 15 MINUTES 05 SECONDS WEST A DISTANCE OF 228.08 FEET. THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE WITH A RADIUS OF 60 FEET A DISTANCE OF 11.45 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 43 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 11.43 FEET. THENCE RUN NORTH 0 DEGREES 15 MINUTES 05 SECONDS EAST 222.54 FEET BACK TO THE POINT OF BEGINNING.

JOB SPECIFIC NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Robinson Surveying by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8260.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Robinson Surveying. Additional logo or references to third parties are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

<p>LINETYPES: (UNLESS OTHERWISE NOTED)</p> <p>BOUNDARY LINE STRUCTURE CENTERLINE CHAIN-LINK or WIRE FENCE EASEMENT EDGE OF WATER</p>		<p>IRON FENCE OVERHEAD LINES SURVEY TIE LINE WALL OR PARTY WALL WOOD FENCE VINYL FENCE</p>		<p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p> <p>ASPHALT CONCRETE WATER</p>		<p>BRICK or TILE COVERED AREA WOOD</p>		<p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p> <p>BENCH MARK CENTERLINE CENTRAL ANGLE or DELTA COMMON OWNERSHIP CONTROL POINT CONCRETE MONUMENT CATCH BASIN ELEVATION</p>		<p>FIRE HYDRANT PND OR SET MONUMENT GUMMIE OR ANCHOR MANHOLE TREE UTILITY OR LIGHT POLE WELL</p>	
(C)	CALCULATED	E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	R.P.	RADIUS POINT	A.E.	ACCESS EASEMENT		
(D)	DEED	ELEV.	ELEVATION	NAVOD89	NORTH AMERICAN VERTICAL DATUM OF 1988	R/W	RIGHT OF WAY	A.N.E.	ANCHOR EASEMENT		
(F)	FIELD	EM	ELECTRIC METER	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RES.	RESIDENCE	C.M.E.	CANAL MAINTENANCE ESMT.		
(M)	MEASURED	ENCL.	ENCLOSURE	O.C.S.	ON CONCRETE SLAB	RGE.	RANGE	C.U.E.	COUNTY UTILITY ESMT.		
(P)	PLAT	ENT.	ENTRANCE	O.G.	ON GROUND	S.B.L.	SET BACK LINE	D.E.	DRAINAGE EASEMENT		
(R)	RECORD	EU.B.	ELECTRIC UTILITY BOX	O.R.B.	OFFICIAL RECORD BOOK	S.C.L.	SURVEY CLOSURE LINE	D.U.E.	DRAINAGE AND UTILITY ESMT.		
(S)	SURVEY	FF.	FINISHED FLOOR	O.R.V.	OFFICIAL RECORD VOLUME	S.T.L.	SURVEY TIE LINE	ESMT.	EASEMENT		
A.S.B.L.	ACCESSORY SETBACK LINE	F.O.P.	EDGE OF PAVEMENT	O/A	OVERALL	S.W.	SEAWALL	I.E.E.	INGRESS/EGRESS ESMT.		
A/C	AIR CONDITIONING	F/D/H	FOUND DRILL HOLE	O/S	OFFSET	SG/D	SET GLUE DISC	I.B.R.E.	IRRIGATION EASEMENT		
B.C.	BLOCK CORNER	FCM	FND. CONCRETE MONUMENT	OFF	OUTSIDE OF SUBJECT PARCEL	S/W	SIDEWALK	L.A.E.	LIMITED ACCESS ESMT.		
B.F.P.	BACKFLOW PREVENTOR	FP	FOUND IRON PIPE	OH	OVERHANG	SCR.	SCREEN	L.B.E.	LANDSCAPE BUFFER ESMT.		
B.R.	BEARING REFERENCE	FPIC	FOUND IRON PIPE & CAP	OHL	OVERHEAD LINES	SEC.	SECTION	L.E.	LANDSCAPE ESMT.		
