

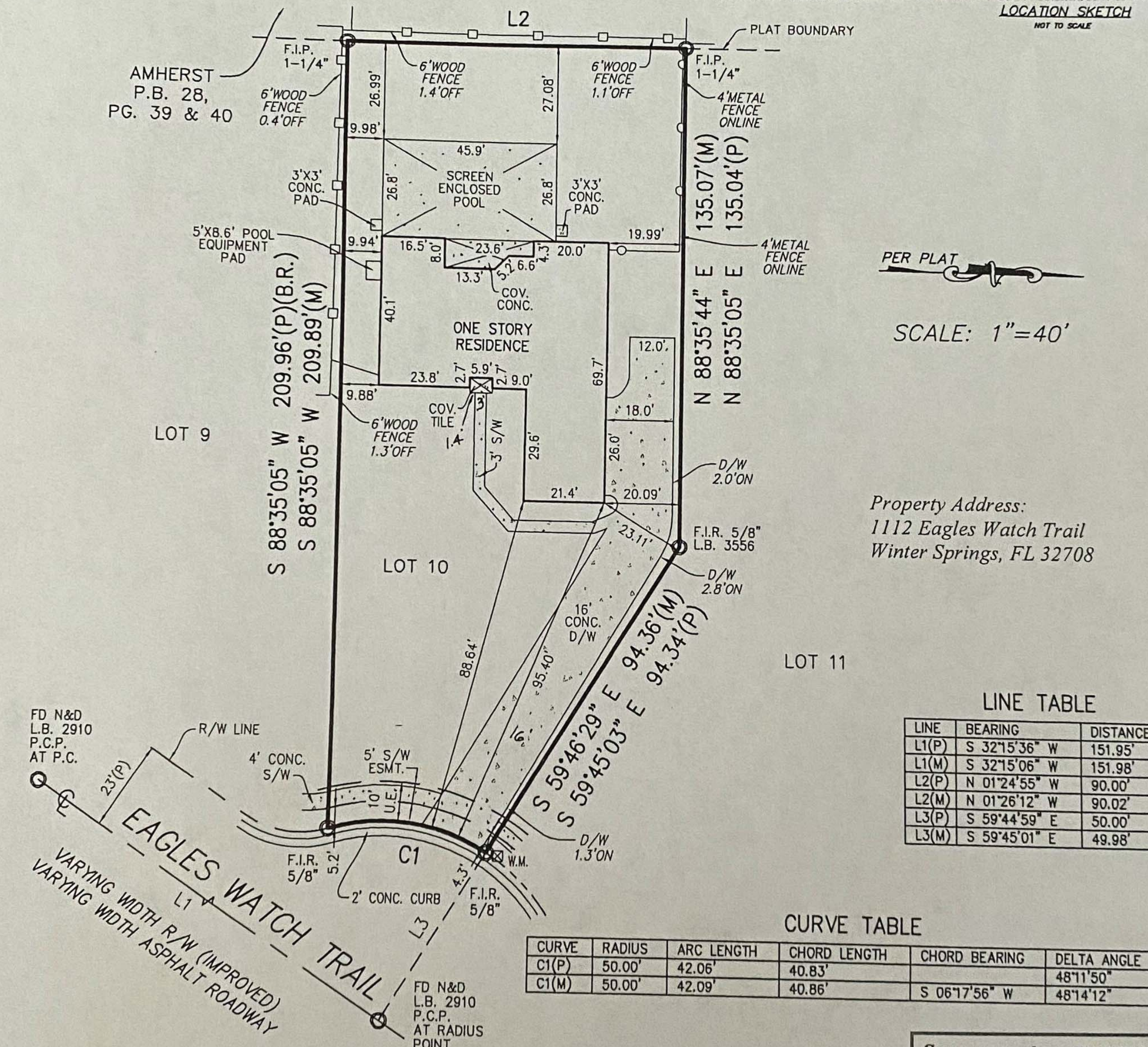
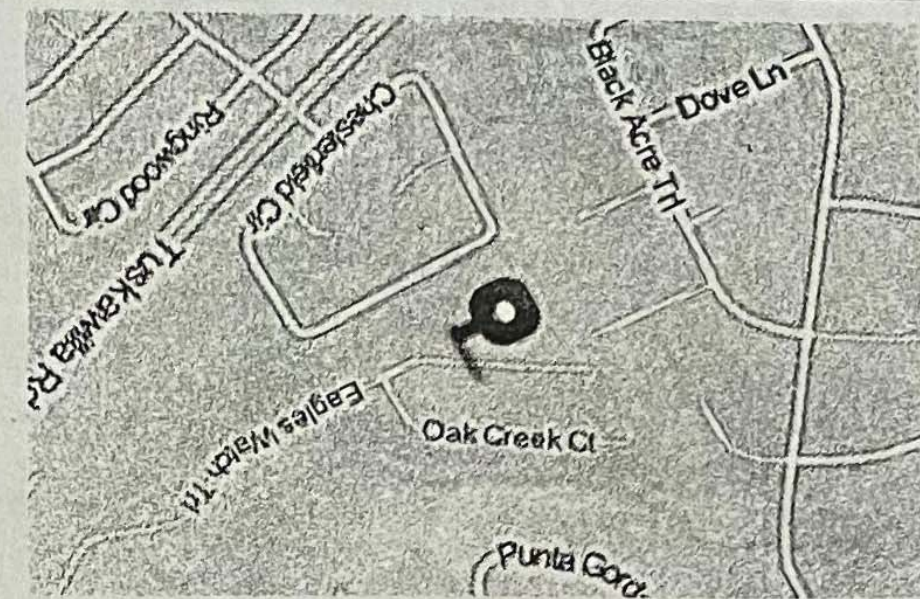
# SWERDLOFF & PERRY SURVEYING, INC.

