BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 51, ALAQUA LAKES PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 47 THROUGH 50, 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 9/28/2007.

CERTIFIED TO:

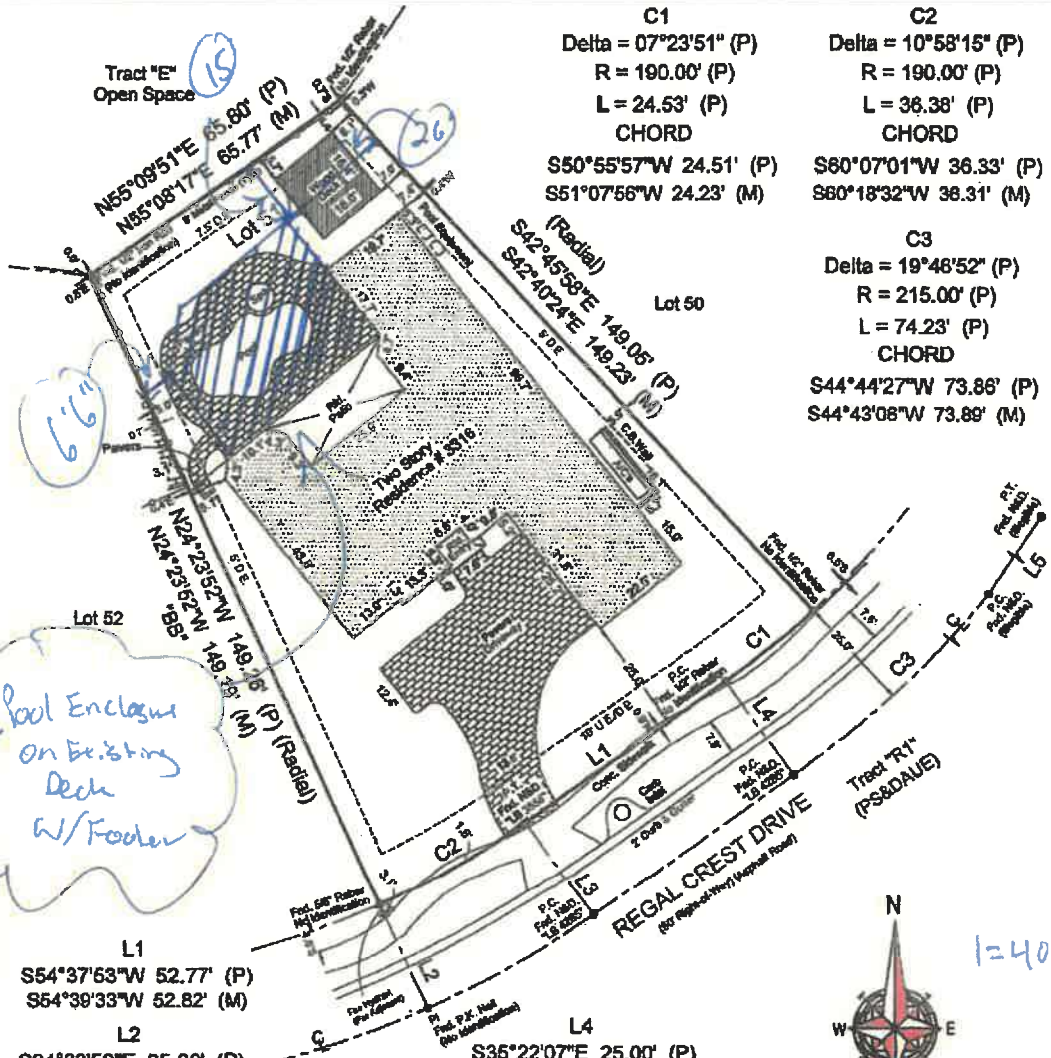
MICHAEL KEVIN COTHRON, LISA MCNABB COTHRON; FASSETT, ANTHONY & TAYLOR, P.A.; CHICAGO TITLE INSURANCE COMPANY; A&D MORTGAGE LLC

3316 REGAL CREST DRIVE, LONGWOOD, FLORIDA 32779

C1
Delta = 07°23'51" (P)
R = 190.00' (P)
L = 24.53' (P)
CHORD
S50°55'57"W 24.51' (P)
S51°07'56"W 24.23' (M)

C2
Delta = 10°58'15" (P)
R = 190.00' (P)
L = 36.38' (P)
CHORD
S60°07'01"W 36.33' (P)
S60°18'32"W 36.31' (M)

C3
Delta = 19°46'52" (P)
R = 215.00' (P)
L = 74.23' (P)
CHORD
S44°44'27"W 73.86' (P)
S44°43'08"W 73.89' (M)



L1
S54°37'53"W 52.77' (P)
S54°39'33"W 52.82' (M)

L2
S24°23'52"E 25.00' (P)
S24°38'57"E 25.10' (M)

L3
S35°22'07"E 25.00' (P)
S35°34'06"E 25.00' (M)

L4
S35°22'07"E 25.00' (P)
S35°24'27"E 24.97' (M)

L5
S34°51'01"W 139.08' (P)
S34°49'37"W 138.09' (M)

Field Date: 5/25/2021	Date Completed: 05/26/21
Drawn By: V.T.	File Number: 15-89278

-Legend-

C	- Calculated	PC	- Point of Curvature
C	- 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
Dr.	- Drainage Easement	PRM	- Permanent Reference Monument
Cant.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
FND	- FOUND	R&C	- Rebar & Cap
I.P.	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rid.	- Residual
M	- Measured	Set	- Set 5/8" Rebar & Cap "LB 7823"
NAD	- Nail & Disc		
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)
-O-	- Wood Fence	-O-	- 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 Holes.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Designated 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 Notification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

DRIVEWAY OVER SOUTH EASEMENT. WOOD DECK OVER NORTH EASEMENT. PAVERS OVER WEST EASEMENT.

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, that an Inspection has Confirmed to be as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 61G17-6 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland

FOR THE FIRM

Patrick K. Ireland, Jr. - PSM 6637 LB 7823
This Survey is Intended Only for the Use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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