



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  
CON= CONCRETE  
N&D=NAL AND DISK  
EXIST=EXISTING  
EP= EDGE OF PAVEMENT  
IRC= IRON ROD & CAP  
IR= IRON ROD



LEGAL DESCRIPTION:

BEGIN 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 0018'35" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1330.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 89'59'03" WEST ALONG SAID NORTH LINE 150.00 FEET, RUN THENCE SOUTH 0018'35" EAST PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22'48'25" EAST 172.48 FEET, RUN THENCE SOUTH 0018'35" 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 814C107 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 OPCC OVIEDO 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  
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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 SJ-17-352.

CHRISTOPHER J. STELLY LS 86445  
SOUTHERN DEVELOPMENT & CONSTRUCTION INC.

DATE:



BOUNDARY &  
TOPOGRAPHIC SURVEY

SOUTHERN DEVELOPMENT & CONSTRUCTION  
2544 CONNECTION POINT  
OVIEDO, FLORIDA 32765  
P: (407) 977-9898

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

REVISION