370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691 • sandpsurveying@gmail.com

Lot 10, **EAGLE'S POINT PHASE FIVE**, according to the plat thereof, as recorded in Plat Book 53, Page(s) 4 through 6, of the Public Records of Seminole County, FL.

Community number: 120289 Panel: 0170  
 Suffix: F.F.I.R.M. Date: 9/28/2007 Flood Zone: X  
 Date of field work: 5/7/2015 Completion Date: 5/7/2015

Certified to:  
 Jeremy Avner; Grace Anne Glavin, P.A.; Old Republic National Title Insurance Company; Alkan Mortgage Corporation d/b/a Certified Mortgage Planners, its successors and/or assigns.



PER PLAT  
 SCALE: 1"=40'

Property Address:  
 1112 Eagles Watch Trail  
 Winter Springs, FL 32708

LINE TABLE

LINE	BEARING	DISTANCE
L1(P)	S 32°15'36" W	151.95'
L1(M)	S 32°15'06" W	151.98'
L2(P)	N 01°24'55" W	90.00'
L2(M)	N 01°26'12" W	90.02'
L3(P)	S 59°44'59" E	50.00'
L3(M)	S 59°45'01" E	49.98'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(P)	50.00'	42.06'	40.83'		48°11'50"
C1(M)	50.00'	42.09'	40.86'	S 06°17'56" W	48°14'12"

