

LEGEND OF SYMBOLS AND ABBREVIATIONS

C.B.	= CHORD BEARING	(N)	= NORTH
C.D.	= CHORD DISTANCE	L	= LENGTH
COR	= CORNER	LB	= LICENSED BUSINESS
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFCRT	= CENTRAL FLORIDA COMMUTER RAIL TRANSIT	NAV088	= NORTH AMERICAN VERTICAL DATUM OF 1988
CMON	= CONCRETE MONUMENT	NE	= NORTHEAST
CONC.	= CONCRETE	NW	= NORTHWEST
C	= CENTERLINE	ORB	= OFFICIAL RECORDS BOOK
CLF	= CHAIN LINK FENCE	PB	= PLAT BOOK
(C)	= CALCULATED	PG	= PAGE
(D)	= DEED	PC	= POINT OF CURVATURE
DWY	= DRIVEWAY	PT	= POINT OF TANGENCY
(E)	= EAST	P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
CLF	= CHAIN LINK FENCE	R	= RADIUS
(F)	= FIELD MEASURED	RCP	= REINFORCED CONCRETE PIPE
ID	= IDENTIFICATION	RNG.	= RANGE
ELEV.	= ELEVATION	R/W	= RIGHT-OF-WAY
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	(S)	= SOUTH
ID.	= INVERT	SE	= SOUTHEAST
IP	= IRON PIPE	SW	= SOUTHWEST
IR	= IRON ROD	SEC.	= SECTION
IRC	= IRON ROD AND CAP	TWP.	= TOWNSHIP
LB	= LICENSED BUSINESS	(W)	= WEST
MH	= MANHOLE	W/	= WITH
NL	= NAIL	Δ	= DELTA ANGLE
NLD	= NAIL AND DISK		
NHWL	= NORMAL HIGH WATER LINE		

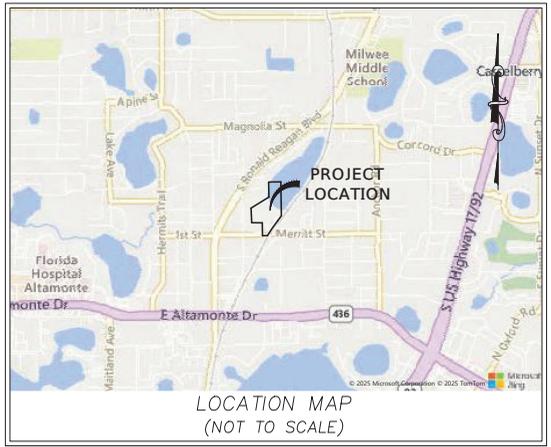
- = DENOTES FOUND CONCRETE MONUMENT
- = DENOTES FOUND NAIL & DISK OR IRON ROD & CAP
- = DENOTES SET NAIL & DISK OR IRON ROD & CAP STAMPED "DRMP LB 2648"

- OTV---OTV--- OVER HEAD CABLE TV
- BTV(B)---BTV(B)--- BURIED CABLE TV
- OFOC---OFOC--- OVERHEAD FIBER OPTIC
- BFOC(B)---BFOC(B)--- BURIED FIBER OPTIC
- G(B)---G(B)--- GAS LINE
- OE---OE--- OVERHEAD ELECTRIC/POWER
- BE(B)---BE(B)--- BURIED ELECTRIC/POWER
- S(B)---S(B)--- SANITARY FORCE MAIN
- S---S--- SANITARY GRAVITY MAIN
- BT(B)---BT(B)--- BURIED TELEPHONE
- OT---OT--- TELEPHONE MISCELLANEOUS
- W(A)---W(A)--- WATER LINE
- BANKMENTS
- CURB BACK
- CURB FLOW
- CURB FACE
- CONCRETE SLAB
- FENCE
- GUARDRAIL
- LANE LINE
- PAVEMENT ASPHALT
- PAVEMENT CROWN
- SIDEWALK BACK
- SIDEWALK FRONT
- SLOPES
- TREE LINE
- WETLANDS

