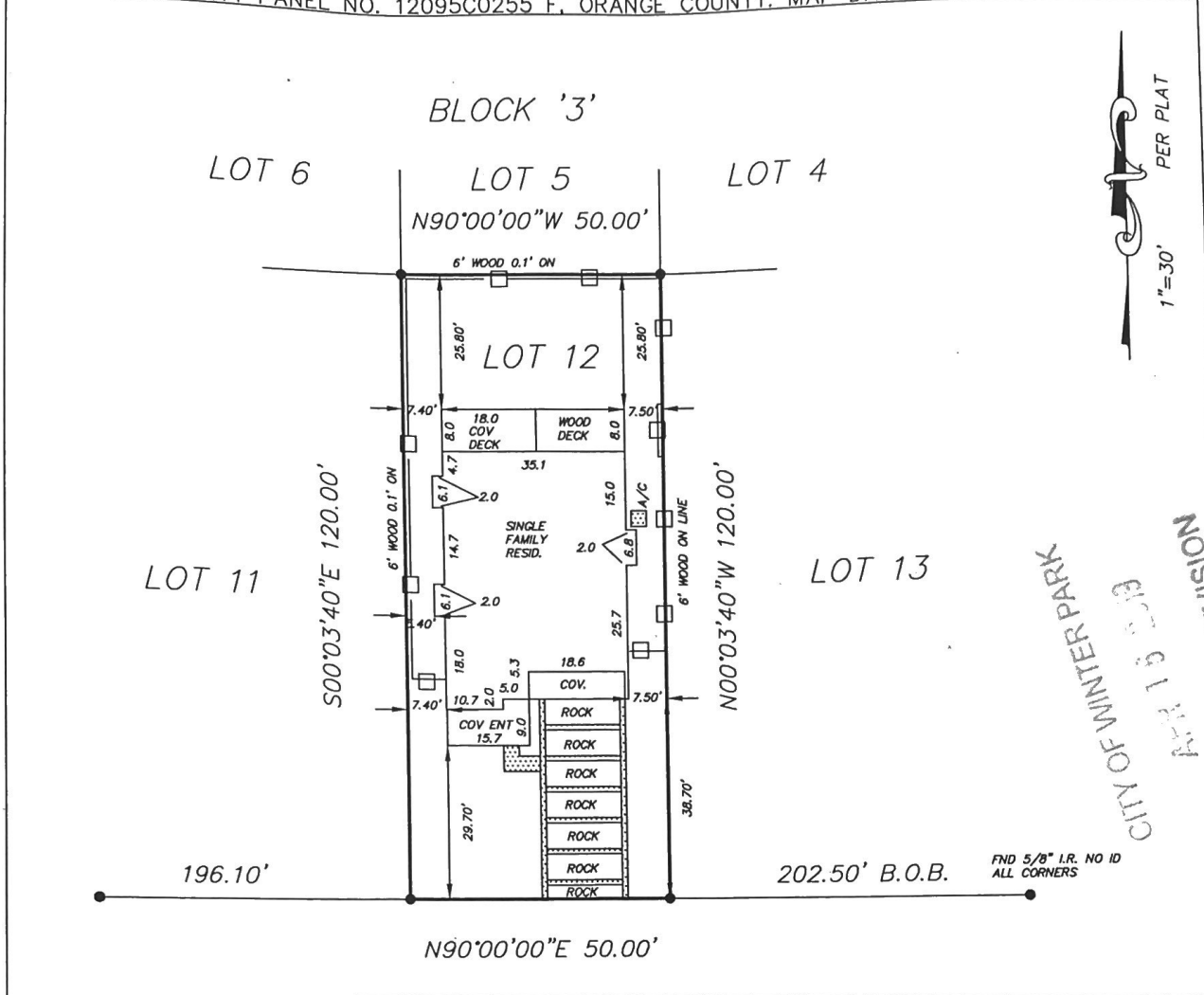


# BOUNDARY SURVEY

**LEGAL DESCRIPTION:** LOT 12, BLOCK '3', SYLVAN HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 'O', PAGE 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12095C0255 F, ORANGE COUNTY, MAP DATED SEPTEMBER 25, 2009.



CITY OF WINTER PARK  
 DIVISION  
 1916

**CERTIFIED TO:**  
 GRACE TITLE, INCORPORATED  
 WESTCOR LAND TITLE INSURANCE COMPANY  
 THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND  
 ALEX JEREZ & MARIA MOZGVAYA

1751 GOODRICH AVENUE

**LEGEND**

■ FOUND CONCRETE MONUMENT	E EAST	R RADIUS / RADIAL
○ FOUND PROPERTY CORNER	ENT. ENCLOSURE	S SOUTH
○ SET PROPERTY CORNER	ENCL. ENCLOSURE	SAN. SANITARY
○ PERMANENT CONTROL POINT	ESMT. EASEMENT	SCR. SCREEN
△ DELTA	FND. FOUND	S.W. SIDEWALK
A/C AIR CONDITIONER	I.P. IRON PIPE	T TANGENT
BLK. BLOCK	I.R. IRON ROD	TEL. TELEPHONE RISER BOX
B.O.B. BASIS OF BEARING	L LENGTH	TYP. TYPICAL
BRG. BEARING	M. MEASURED	U.E. UTILITY EASEMENT
CATV CABLE TELEVISION BOX	N NORTH	U.R.B. UTILITY RISER BOX
CHD. CHORD	N/D NAIL & DISC	W WEST
C.L.F. CHAIN LINK FENCE	P.C. POINT OF CURVATURE	W.F. WOOD FENCE
C.M. CONCRETE MONUMENT	P.C.P. PERMANENT CONTROL POINT	W.M. WATER METER
CONC. CONCRETE	P.T. POINT OF TANGENCY	CONC. CONCRETE
COR. CORNER	P.O.B. POINT OF BEGINNING	
COV. COVERED	P.O.C. POINT OF COMMENCEMENT	
D. DESCRIBED	P.O.L. POINT ON LINE	
D.E. DRAINAGE EASEMENT	P. PLAT	

**NOTES**

1. BEARINGS ARE BASED ON RECORD PLAT.
2. THE SURVEY SHOWN HEREON WAS SURVEYED BY THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
3. ROOF OVERHANGS AND FOOTERS HAVE NOT BEEN LOCATED.
4. NO IMPROVEMENTS OR UNDERGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. THIS SURVEY IS NOT VALID WITHOUT EMBOSSED SEAL.
6. THIS SURVEY IS NOT VALID FOR ANY REAL ESTATE TRANSACTIONS 90 DAYS BEYOND THE FINAL SURVEY DATE SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS HEREON FOR EASEMENTS OR RIGHT-OF-WAY OF RECORD.
8. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ALL BEARINGS / ANGLES AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.

HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.08, 472.027, FLORIDA STATUTES.

PREPARED FOR:  
 ALEX JEREZ & MARIA MOZGVAYA

PREPARED BY:  
**CHARLES ROB DEFOOR**  
 PROFESSIONAL LAND SURVEYOR

197 VILLA DI ESTE TERRACE, UNIT 113, LAKE MARY, FLA. 32746

LOT SURVEY DATE:	
FOUNDATION DATE:	
FINAL SURVEY DATE:	11-29-17
DRAWN DATE:	11-29-17
SCALE:	1"=30'
PAGE	1 OF 1
REVISION DATE:	