Survey number: SL 151824

LEGEND

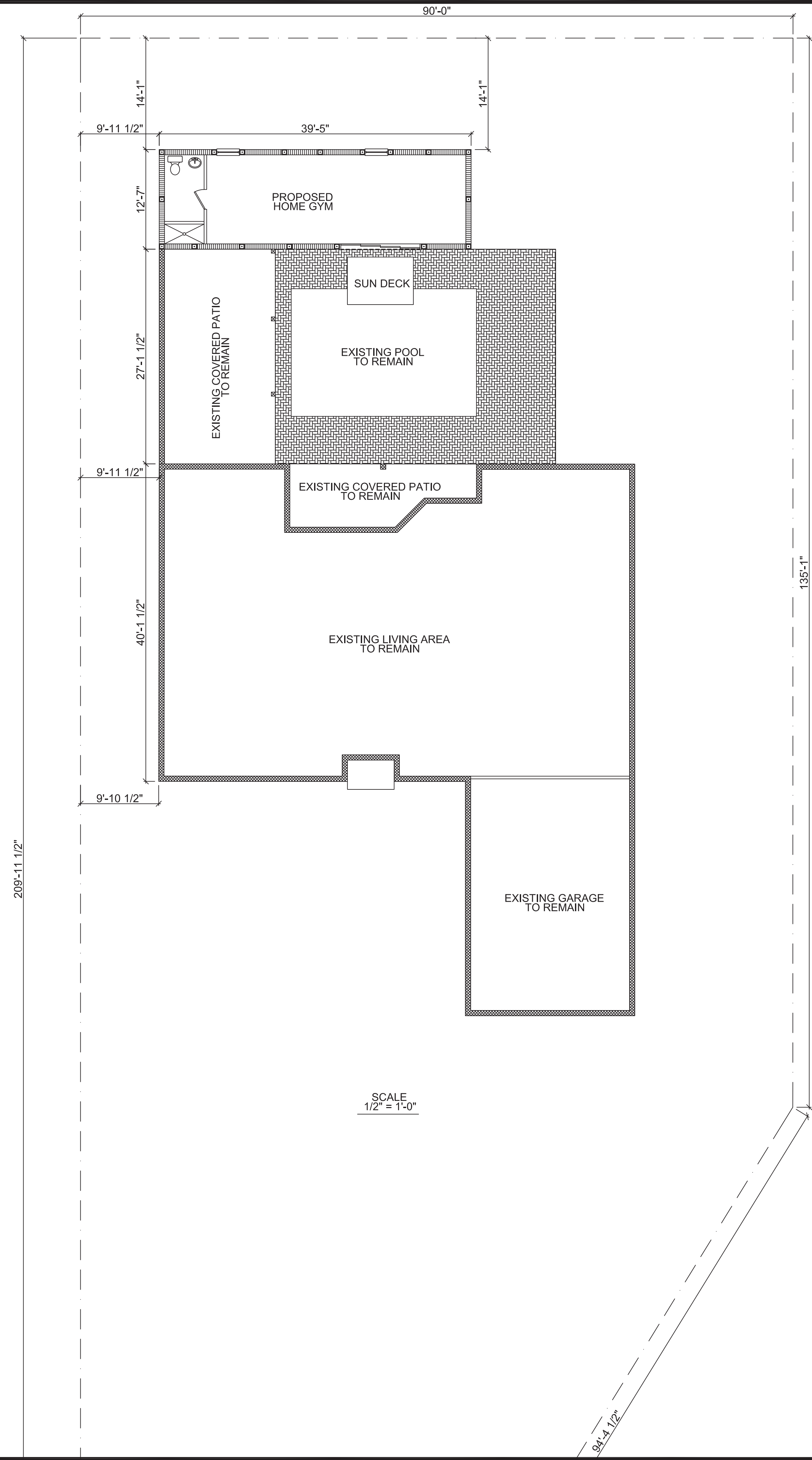
-O-O-	Wire Fence	D.H.	Drill Hole	P.R.M.	Permanent Reference Monument
-□-□-	Wood Fence	D.U.E.	Drainage & Utility Easement	Plat	
-OH-	Overhead Utilities	D/W	Driveway	P.B.	Plat Book
⊙, P.P.	Power Pole	ESMT	Easement	P.E.	Pool Equipment
⊙, W.M.	Water Meter	E.O.P.	Edge of Pavement	P.O.B.	Point of Beginning
▨	Asphalt	E.O.W.	Edge of Water	P.O.C.	Point of Commencement
▨	Block Wall	ENCR	Encroachment	P.C.C.	Point of Compound Curve
▨	Brick/Pavers	XX.XX'	Existing Elevation	P.C.	Point of Curvature
▨	Concrete	F	Field	P.I.	Point of Intersection
▨	Covered Area	FD	Found	P.R.C.	Point of Reverse Curvature
⊙	Centerline	FD N&D	Found Nail & Disk	P.T.	Point of Tangency
⊙	Central Angle/Delta	F.C.M.	Found Concrete Monument	P.O.L.	Point on Line
⊙	Line Break Not to Scale	F.I.P.	Found Iron Pipe	R	Radius (Radial)
A/C	Air Conditioning	F.I.R.	Found Iron Rod	R.	Record
B.R.	Bearing Reference	L	Length	R/W	Right of Way
B.M.	Bench Mark	L.B.	Licensed Business	S.I.R.	Set Iron Rod & Cap
CATV	Cable Riser	M	Field Measured	S/W	Sidewalk
C	Calculated	M.H.	Manhole	T/S/R	Township/Section/Range
C.L.F.	Chain Link Fence	N&D	Nail & Disk	TEL	Telephone Facilities
CH	Chord	N.R.	Non Radial	T.O.B.	Top of Bank
C.B.	Chord Bearing	N.T.S.	Not To Scale	TX	Transformer
CONC.	Concrete	O.R.	Official Records	TYP.	Typical
C.M.	Concrete Monument	O.R.B.	Official Records Book	U.E.	Utility Easement
D.	Description or Deed	PG.	Page	W.F.	Wood Fence
D.B.	Deed Book	PVMT.	Pavement	W.C.	Witness Corner
D.E.	Drainage Easement	P.C.P.	Permanent Control Point		