- ☐ = AIR CONDITIONING UNIT
- ☐ = BEACON
- ☐ = BENCH / BUS STOP
- ☐ = BICYCLE RACK
- = BOLLARD
- ☐ = CABLE TV SERVICE BOX
- ☐ = CANTILEVERED SIGN COLUMN
- ☐ = CLEANOUT
- ☐ = CORE SAMPLE
- ☐ = DELINEATOR POST
- ☐ = DUMPSTER DISPOSAL
- ☐ = ELECTRICAL OUTLET
- ☐ = END OF INFORMATION
- ☐ = FIRE HYDRANT
- ☐ = FLAG POLE
- ☐ = FLOOD LIGHT
- ☐ = GAUGES
- ☐ = GROUND SHOT (DTM)
- ☐ = GUY ANCHOR
- ☐ = MAILBOX
- ☐ = MANHOLE (COMMUNICATIONS)
- ☐ = MANHOLE (ELECTRIC)
- ☐ = MANHOLE (GAS)
- ☐ = MANHOLE (SANITARY SEWER)
- ☐ = MANHOLE (STORMWATER)
- ☐ = MANHOLE (TELEPHONE)
- ☐ = MANHOLE (UNKNOWN)
- ☐ = MANHOLE (WATER)
- ☐ = METER (ELECTRIC)
- ☐ = METER (ELECTRIC UNDERGROUND)
- ☐ = METER (GAS)
- ☐ = AIR CONDITIONING UNIT
- ☐ = METER (UNKNOWN)
- ☐ = MONITORING WELL
- ☐ = ORNAMENTAL PLANT
- ☐ = PEDESTRIAN SIGNAL HEAD
- ☐ = PILING PIER COLUMN
- ☐ = POLE (STREET LIGHT)
- ☐ = POST
- ☐ = POWER POLE
- ☐ = POWER POLE WITH TRANSFORMER
- ☐ = RAILROAD SIGNAL WITH GATE
- ☐ = RAILROAD SWITCH
- ☐ = RAILROAD WARNING SIGN
- ☐ = SEASONAL HIGH WATER MARK
- ☐ = SERVICE CABINET
- ☐ = SHARED POLE
- ☐ = SHARED POLE WITH TRANSFORMER
- ☐ = SHRUB
- ☐ = SIGN SINGLE SUPPORT
- ☐ = TRAFFIC SIGNAL CONTROLLER
- ☐ = TRAFFIC SIGNAL HEAD
- ☐ = TRAFFIC SIGNAL WITH MAST ARM
- ☐ = TRAFFIC SIGNAL SPAN WIRE
- ☐ = TRANSFORMER
- ☐ = TRANSMISSION TOWER (SIGNAL COLUMN)
- ☐ = TREE (CITRUS)
- ☐ = TREE (CONIFEROUS)
- ☐ = TREE (CYPRESS)
- ☐ = TREE (DECIDUOUS)
- ☐ = TREE (OAK)
- ☐ = TREE (PALM)

- ☐ = TREE (PINE)
- ☐ = TREE (UNKNOWN)
- ☐ = TREE (CLUSTER)
- ☐ = UNDER DRAIN BOX
- ☐ = VALVE (BACK FLOW PREVENTER)
- ☐ = VALVE (GAS)
- ☐ = VALVE (NON POTABLE WATER)
- ☐ = VALVE (SANITARY SEWER)
- ☐ = VALVE (UNKNOWN)
- ☐ = VALVE (WATER)
- ☐ = VALVE BOX (GAS)
- ☐ = VALVE BOX (NON -POTABLE WATER)
- ☐ = VALVE BOX (SANITARY SEWER)
- ☐ = VALVE BOX (UNKNOWN)
- ☐ = VALVE BOX (WATER)
- ☐ = VALVE COVER (EFFLUENT)
- ☐ = VALVE COVER (GAS)
- ☐ = VALVE COVER (NON -POTABLE WATER)
- ☐ = VALVE COVER (RAW WATER)
- ☐ = VALVE COVER (SANITARY SEWER)
- ☐ = VALVE COVER (UNKNOWN)
- ☐ = VALVE COVER (WATER)
- ☐ = VENT (GAS)
- ☐ = VENT (SANITARY SEWER)
- ☐ = VENT (UNKNOWN)
- ☐ = WELL (WATER)
- ☐ = WETLAND POINT
- ☐ = WIND MILL
- ☐ = WIRE PULL BOX (LIGHTING OR SIGNAL)

SHEET INDEX	
1	COVER SHEET
2	BOUNDARY SURVEY
3	TOPOGRAPHIC SURVEY
4	TREE SURVEY
5	TREE LOCATION INFORMATION



LEGAL DESCRIPTION (VESTING DEED - ORB 9465, PG. 1105):

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE EAST 79.15 FEET TO A POINT 85 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN LINE TRACT OF THE A. C. L. RAILROAD; THENCE N 45°15' E PARALLEL WITH SAID RAILROAD TRACT, 305.1 FEET; THENCE NORTH TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE WEST 297 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE SOUTH 368.2 FEET; THENCE S 58°43' W, 502 FEET ON A LINE WHICH WHEN PRODUCED WILL INTERSECT THE WEST LINE OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION AT A POINT 774 FEET SOUTH OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SE 1/4 OF SW 1/4 OF SAID SECTION; THENCE SOUTH 356.1 FEET; THENCE EAST 423.65 FEET; THENCE SOUTH 310 FEET TO BEGINNING; SEMINOLE COUNTY, FLORIDA.

