

Boundary & Topographic Survey

Legal Description:
 A PORTION OF LOT 4, BLOCK 2, A PORTION OF LOT 9 AND ALL OF LOT 10, BLOCK 3 AND A PORTION OF VACATED SOUTH CRYSTAL DRIVE, BEL-ISLE SECTION OF LOCH ARBOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 2, LOTS 9 AND 10, BLOCK 3, AND VACATED SOUTH CRYSTAL DRIVE, BEL-ISLE SECTION OF LOCH ARBOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS:

BEGIN AT THE SOUTHEAST CORNER OF LOT S, BLOCK 2, BEL-ISLE SECTION OF LOCH ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND RUN NORTH 14° 35' EAST ALONG THE WEST LOT LINE OF LOT 4, BLOCK 2 OF SAID BEL-ISLE SECTION OF LOCH ARBOR, THENCE RUN NORTH 17° 11' 28" EAST, 55.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID BEL-ISLE SECTION OF LOCH ARBOR, THENCE RUN NORTH 25° 37' 02" EAST, 29.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, THENCE RUN SOUTH 76° 59' 17" EAST ALONG THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF THE SOUTH 112 OF LOT 8, BLOCK 3 OF SAID BEL-ISLE SECTION OF LOCH ARBOR, 420.57 FEET TO A POINT ON THE WESTERLY SHORES OF BEL-AIR LAKE OF CRYSTAL LAKE CHAIN, THENCE LEAVING SAID NORTH LINE RUN SOUTHERLY ALONG THE WESTERLY SHORELINE, 90.00 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 8, BLOCK 3, WHEN MEASURED AT RIGHT ANGLES; THENCE RUN NORTH 76° 59' 17" WEST PARALLEL TO AND 90.00 FEET SOUTH OF SAID NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 8, BLOCK 3 AND THE NORTH LINE OF SAID LOT 4, 276.36 FEET; THENCE RUN SOUTH 02° 14' 35" WEST, 128.62 FEET; THENCE RUN NORTH 89° 58' 41" WEST, 17323 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH CRYSTAL DRIVE OF SAID BEL-ISLE SECTION OF LOCH ARBOR THENCE RUN NORTH 18° 00' 32" WEST ALONG SAID RIGHT-OF-WAY LINE 59.93 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.42 FEET, A CHORD OF 29.29 FEET AND A CHORD BEARING OF SOUTH 53° 28' 38" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE 31.37 FEET THROUGH A CENTRAL ANGLE OF 73° 00' 07" TO THE END OF SAID CURVE, THENCE RUN SOUTH 89° 58' 41" EAST TO THE POINT OF BEGINNING.

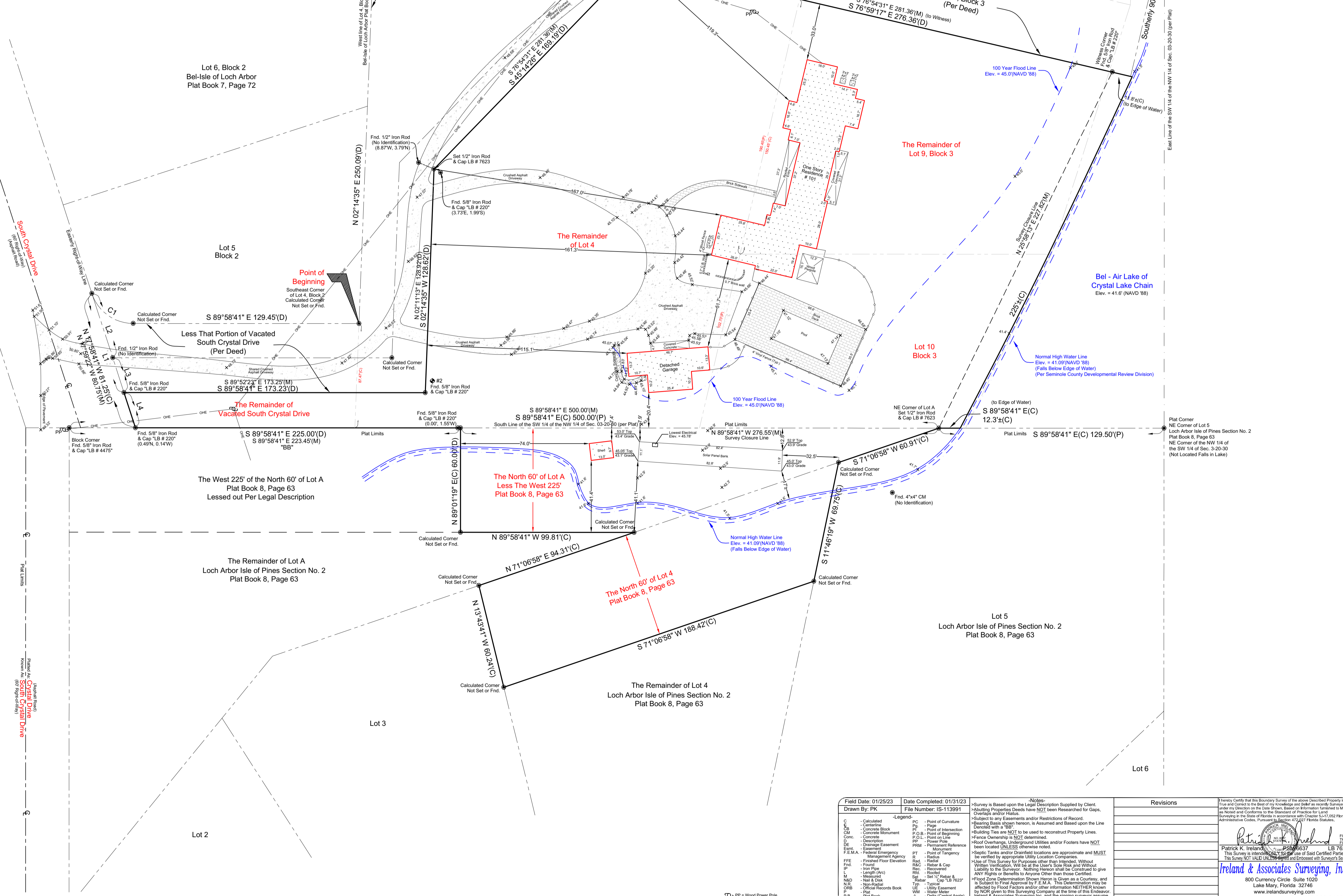
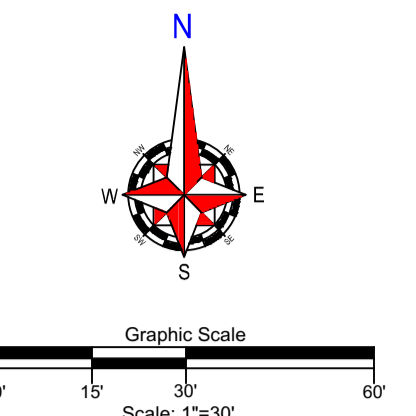
TOGETHER WITH THE NORTH 60 FEET OF LOT A (LESS WEST 225 FEET) AND THE NORTH 60 FEET OF LOT 4, LOCH ARBOR ISLE OF PINES SECTION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 63, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD DISCLAIMER:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & AE. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:
 JAMIE JAMIESON