GENERAL NOTES

1. Legal description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat unless specifically noted.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall.
5. Only visible encroachments located.
6. No identification found on property corners unless noted.
7. Dimensions shown are plat and measured unless otherwise noted.
8. This is a BOUNDARY SURVEY unless otherwise noted.
9. Not valid unless sealed with the signing surveyors embossed seal.
10. Where plat or deed bearing is identical to measured, this shall serve as the basis of bearings, unless noted otherwise.
11. All lines are not radial unless otherwise noted.
12. Recertification does not indicate an update.
13. Unless otherwise noted, flood zone information provided by others.
14. Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.
15. The closure of structures may not be precise due to building imperfections and decorative finishes.
16. Pools and/or patios may be drawn as an approximation and not fully dimensioned due to irregular shape.
17. Fence locations along property line may be exaggerated for clarity.
18. The nature, extent or existence of riparian rights is not addressed hereon.
19. This survey meets all applicable accuracy requirements.
20. This survey meets or exceeds the Minimum Technical Standards promulgated by the Florida Board of Professional Land Surveyors, 5J-17, of the Florida Administrative Code, Section 473.027, Florida Statutes.

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Ralph Swerdloff  
 Registered Land Surveyor No. 3411  
 I.B. 7132



SCALE: 1/2" = 1'-0"

DATE	DESCRIPTION

AVNER RESIDENCE  
 1112 EAGLES WATCH TRL  
 WINTER SPRINGS, FL  
 32708

PAGE:  
 SITE PLAN

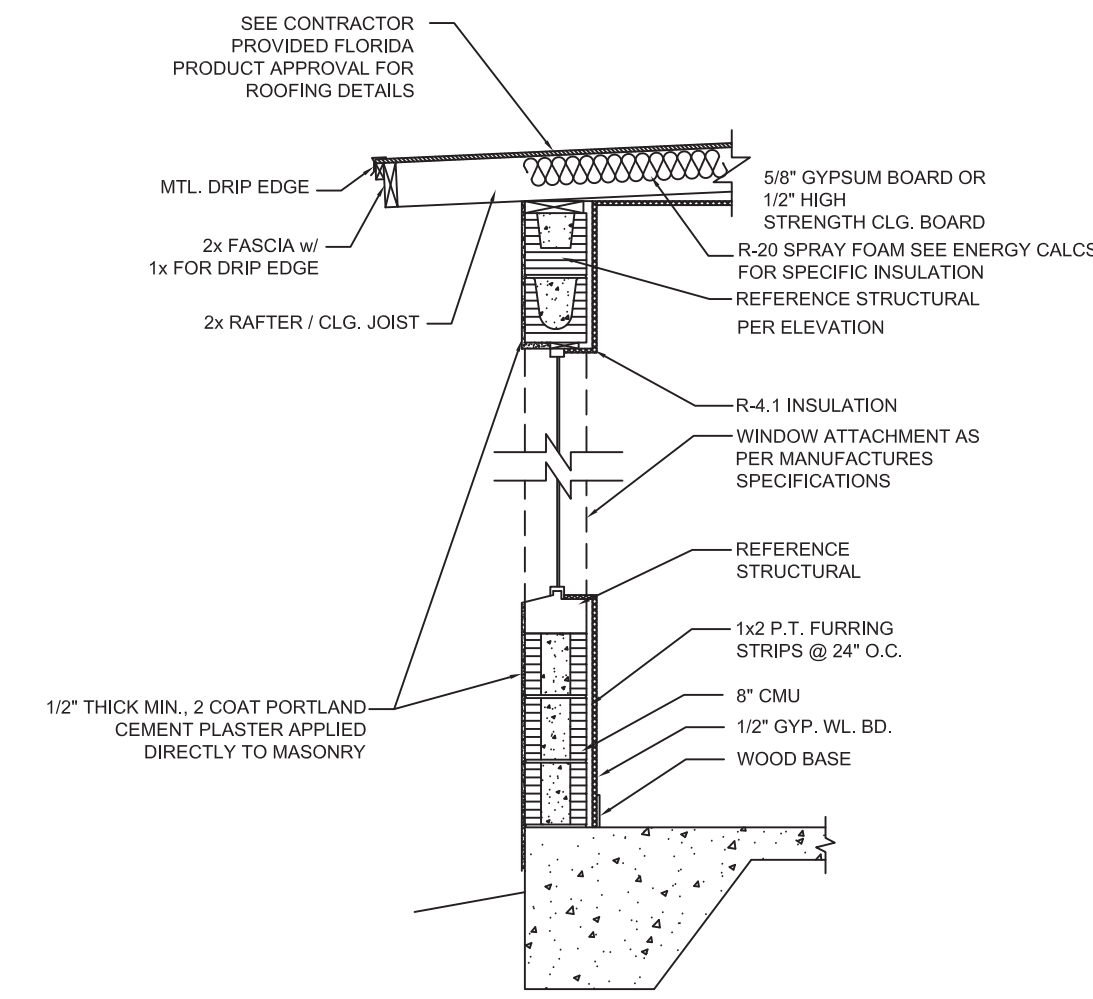
PLAN DATE: 6/25/2024  
 SCALE: SEE SHEET  
 SHEET NO:  
 A1