LESS: PER O.R. BOOK 813, PAGE 312, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 25 FEET NORTH AND 79.15 FEET EAST OF SOUTH 1/4 POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; RUN THENCE 45°15' E, 305.1 FEET; THENCE NORTH 106.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD; THENCE SOUTHWESTERLY ALONG EASTERLY RIGHT-OF-WAY LINE SCL RAILROAD TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NORTH STREET; THENCE EAST ALONG NORTH RIGHT-OF-WAY LINE OF NORTH STREET TO POINT OF BEGINNING, SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 25 FEET NORTH OF THE SOUTH 1/2 MILE POST OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SAID POINT BEING ON THE NORTH LINE OF A PUBLIC HIGHWAY; RUN THENCE NORTH 310 FEET; THENCE WEST 40.8 FEET; THENCE SOUTH 310 FEET; THENCE EAST 40.8 FEET TO PLACE OF BEGINNING.

TOGETHER WITH:

BEGIN 40.8 FEET WEST OF THE BURIED IRON SITUATED A GOVERNMENT 1/4 SECTION POST ON SOUTH LINE OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SAID 1/4 SECTION POST BEING SITUATED 2,587 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7; RUN FROM SAID BEGINNING TO POINT WEST 130 FEET; THENCE NORTH 335 FEET; THENCE EAST 130 FEET; THENCE SOUTH 335 FEET TO BEGINNING.

ALL THE ABOVE LYING IN SEMINOLE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 12.969 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, DERIVING A BEARING ON SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST OF NORTH 89°18'50" EAST.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAV88) BASED ON THE FOLLOWING FOUND SEMINOLE COUNTY BENCHMARKS:
 - A) BM 8140504: SEMINOLE COUNTY PK NAIL AND DISK STAMPED "814-05-04" IN STORM INLET. ELEVATION = 92.559
 - B) BM 1966801: RAILROAD SPIKE IN WEST FACE OF WOOD POLE. ELEVATION = 82.010'
- THIS SURVEY IS OF VISIBLE SURFACE FEATURES ONLY. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED UNLESS SHOWN HEREON.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS BY ANYONE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING PARTY IS STRICTLY PROHIBITED.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), EFFECTIVE OF SEPTEMBER 28, 2007 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AND ZONE "AE", LOCATED ON COMMUNITY PANEL NO. 12117C0165F, BASE FLOOD ELEVATION FOR ZONE "AE" (LAKE MOBILE) = 80.00' (NAV88)
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE SEARCH. THERE MAY BE OTHER RESTRICTIONS AND MATTERS OF RECORDS AFFECTING THIS SITE IN PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 - A) BOUNDARY SURVEY PREPARED BY HOLT SURVEYING FOR ROSENWALD ELEMENTARY SCHOOL DATED JUNE 17, 1988.
 - B) FDOT CENTRAL FLORIDA COMMUTER RAIL TRANSIT SEGMENT "F" RIGHT-OF-WAY MAP, SECTION 17000, FP NO. 412994-2, FROM MILE POST 779.59 TO MILE POST 782.2
 - C) BOUNDARY SURVEY PREPARED BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION FOR 1096 MERRIT STREET, ALTAMONTE SPRINGS, FLORIDA, DATED JULY 9, 2019.
- LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- LAST DATE OF SURVEY: SEPTEMBER 15, 2025.
- SURVEY UNITS: U.S. FEET
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSE SURVEYOR AND MAPPER. THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062 F.A.C.
- CERTIFY TO:
 - A) SEMINOLE COUNTY
 - B) BENTLEY GROUP, INC.

I HEREBY CERTIFY THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES (F.S.).

