

NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. SUBJECT TO EXCEPTIONS LISTED IN FIRST AMERICAN TITLE COMMITMENT NO. 2061-7903711 DATED 12-02-20.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS FLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (DB).
6. BUILDING LINES SHOWN REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

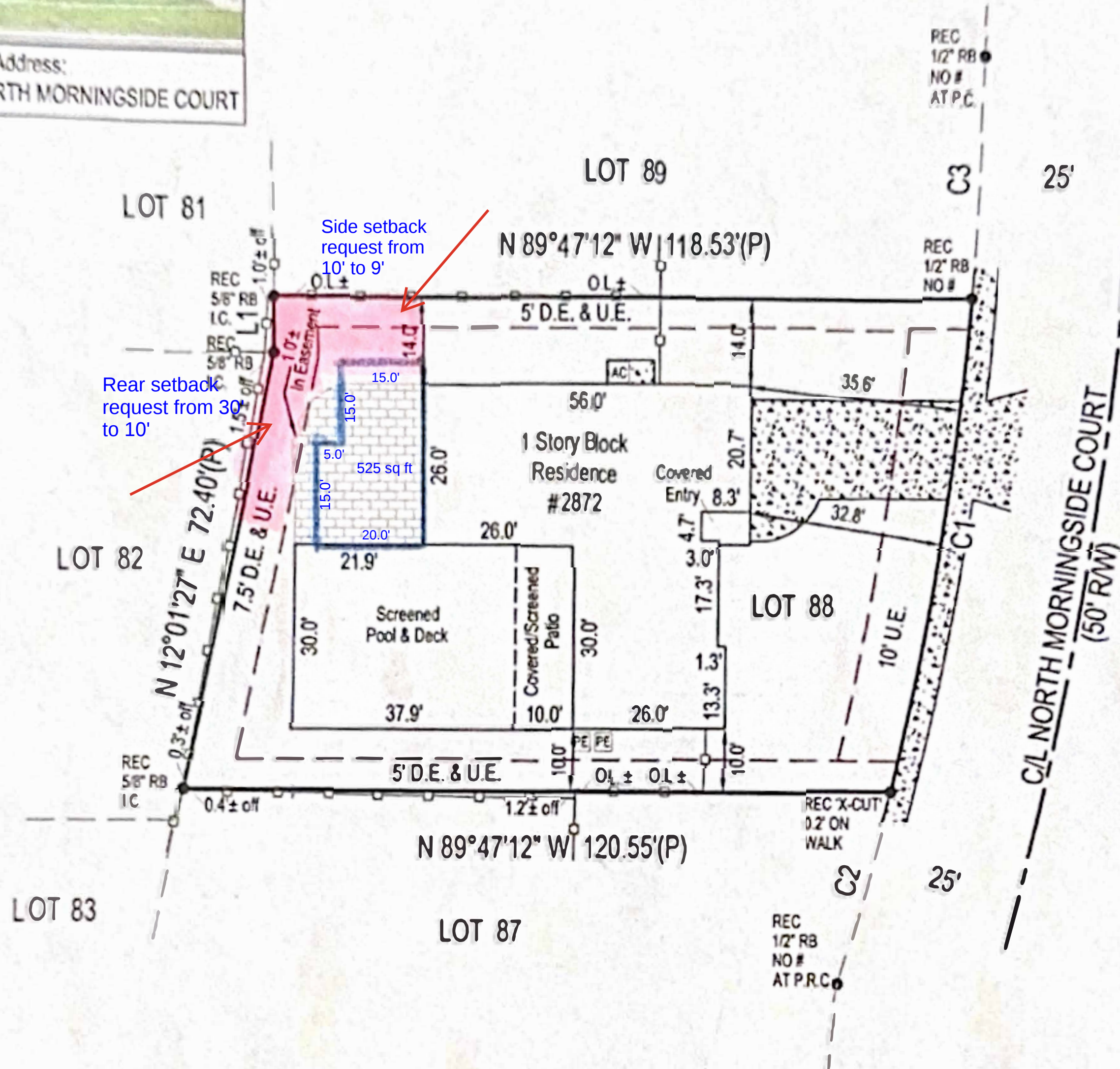
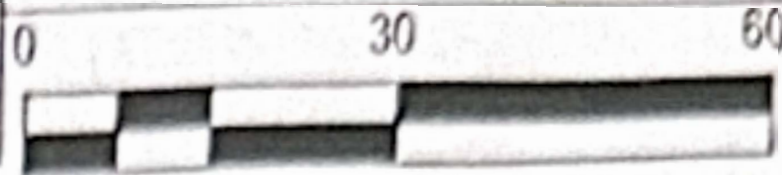
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL 32746
PH. (407) 895-1155

FLOOD ZONE REFERENCE:

PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12117C 0190 F DATED 09-28-07.



Property Address:
2872 NORTH MORNINGSIDES COURT



LINE	BEARING	DISTANCE
L1(P)	N 00°12'48" W	9.13'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(P)	496.41'	9°21'36"	81.09'	81.00'	N 09°15'21" E
C2(P)	496.41'	3°40'58"	31.91'	31.90'	S 15°46'37" W
C3(P)	496.41'	4°24'33"	38.20'	38.19'	N 02°22'16" E

SCALE 1" = 30'

DESCRIPTION: LOT 88, STILLWATER - PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 45 THROUGH 48, IN CLUS. VE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
SCOTT DYER AND CINDY DYER
PLAZA HOME MORTGAGE, INC. ISAOA
INTEGRITY TITLE & GUARANTY AGENCY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

JOB NO.: 21-082
DATE:
FIELD: 01-07-21
SIGNED: 01-08-21
DRAWN BY: SFG
P.C.: KJ
CHECKED BY: RWJ

REC - RECOVERED
I.P. - IRON PIPE
I.C. - IRON CEMENT
C.M. - CONCRETE MONUMENT
R.B. - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N.D. - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

LEGEND

P.R.C. - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R. - RADIUS
L. - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
C.L. - CHAIN LINK / WIRE FENCE LINE +/-
W.F. - WOODEN FENCE LINE +/-
V.F. - VINYL FENCE LINE +/-
A.F. - ALUMINUM FENCE LINE +/-
O.L. - OVERHEAD LINE +/-

O - Point Not Found or Set
P.O.L. - DENOTES REFERENCE POINT ON LINE
R/W - Denotes RIGHT-OF-WAY

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON
PSM 6251

Note:
With the Exception of an Electronic Signature, Seal and Printed to Scale.
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.