SQ.FT. CALC.'S		
PROPOSED HOME GYM ACCESSORY STRUCTURE	496	SQ. FT.
EXISTING HOME LIVING AREA	2,218	SQ. FT.
EXISTING GARAGE	630	SQ. FT.
EXISTING COVERED ENTRY & BACK PORCH (SQFT FROM PROPERTY APPRAISER WEBSITE)	188	SQ. FT.
EXISTING COVERED PATIO	398	SQ. FT.
<b>PROPOSED TOTAL UNDER ROOF</b>	<b>3,930</b>	<b>SQ. FT.</b>

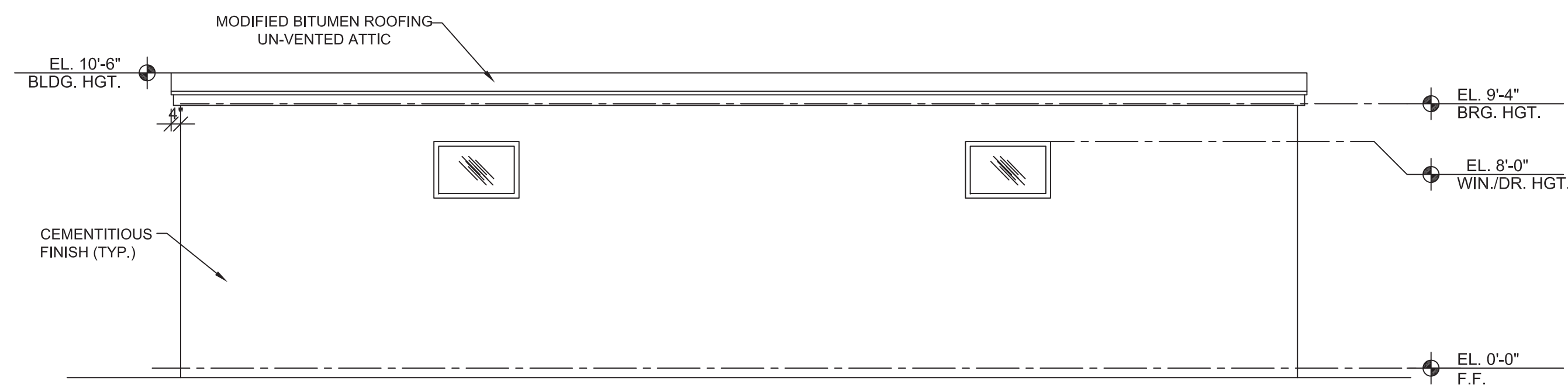
WINDOW/DOOR SCHEDULE (ASD PRESSURES PER FBC-R TABLE R301.2(2))			
CALL NO.	TYPE	ROUGH OPENING	DESIGN PRESSURE (PSF)
(SGD)	10'-0" x 8'-0"	124" x 96"	+24.5/-32.0
(A)	3020	34.25" x 24.25"	+18.9/-23.9

