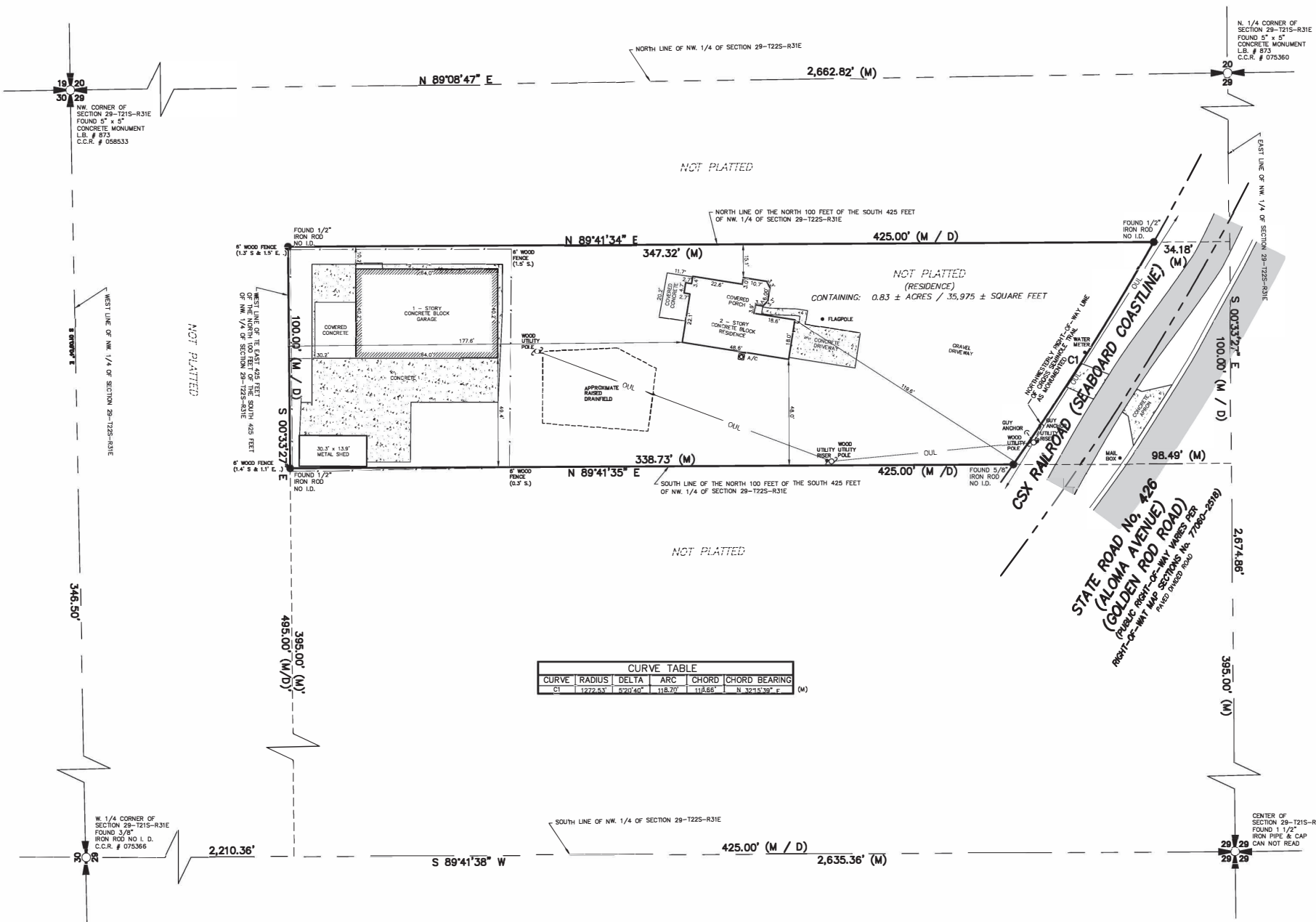


BOUNDARY SURVEY FOR ALAIN RIVAS



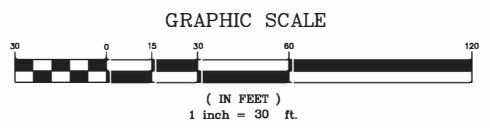
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1272.53'	572.40'	118.70'	118.66'	S 32°15'30\"/>

LEGAL DESCRIPTION:

The North 100 feet of the South 495 feet of the West 400 feet of the East 425 feet of the Northwest 1/4 of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, excepting any right of way of the Seaboard Coast Line Railroad which may touch this property, and excepting that part of the Seaboard Coast Line Railroad right of way that traverses this property.

