

## 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:

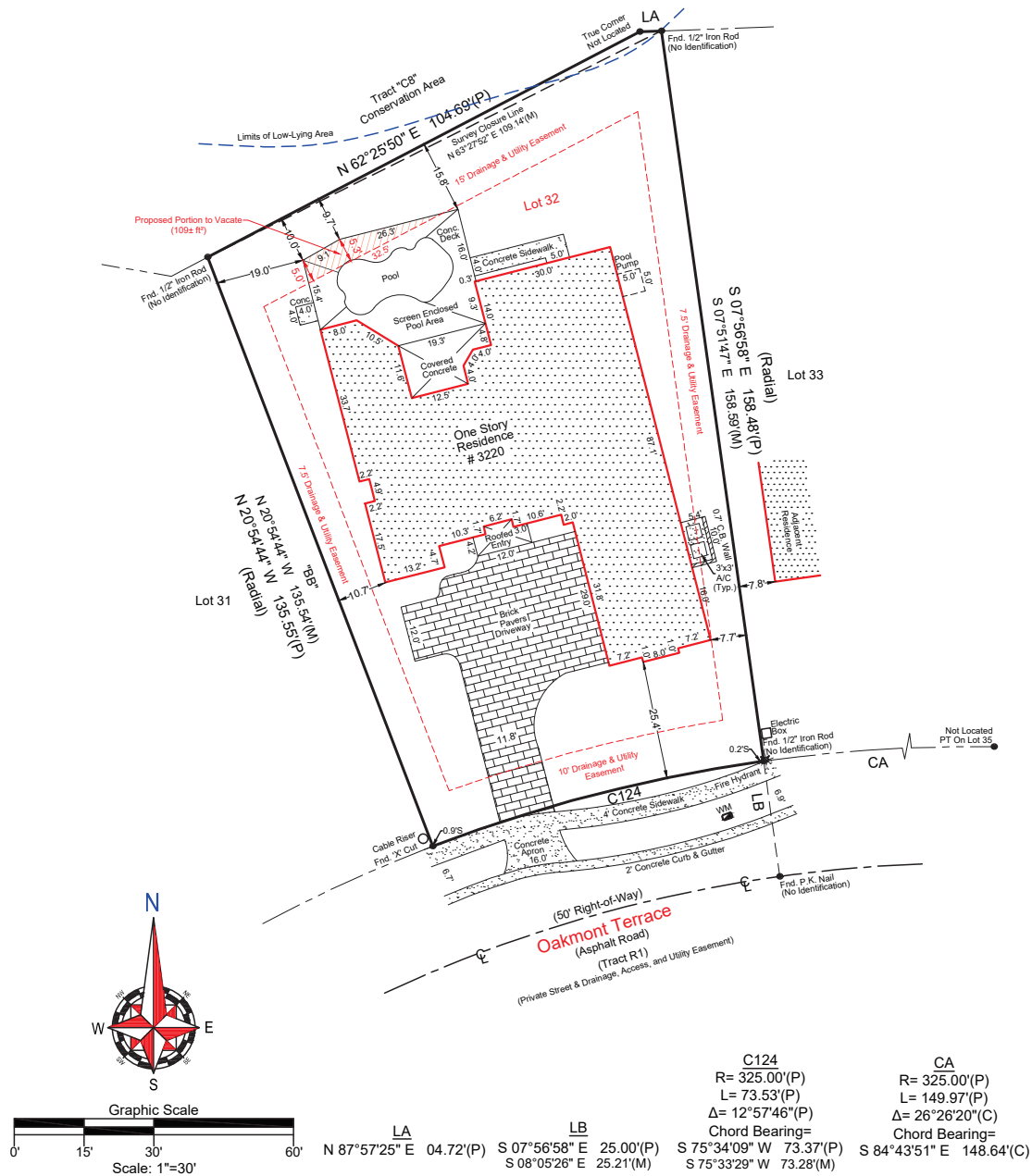
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.

### 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
CB	Centerline
CM	Concrete Block
Conc.	Concrete Monument
D	Description
DE	Drainage Easement
Esmt.	Easement
F.E.M.A.	Federal Emergency Management Agency
F.F.E.	Finished Floor Elevation
Find.	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
W	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 1/2" Rebar & Cap LB 7823
Rebar	Rebar
Typ.	Typical
UE	Utility Easement
WM	Water Meter
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 53-17, 052 Florida Administrative Codes, Pursuant to Section 477.027 Florida Statutes.