CONTRACTOR TO VERIFY ROUGH OPENINGS w/  
MANUFACTURER PRIOR TO START OF CONSTRUCTION

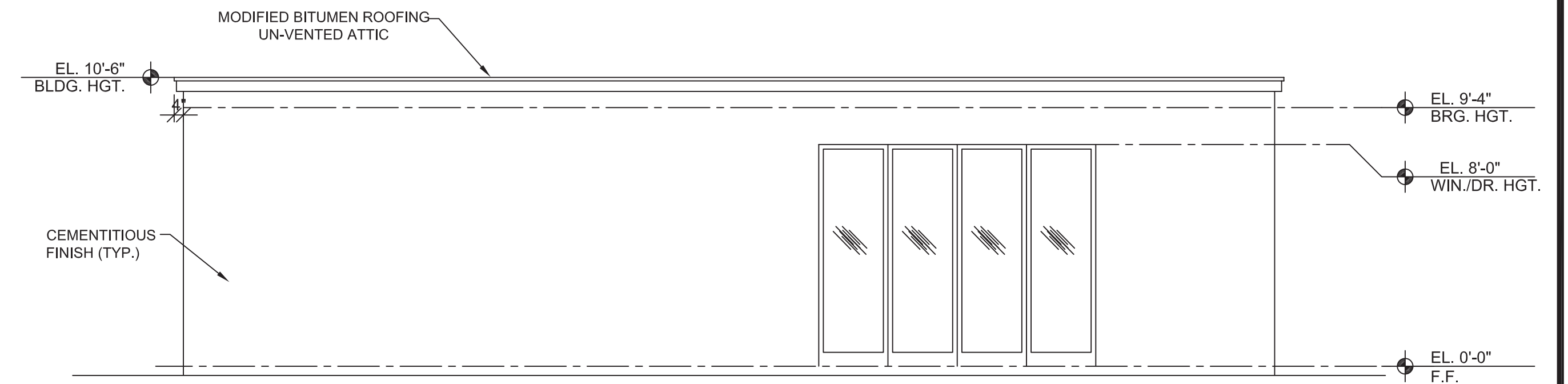


TYPICAL SECTION  
SCALE: 1/2" = 1'-0"

