Topographic Survey

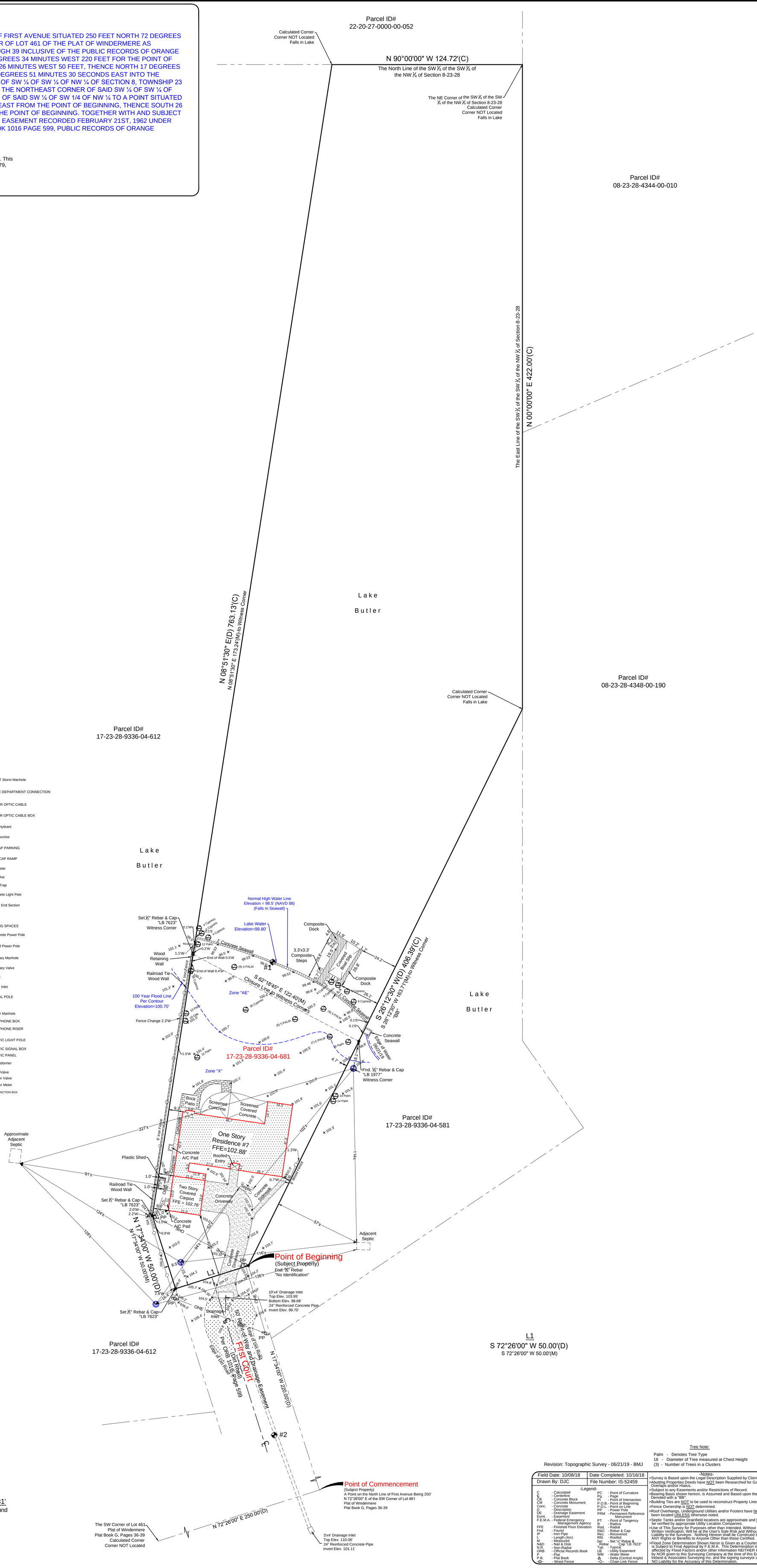
Legal Description:

COMMENCE AT A POINT ON THE NORTH LINE OF FIRST AVENUE SITUATED 250 FEET NORTH 72 DEGREES 26 MINUTES EAST OF THE SOUTHWEST CORNER OF LOT 461 OF THE PLAT OF WINDERMERE AS RECORDED IN PLAT BOOK "G" PAGES 36 THROUGH 39 INCLUSIVE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN NORTH 17 DEGREES 34 MINUTES WEST 220 FEET FOR THE POINT OF BEGINNING, RUN THENCE SOUTH 72 DEGREES 26 MINUTES WEST 50 FEET, THENCE NORTH 17 DEGREES 34 MINUTES WEST 50 FEET, THENCE NORTH 8 DEGREES 51 MINUTES 30 SECONDS EAST INTO THE WATERS OF LAKE BUTLER TO THE NORTH LINE OF SW ¼ OF SW ¼ OF NW ¼ OF SECTION 8, TOWNSHIP 23 SOUTH RANGE 28 EAST, THENCE EASTERLY TO THE NORTHEAST CORNER OF SAID SW ¼ OF SW ¼ OF NW 1/4, THENCE SOUTHERLY ALONG EAST LINE OF SAID SW ¼ OF SW 1/4 OF NW ¼ TO A POINT SITUATED NORTH 26 DEGREES 12 MINUTES 30 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 26 DEGREES 12 MINUTES 30 SECONDS WEST TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE STREET RIGHT-OF-WAY AND DRAINAGE EASEMENT RECORDED FEBRUARY 21ST, 1962 UNDER CLERK'S NO. 809623 IN OFFICIAL RECORDS BOOK 1016 PAGE 599, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Disclaimer
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X/AE. This Property was found in Orange County, community number 120179, dated 9/25/2009.

CERTIFIED TO:
JAMES W. HAYES

7 1ST COURT WINDERMERE Florida 34786



-Legend-

- BOLLARD
C - Calculated
℄ - Centerline
CB - Concrete Block
CM - Concrete Monument
Conc. - Concrete
D - Description
DE - Drainage Easement
Esmt. - Easement
F.E.M.A. - Federal Emergency Management Agency
FFE - Finished Floor Elevation
Fnd. - Found
IP - Iron Pipe
L - Length (Arc)
M - Measured
N&D - Nail & Disk
N.R. - Non-Radial
ORB - Official Records Book
P - Plat
P.B. - Plat Book
- Wood Fence
PC - Point of Curvature
Pg. - Page
PI - Point of Intersection
P.O.B. - Point of Beginning
P.O.L. - Point on Line
PP - Power Pole
PRM - Permanent Reference Monument
PT - Point of Tangency
R - Radius
Rad. - Radial
R&C - Rebar & Cap
R.D. - Roofed Dirt
Rec. - Recovered
Rfd. - Roofed
Set Rebar - Set ½" Rebar & Cap "LB 7623"
SP - Screened Porch
Typ. - Typical
UE - Utility Easement
Δ - Delta (Central Angle)
-X- - Chain Link Fence
- Back Flow Preventor
CB - Concrete Block
CR - Cable Riser
CO - Cleanout
CWP - Crosswalk Post
- Curb Inlet
- DOT INLET
DP - Dumpster Pad
EB - ELECTRIC BOX
EM - ELECTRIC METER
- Air Release Manhole
- FDOT Storm Manhole
FDC - FIRE DEPARTMENT CONNECTION
FOC - FIBER OPTIC CABLE
FOCB - FIBER OPTIC CABLE BOX
- Fire Hydrant
- Guy Anchor
- HANDICAP PARKING
HR - HANDICAP RAMP
GM - Gas Meter
GV - Gas Valve
GT - Grease Trap
- Concrete Light Pole
- Mitered End Section
- SIGN
PS - PARKING SPACES
PP - Concrete Power Pole
PP - Wood Power Pole
- Sanitary Manhole
- Sanitary Valve
SB - Setback
- Storm Inlet
SP - SIGNAL POLE
W - Well
- Storm Manhole
TB - TELEPHONE BOX
TR - TELEPHONE RISER
TLP - TRAFFIC LIGHT POLE
TSB - TRAFFIC SIGNAL BOX
TP - TRAFFIC PANEL
T - Transformer
- Gas Valve
- Water Valve
- Water Meter
SB - STORM JUNCTION BOX

-Site Benchmark Information-

#1
Found Box Cut on 1' Concrete Seawall.
Elevation: 99.49'

#2
Found Magnetic Nail in Dirt Roadway.
Elevation: 108.45'

-Benchmark Information-
Orange County Datum Elevation: 107.31'
Orange County Benchmark, Designation UB-6, Found X-Cut on Bridge. Based on GPS Observations.
(Elevations are based upon NAVD 88 Datum)

Revision: Topographic Survey - 06/21/19 - BMJ

Tree Note:
Palm - Denotes Tree Type
18 - Diameter of Tree measured at Chest Height
(3) - Number of Trees in a Clusters

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

Field Date: 10/08/18	Date Completed: 10/16/18
Drawn By: DJC	File Number: IS-52459

-Legend-

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ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	–O–	- Chain Link Fence
–□–	- Wood Fence		

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>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 otherwise 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 Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron 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 NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. 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 under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17,052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
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