Digitally signed by Frank Lopez Reason: I am Frank Lopez approving this document Date: 2026.02.04 12:45:01-0500'

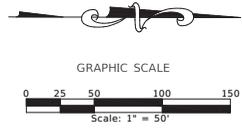
FRANK LOPEZ, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 15 7001 DRMP, INC. - CERTIFICATE OF AUTHORIZATION LB 2648 02/04/2026

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE
09/30/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	I.P.	F. LOPEZ					
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ					

DRMP
 MEASUREMENTS • SURVEYING • PLANNING • SCHEMATICS
 Certificate of Authorization No 2648
 941 Lake Baldwin Lane - Orlando, Florida 32814
 Telephone (407) 896-0594

ROSENWALD COMMUNITY DEVELOPMENT
 SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 IN SEMINOLE COUNTY, FLORIDA

PROJECT NO.	301.2400927.001
DATE	9/17/2025
SCALE	N/A
SHEET	1 OF 5



TBM AGPS1
SET 5/8" IRC
"TRAV LB 2648"
N = 1575901.2477
E = 542086.2154
ELEV = 94.13

ORB 10042
PG 976

ORB 10356
PG 1442

ORB 10376
PG 1128

ORB 10279
PG 721

ORB 4104
PG 9

ORB 2538
PG 236

ORB 4810
PG 1740

ORB 6089
PG 1269

ORB 8866
PG 687

ORB 105, PG 379

ORB 9008, PG 1543

TBM AGPS3
SET 5/8" IRC
"TRAV LB 2648"
N = 1576587.0414
E = 542441.4206
ELEV = 87.86'

07-21-30-300-0500-000
BOARD OF COUNTY
COMMISSIONERS
ORB 9465, PG. 1105

TBM AGPS4
SET 5/8" IRC
"TRAV LB 2648"
N = 1576035.9848
E = 542664.9271
ELEV = 92.68'

TBM AGPS5
SET 5/8" IRC
"TRAV LB 2648"
N = 1575936.0594
E = 542576.4887
ELEV = 94.22'

NOT
INCLUDED IN
THIS SURVEY

NORTHWEST CORNER OF
THE SOUTHWEST 1/4 OF
SEC. 7, TWP 21S, RNG 30E
& SOUTHWEST CORNER OF
A REPLAT OF LAKE MOBILE SHORES
PER P.B. 8, PG. 55
FND 5/8" IRC "SSMC LB 2108"
HOLD AS GOOD

LAKE MOBILE
WATER ELEV @ 6/25/2025 = 78.40'
NORMAL HIGH WATER LINE = 79.64'
FIRM MAP 12117C0165F
B.F.E. ELEV = 80.00' (ZONE AE)

CENTRAL FLORIDA COMMUTER
RAIL TRANSIT - SEGMENT "A"
FOOT RIGHT-OF-WAY MAP
SECTION 77000 FND NO. 112994-2
100.00' RIGHT-OF-WAY

SOUTHEAST CORNER OF
SEC. 7, TWP 21S, RNG 30E
FND NLD "LEGACY 7848"
CCR # 110354
HOLD AS GOOD

18

7

17

8

ORB 8639, PG 7

ORB 8639, PG 7

NORTHEAST CORNER OF THE
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SEC. 7, TWP
21S, RNG 30E

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE
09/20/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	LP.	F. LOPEZ					
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ					