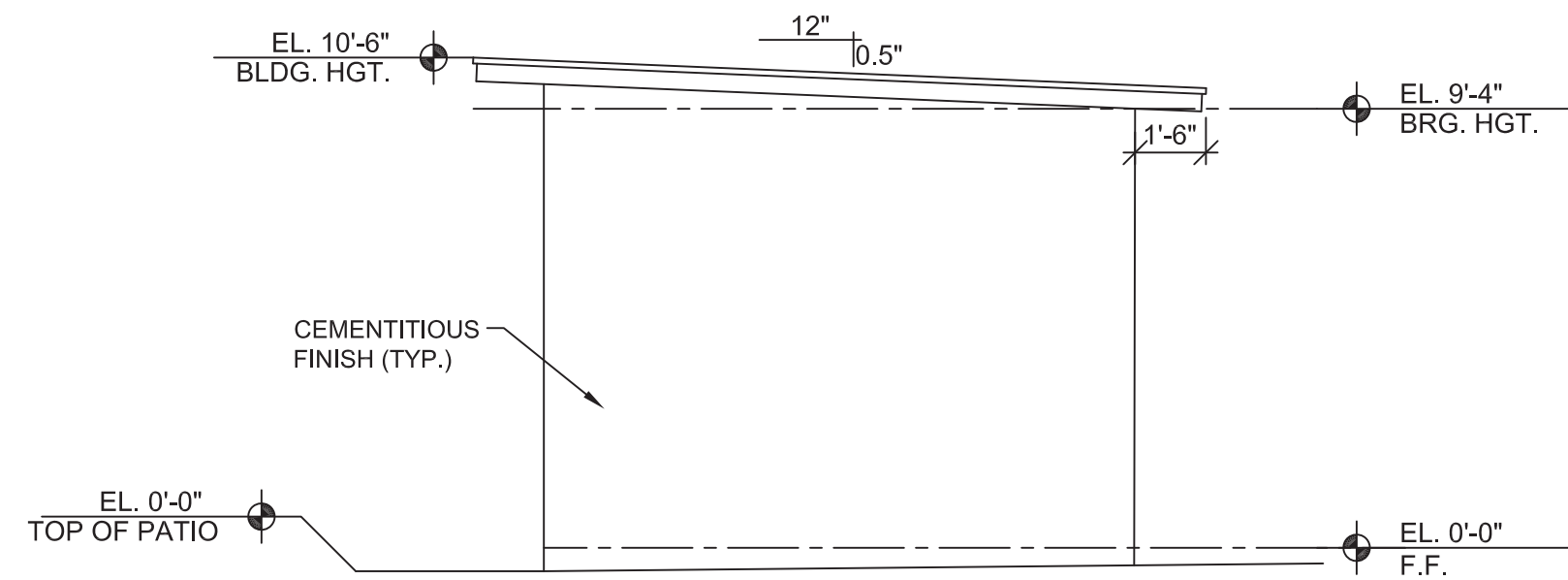
WALL LEGEND	
	EXISTING CMU
	NEW CMU WALL
	NEW WOOD FRAMED WALL
	PARTITION WALL



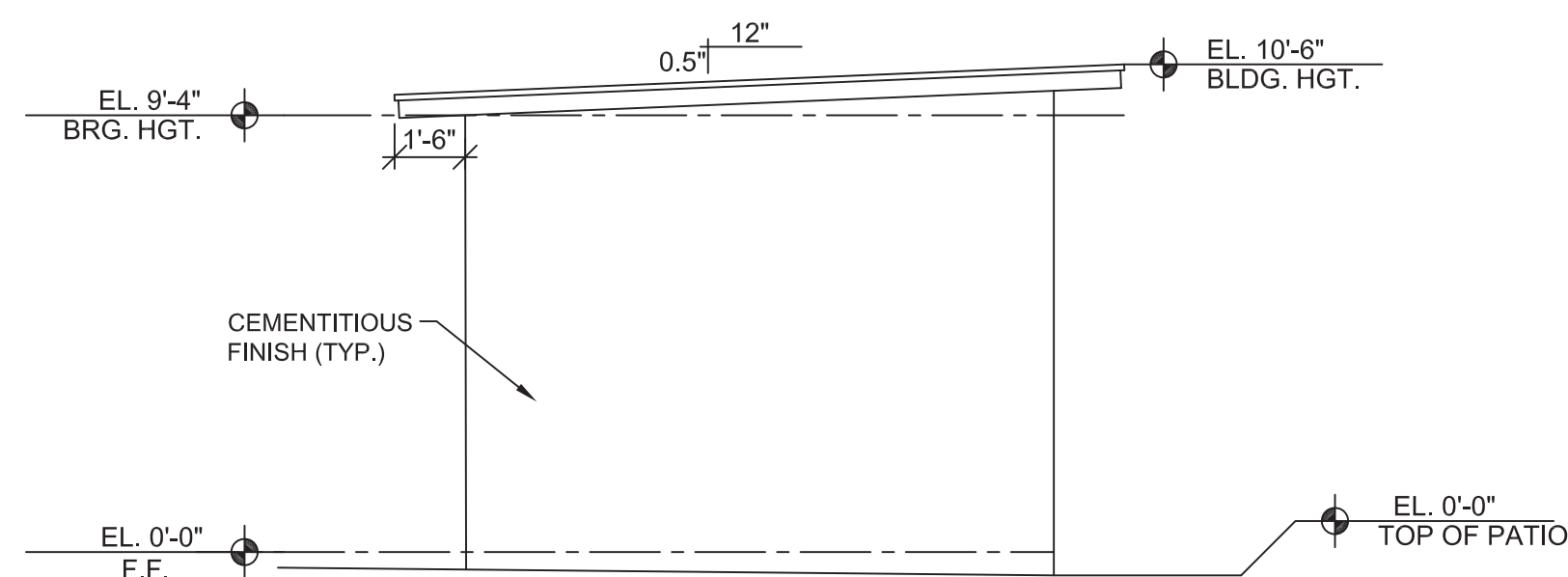
REAR ELEVATION  
SCALE: 1/4" = 1'-0"