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.

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

Sketch and Description Certified To:  
BERNARD BAJACAN

### -Notes-

- >Sketch 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".
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- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
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### -Legend-

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

*Ireland & Associates  
Surveying, Inc.*

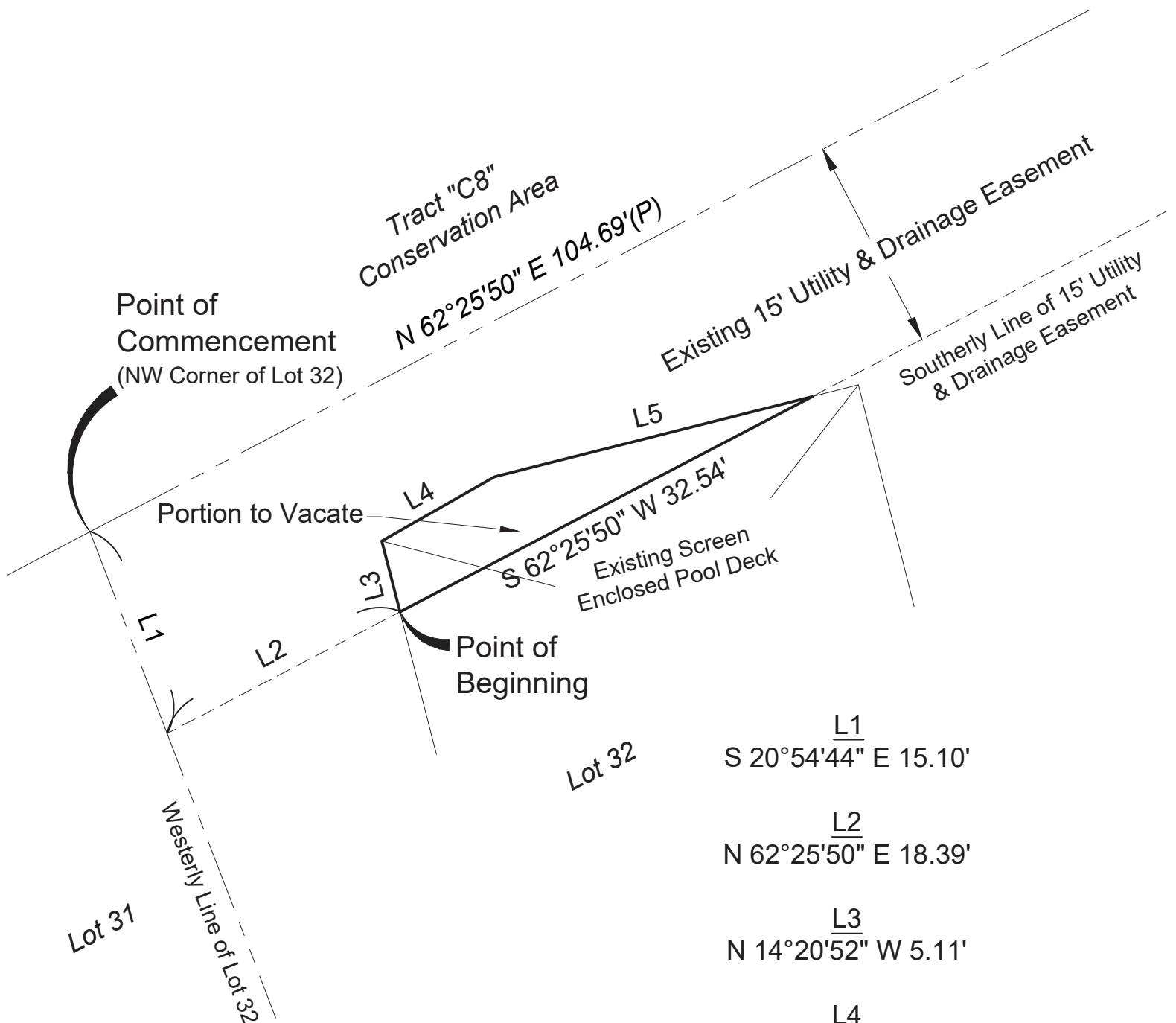
800 Currency Circle Suite 1020  
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I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information 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  
Patrick K. Ireland, P.S.M. 6637 LB 7623  
Date Signed: 02/28/23

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This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.  
File No. IS-115229

# 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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