B.R.L.	BUILDING RESTRICTION LINE	FR	FOUND IRON ROD	ON	INSIDE OF SUBJECT PARCEL	SEP.	SEPTIC TANK	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT		
B/W	BAY/BOX WINDOW	FRIC	FOUND IRON ROD & CAP	P.B.	PLAT BOOK	SEW	SEWER	M.E.	MAINTENANCE EASEMENT		
BLDG.	BUILDING	FN	FOUND NAIL	P.C.	POINT OF CURVATURE	SIRC	SET IRON ROD & CAP	P.U.E.	PUBLIC UTILITY EASEMENT		
BLK.	BLOCK	FN&D	FOUND NAIL AND DISC	P.C.P.	POINT OF COMPOUND	SN&D	SET NAIL & DISC	R.O.E.	ROOF OVERHANG ESMT.		
BM	BENCHMARK	FND.	FOUND	P.C.P.	CURVATURE	SQ.FT.	SQUARE FEET	S.W.E.	SIDEWALK EASEMENT		
BSMT.	BASEMENT	FRKN	FOUND PARKER-KALON NAIL	P.C.P.	PERMANENT CONTROL POINT	STY.	STORY	S.W.M.E.	STORM WATER MANAGEMENT EASEMENT		
C	CURVE	FRN&D	FOUND RAILROAD NAIL & DISC	PI	POINT OF INTERSECTION	SV	SEWER VALVE	T.W.E.	TECHNOLOGICAL UTILITY ESMT.		
C.B.	CONCRETE BLOCK	FRSPK	FOUND RAILROAD SPIKE	P.O.B.	POINT OF BEGINNING	T.O.B.	TOP OF BANK	U.E.	UTILITY EASEMENT		
CL.F.	CHAIN LINK FENCE	GAR.	GARAGE	P.O.C.	POINT OF COMMENCEMENT	TBM	TEMPORARY BENCHMARK				
C.O.	CLEAN OUT	GM	GAS METER	R.O.C.	POINT OF REVERSE CURVATURE	TEL.	TELEPHONE FACILITIES				
C.V.G.	CONCRETE VALLEY GUTTER	ID.	IDENTIFICATION	PIP	PINCHED PIPE	TWP.	TOWNSHIP				
C/L	CENTER LINE	ILL.	ILLEGIBLE	PIR	POINT OF INTERSECTION	TR.	TRANSFORMER				
C/P	COVERED PORCH	INST.	INSTRUMENT	PR.C.	POINT OF REVERSE CURVATURE	TX	TYPICAL				
C/S	CONCRETE SLAB	INT.	INTERSECTION	PR.M.	PERMANENT REFERENCE MONUMENT	U.R.	UTILITY RISER				
CATV	CABLE TV RISER	L	LENGTH	PT.	POINT OF TANGENCY	UG	UNDERGROUND				
CH	CHORD BEARING	LB#	LICENSE # - BUSINESS	P/E	POOL EQUIPMENT	UR	UTILITY RISER				
CHM.	CHIMNEY	LS#	LICENSE # - SURVEYOR	PG.	PAGE	V.F.	VINYL FENCE				
CONC.	CONCRETE	M.B.	MAP BOOK	P.G.	PROFESSIONAL LAND SURVEYOR	W.F.	WOODEN FENCE				
COR.	CORNER	M.E.S.	MITERED END SECTION	PLS	PLANTER	W/C	WITNESS CORNER				
CS/W	CONCRETE SIDEWALK	M.F.	METAL FENCE	PLT	PLANTER	W/F	WATER FILTER				
DF	DRAIN FIELD	MES	MITERED END SECTION	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WM	WATER METER/VALVE BOX				
D.H.	DRILL HOLE	MH	MANHOLE	R	RADIUS or RADIAL	WV	WATER VALVE				
D/W	DRIVEWAY	N.R.	NON RADIAL								