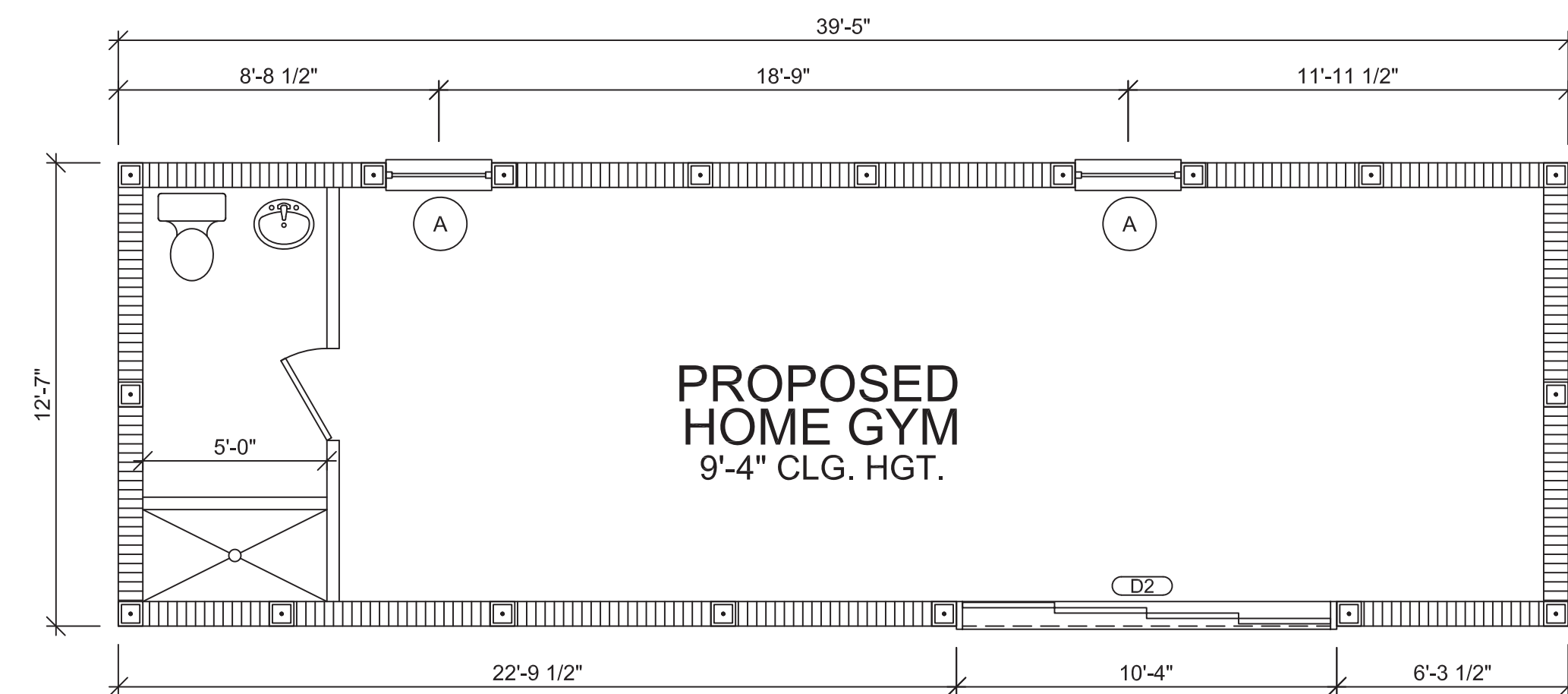
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DATE DESCRIPTION

AVNER RESIDENCE  
1112 EAGLES WATCH TRL  
WINTER SPRINGS, FL  
32708

PAGE:

FLOOR PLAN & ELEVATIONS

PLAN DATE: 6/25/2024

SCALE: SEE SHEET SHEET NO:

A2