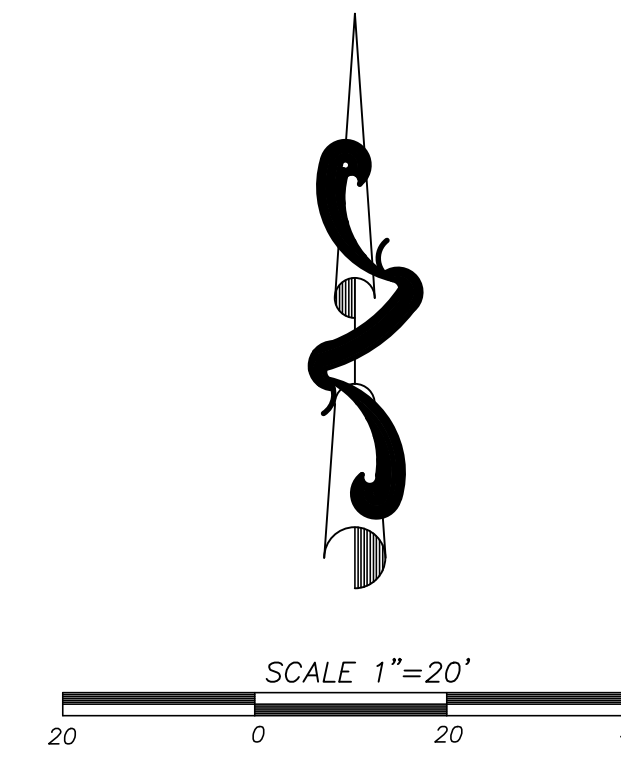


FIRM MAP NUMBER 12117C0145F
1" = 1000'



P.O.C.
COMMENCE AT THE NORTHWEST
CORNER OF PARCEL 4
589°51'05"E 328.34'
NORTH LINE OF PARCEL 4
(BEARING BASE)

LEGAL DESCRIPTION:

PARCEL 16:

THE SOUTH 132 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE PARCEL 4 AS BEING SOUTH 89°47'45" WEST.
- (3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
- (4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- (5) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
- (6) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- (7) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- (8) THE LANDS SHOWN HEREON LIE IN ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120209 0145 F, MAP REVISED: SEPTEMBER

ACCESS EASEMENT

PARCEL 4
PROPERTY ID: 22-21-29-300-0300-0000
OWNER: RDC ALTAMONTE SPRINGS, LLC.
ADDRESS: 601 HILLVIEW DRIVE,
ALTAMONTE SPRINGS, FL 32714
(O.R.B. 10098, PAGE 0190)

NO 28°23'E 132.00' (WEST LINE OF PARCEL 4)

589°51'05"E 328.34'

P.O.B.
SET 5/8" IRON ROD & CAP
LB 7808

PARCEL 14
PROPERTY ID: 22-21-29-300-0300-0000
OWNER: RDC ALTAMONTE SPRINGS, LLC.
ADDRESS: 601 HILLVIEW DRIVE,
ALTAMONTE SPRINGS, FL 32714
(O.R.B. 10098, PAGE 0190)

589°56'39"E 328.73'

SET 5/8" IRON ROD & CAP
LB 7808

PARCEL 16
(±0.996 ACRES)
(VACANT LOT)

PROPERTY ID: 22-21-29-300-0170-0000
OWNER: SANTA ANA RV STORAGE, LP.
ADDRESS: ALTAMONTE SPRINGS, FL 32714
(O.R.B. 10363, PAGE 1916)

S. 132', E. 1/2, N.W. 1/4,
S.W. 1/4, N.W. 1/4
SECTION 22

PARCEL 3
PROPERTY ID: 22-21-29-300-0300-0000
OWNER: RDC ALTAMONTE SPRINGS, LLC.
ADDRESS: 601 HILLVIEW DRIVE,
ALTAMONTE SPRINGS, FL 32714
(O.R.B. 10098, PAGE 0190)

S027°07'W 132.00'

SET 5/8" IRON ROD & CAP
LB 7808

N89°56'39"W 328.78'

SET 5/8" IRON ROD & CAP
LB 7808

PARCEL 8 & 9
PROPERTY ID: 22-21-29-300-0300-0000
OWNER: RDC ALTAMONTE SPRINGS, LLC.
ADDRESS: 601 HILLVIEW DRIVE,
ALTAMONTE SPRINGS, FL 32714
(O.R.B. 10098, PAGE 0190)

LEGEND:

- ID.....IDENTIFICATION
- LB.....LICENSED BUSINESS
- NO.....NUMBER
- O.R.B.....OFFICIAL RECORDS BOOK
- P.O.B.....POINT OF BEGINNING
- P.O.C.....POINT OF COMMENCEMENT

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 08-31-2023
DATE OF SIGNATURE: 09-20-2023

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

MAP OF BOUNDARY SURVEY
LOCATED IN
SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

(SHEET 1 OF 1)

JOB NO.: 23-106
DATE: 12-06-2023
DRAWN BY: R.M.
CHECKED BY: D.A.W.
F.B.: -
PG(S): -

C:\23-106 Ramser DEV-PARCEL 16 BNDY.dwg Dec 08, 2023 - 9:30am