SECTION 7
TOWNSHIP 21 S
RANGE 30 E

FIELD BY JH 05/25-09/25
DRAWN BY FL 8/25
CHECKED BY HF 09/25

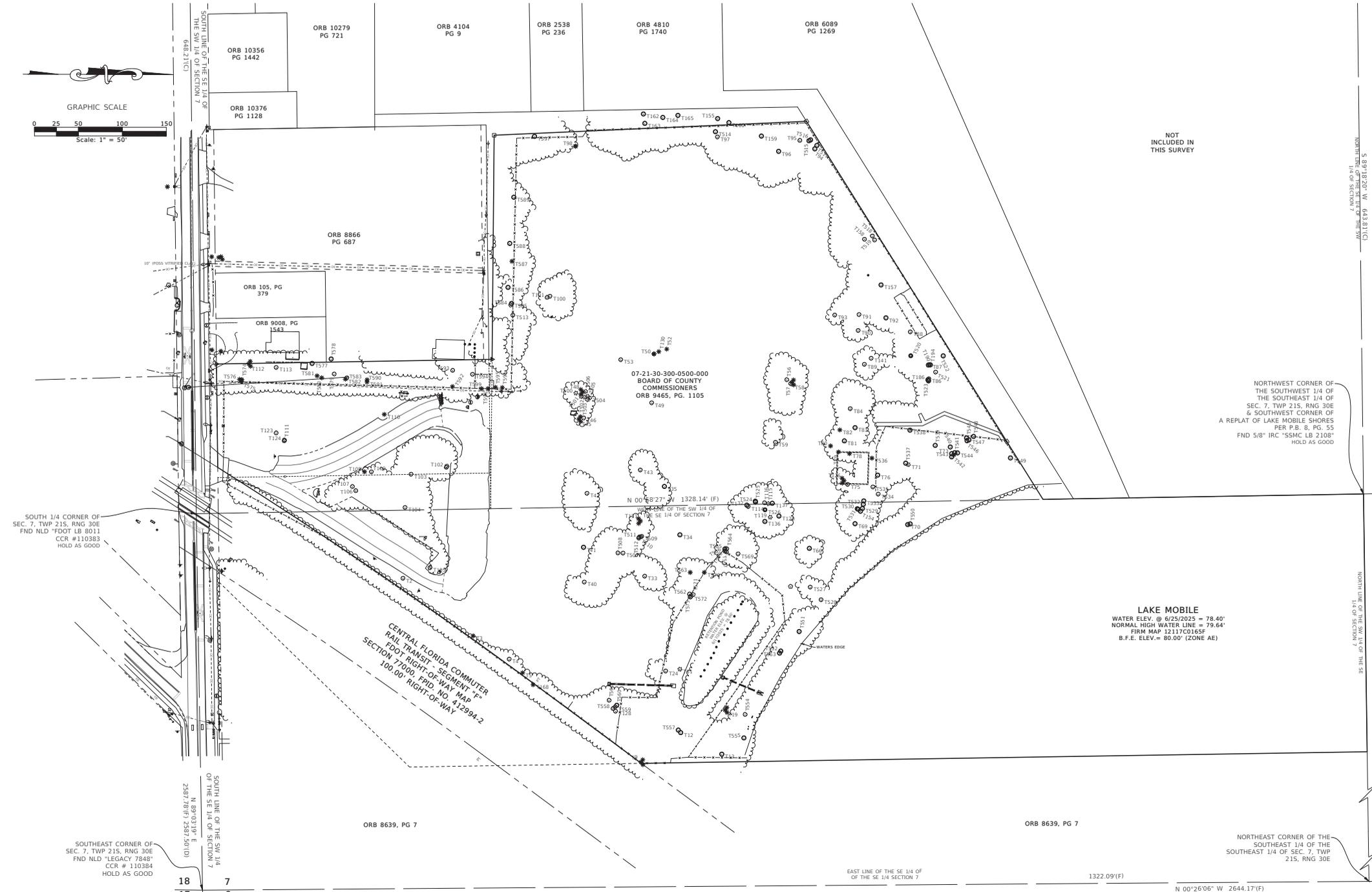
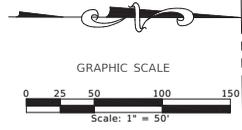
FIELD BOOK(S) 25/10
PAGE(S)

FILE: 301.2400927.001_Rosenwald Survey.dwg

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Telephone (407) 896-0594

TOPOGRAPHIC SURVEY
ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA

PROJECT NO.
301.2400927.001
DATE 9/17/2025
SCALE 1" = 50'
SHEET 3 OF 5



NOT INCLUDED IN THIS SURVEY

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E & SOUTHWEST CORNER OF A REPLAT OF LAKE MOBILE SHORES PER P.B. 8, PG. 55 FND 5/8" IRC "SSMC LB 2108" HOLD AS GOOD

SOUTH 1/4 CORNER OF SEC. 7, TWP 21S, RNG 30E FND NLD "FDOT LB 8011 CCR #110383 HOLD AS GOOD

LAKE MOBILE
 WATER ELEV. @ 6/25/2025 = 78.40'
 NORMAL HIGH WATER LINE = 78.64'
 FIRM MAP 12117/C0165F
 B.F.E. ELEV. = 80.00' (ZONE AE)

CENTRAL FLORIDA COMMUTER RAIL TRANSMIT SEGMENT 'F' FOOT RIGHT-OF-WAY MAP SECTION 7700, FPD NO. 112994-2 100.00' RIGHT-OF-WAY

SOUTHWEST CORNER OF SEC. 7, TWP 21S, RNG 30E FND NLD "LEGACY 7848" CCR # 110384 HOLD AS GOOD

NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 7, TWP 21S, RNG 30E

09/20/2025	ADDED BOTTOM OF SUMP ELEV. OF CONTROL STRUCTURE (SHEET 3)	L.P.	F. LOPEZ																	
02/04/2026	TREE SURVEY (SHEET 4) AND TABLE (SHEET 5) REVISED	E.S.	F. LOPEZ																	
DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 Certificate of Authorization No 2643
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TREE SURVEY
ROSENWALD COMMUNITY DEVELOPMENT
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 30 EAST
IN SEMINOLE COUNTY, FLORIDA

PROJECT NO.
 301.2400927.001
 DATE 9/17/2025
 SCALE 1" = 50'
 SHEET 4 OF 5

