Boundary Survey

Legal Description:

BEGIN 329.67 FEET NORTH AND 14.39 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 48 DEGREES 45 MINUTES 26 SECONDS WEST, ON A CHORD BEARING TO A CURVE HAVING A RADIUS OF 455 FEET, THENCE AROUND SAID CURVE 190.65 FEET, THENCE NORTH 22 DEGREES 56 MINUTES 21 SECONDS EAST, 169.28 FEET, THENCE SOUTH 89 DEGREES 41 MINUTES 43 SECONDS EAST, 63.47 FEET TO A CURVE HAVING A CHORD BEARING OF SOUTH 47 DEGREES 08 MINUTES 21 SECONDS EAST, A RADIUS OF 655 FEET, THENCE AROUND SAID CURVE 237.46 FEET, THENCE SOUTH 53 DEGREES 14 MINUTES 49 SECONDS WEST, 200 FEET TO THE POINT OF BEGINNING. ALSO DESCRIBED AS: LOT 125, CHULA VISTA, SECTION 2, IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 32, EAST.

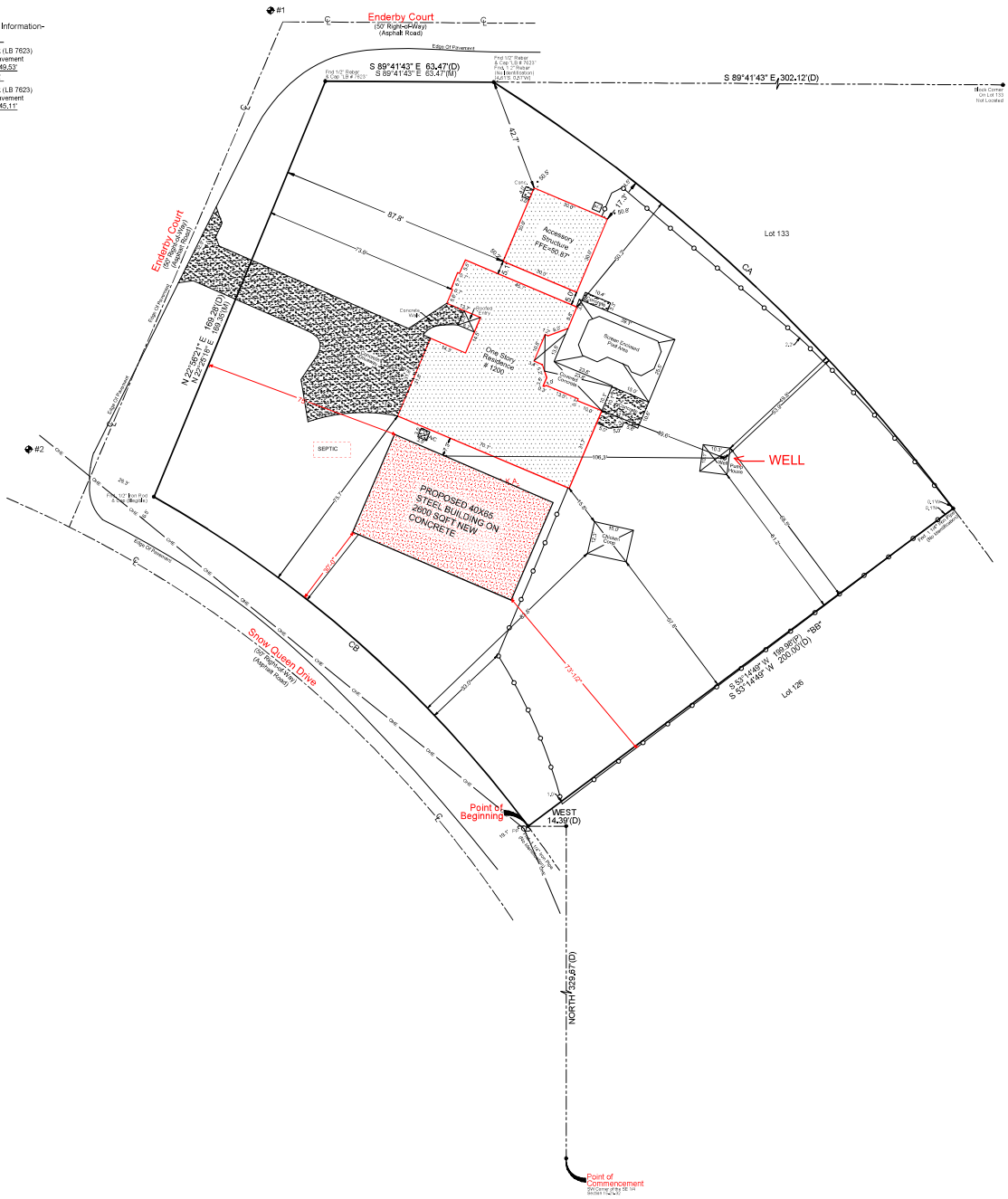
Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 9/28/2007.

CERTIFIED TO:
THOMAS MARINO JR. AND JEANETTE MARIE MARINO

CA	CB
R=655.00'(D)	R=455.00'(D)
L=237.46'(D)	L=190.65'(D)
Δ=20°46'18"(C)	Δ=24°02'27"(C)
Chord Bearing=	Chord Bearing=
S 47°08'21" E(D) 236.46'(C)	N 48°45'26" W(D) 189.26'(C)
S 47°08'21" E 236.16'(M)	N 48°38'12" W 187.78'(M)

-Benchmark Information-
Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-
#1
Fnd. Nail & Disk (LB 7623)
in Edge of Pavement
Elevation: 49.53'
#2
Fnd. Nail & Disk (LB 7623)
in Edge of Pavement
Elevation: 45.11'



Revision: Structure Label - 07/06/22 - KC
Revision: Final Survey - 07/02/22 - ADS
Revision: Topographic Survey - 06/28/21 - JWW

Note: Boundary based upon found monumentation, occupation, & furnished legal description.

Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

Field Date: 01/20/21	Date Completed: 01/25/21
Drawn By: DC	File Number: IS-83828

-Legend-

C	- Calculated	PC	- Point of Curvature
Conc	- Concrete	PI	- Point of Intersection
CM	- Concrete Monument	PLS	- Point of Beginning
Cov	- Covered	POC	- Point of Commencement
Desc	- Description	POB	- Point Of Beginning
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Elev	- Elevation	PT	- Point of Tangency
FEMA	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rebar	- Rebar
Fnd	- Found	Rebar & Cap	- Rebar & Cap
L	- Length	Rec	- Record
La	- Length (Arc)	Rec	- Recorded
LB	- License Number	Sec	- Section
LAE	- Limited Access Easement	SIR	- Set 1/2" Rebar & Cap "LB 7623"
Ind	- Industrial	Tan	- Tangent
ORB	- Official Records Book	UE	- Utility Easement
Pg	- Page	WM	- Water Meter
PB	- Plat Book		- Chain Link Fence
	- Wood Fence		

-Notes-
- Survey is Based upon the Legal Description Supplied by Client, Adjoining Properties Deeds have NOT been Researched for Gaps, Gores or Overlaps.
- 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 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 Proper Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Surveyor's Certificate, Unless Noted to give Any Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Hereon Is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination May be Affected by Flood Factors and/or Other Information NOT Known to Ireland & Associates Surveying Inc. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

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 and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Professional Surveyor & Mapper No. 5837 LB 7623
This Survey not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
This Survey NOT VALID unless it is Embossed with Surveyor's Seal.

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