Surveyor's Notes-

- > The Boundary shown hereon is based upon a Prior Survey of the Subject Property given to Ireland & Associates Surveying, Inc. by the Client.
- > This Prior Survey was performed by Vision Land Service. Job # VL SR 19-33198. Field Date: 04/02/19. Signed Date: 04/08/19.
- > The DIRT Road known as Captain Cove crosses the Property Line. Ownership of the Road is NOT Determined.
- > Subject to all Littoral and/or Riparian Rights which may exist.
- > This Surveying Company was NOT given a Title Commitment at the time of Execution of Survey.
- > There was NO Title Search performed by this Surveying Company.
- > Survey is Subject to an Accurate Title Search.
- > This Survey was prepared from unverified information. No examination of title was requested nor rendered, and no responsibility is assumed by Ireland & Associates Surveying, Inc. and the Signing Surveyor for Title, Description, Defects, or Irregularities.



C1
 R = 24.62'(D)
 L = 31.37'(D)
 Δ = 73°00'07"(D)
 Chord Bearing
 S 53°28'38" E 29.29'(D)

L1
 N 18°00'32" W 59.93'(D)
 N 17°58'41" W(C) 59.93'(D)
 N 17°59'22" W 80.75'(M)

L2
 N 18°17'41" W(D) 38.90'(C)
 N 17°58'41" W 38.90'(C)
 N 17°59'22" W 80.75'(M)

L3
 N 18°17'41" W(D) 21.03'(C)
 N 17°58'41" W 21.03'(C)
 N 17°52'53" W 21.11'(M)

L4
 N 18°00'32" W(D) 21.32'(C)
 N 17°58'41" W 21.32'(C)
 N 17°44'56" W 20.80'(M)

L5
 N 26°37'02" W 29.46'(D)

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

Site Benchmark Information-
 #1
 Fnd. 5/8" Iron Rod & Cap "LB # 220"
 Elevation: 45.32'
 #2
 Fnd. 5/8" Iron Rod & Cap "LB # 220"
 Elevation: 45.25'

Field Date: 01/25/23	Date Completed: 01/31/23	Notes:
Drawn By: PK	File Number: IS-113991	-Survey is Based upon the Legal Description Supplied by Client.
C - Calculated CM - Concrete Monument CL - Chain Link D - Description E - Elevation F.E.M.A. - Federal Emergency Management Agency F.F.E. - Finished Floor Elevation F.H. - Found L - Length (Arc) M - Measured NAD - North & East N.E.S. - North East Station P - Plat PP - Wood Power Pole	PC - Point of Curvature P.I. - Point of Intersection P.O.B. - Point of Beginning P.P. - Power Pole P.P.M. - Permanent Reference Monument P.T. - Point of Tangency R - Right of Way R.C. - Right of Center R.S. - Right of Side S - Set S.C. - Set Cap S.R. - Set Rod S.W. - Set Wire T - Taper T.C. - Taper Cap U - Utility V - Valve W - Wall W.C. - Wood Chain W.F. - Wood Fence	-Adjacent Property Deeds have NOT been researched for Gas, Electric or other Utilities. -Adjacent Boundary Lines are Assumed and Based upon the Line Shown on the Plat. -Building Ties are NOT to be used to reconstruct Property Lines. -Adjacent Owners are NOT determined. -Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. -Specific Ties and/or Drainage locations are approximate and MUST be verified by appropriate Utility Location Companies. -Use of This Survey for Purpose other than that Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than Those Confirmed. -Flood Zone Determination Shows Hereon is Uninsured as a Courtesy, and is Subject to Final Approval by FEMA. This Determination may be affected by Flood Factors and/or other information that may be known by NORS given to the Surveying Company at the time of this Enclosure. -Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.
Revisions 1. Patrick K. Ireland, Surveyor Ireland & Associates Surveying, Inc. 800 Currency Circle, Suite 1020 Lake Mary, Florida 32746 www.Irelandsurveying.com Office-407.678.3366 Fax-407.320.8165		