SURVEY NOTES:

- "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
- BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF NW 1/4 OF SECTION 29-T22S-R31E, AS BEING S $89^{\circ}08'47''$ E AS SHOWN (PER ASSUMED).
- THE "LEGAL DESCRIPTION" HEREON PER THE PUBLIC RECORDS OF HILLSBOURG COUNTY, FLORIDA AND WAS FURNISHED BY THE CLIENT.
- UNLESS OTHERWISE NOTED THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0185E EFFECTIVE DATE: SEPTEMBER 28, 2007, THIS PROPERTY LIES IN ZONE "X" LYING OUTSIDE THE FLOOD.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE HORIZONTAL CONTROL ACCURACY OF 1/7500 BEING A SUBURBAN SURVEY.



CERTIFIED CORRECT TO:

ALAIN RIVAS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON APRIL 02, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



W. C. Elliott
W. C. ELLIOTT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5599

DATE: 04/05/24

ABBREVIATION & SYMBOL LEGEND:

- | | | |
|---|--|---|
| 1. C/L - DENOTES CENTERLINE | 14. INV. - DENOTES INVERT | 27. F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION |
| 2. P.O.B. - DENOTES POINT OF BEGINNING | 15. C - DENOTES CHORD | 28. - DENOTES FIRE HYDRANT |
| 3. P.O.C. - DENOTES POINT OF COMMENCEMENT | 16. C.B. - DENOTES CHORD BEARING | 29. - DENOTES LIGHT POLE |
| 4. O.R. - DENOTES OFFICIAL RECORDS BOOK | 17. EP - DENOTES EDGE OF PAVEMENT | 30. - DENOTES HANDICAP PARKING SPACE |
| 5. ELEV. - DENOTES ELEVATION | 18. (M) - DENOTES DISTANCE MEASURED IN THE FIELD | 31. - DENOTES CONCRETE |
| 6. P.C. - DENOTES POINT OF CURVATURE | 19. I.D. - DENOTES IDENTIFICATION | 32. - DENOTES SANITARY SEWER MANHOLE |
| 7. P.C.C. - DENOTES POINT OF COMPOUND CURVATURE | 20. T24S - DENOTES TOWNSHIP 24 SOUTH | 33. - DENOTES FLOOD LIGHT |
| 8. P.T. - DENOTES POINT OF TANGENCY | 21. R28E - DENOTES RANGE 28 EAST | 34. - DENOTES SIGN |
| 9. W.L. - DENOTES UNDERGROUND WATER LINE | 22. PGS. - DENOTES PAGES | 35. - DENOTES GAS VALVE |
| 10. R.W.L. - DENOTES UNDERGROUND RECLAIM WATER LINE | 23. PG. DENOTES PAGE | 36. - DENOTES WATER VALVE |
| 11. O.U.L. - DENOTES OVERHEAD UTILITY LINES | 24. P.B. - DENOTES PLAT BOOK | 37. - DENOTES STORM DRAINAGE MANHOLE |
| 12. E.L. - DENOTES UNDERGROUND ELECTRICAL LINES | 25. (A) - DENOTES ACTUAL | 38. - DENOTES WOOD UTILITY POLE |
| 13. T.V.L. - DENOTES UNDERGROUND CABLE T.V. LINES | 26. (D) - DENOTES DESCRIPTION | |

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	DESCRIPTION	REV. DATE	BY	W.C.E.
	BOUNDARY SURVEY	04/02/24	N/A	W.C.E.

PREPARED FOR:
ALAIN RIVAS

BOUNDARY SURVEY
2476 WEST STATE ROAD NO. 426
SECTION 29 TOWNSHIP 21 SOUTH, RANGE 31 EAST,
CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA

KLE
Surveying and Mapping, Inc.
 153 SIR TOPAZ LANE NORTH
 LAKE MARY, FLORIDA 32746
 PH. NO. (407) 402-2331
 LICENSED BUSINESS REGISTRATION NO. 7899

PROJECT No: 426-AR-001
FIELD DATE: 04/02/24
DRAWN DATE: 04/05/24
SCALE: 1" = 30'
CHECKED BY: W.C.E.
DRAWN BY: W.C.E.

SHEET **1** OF 1