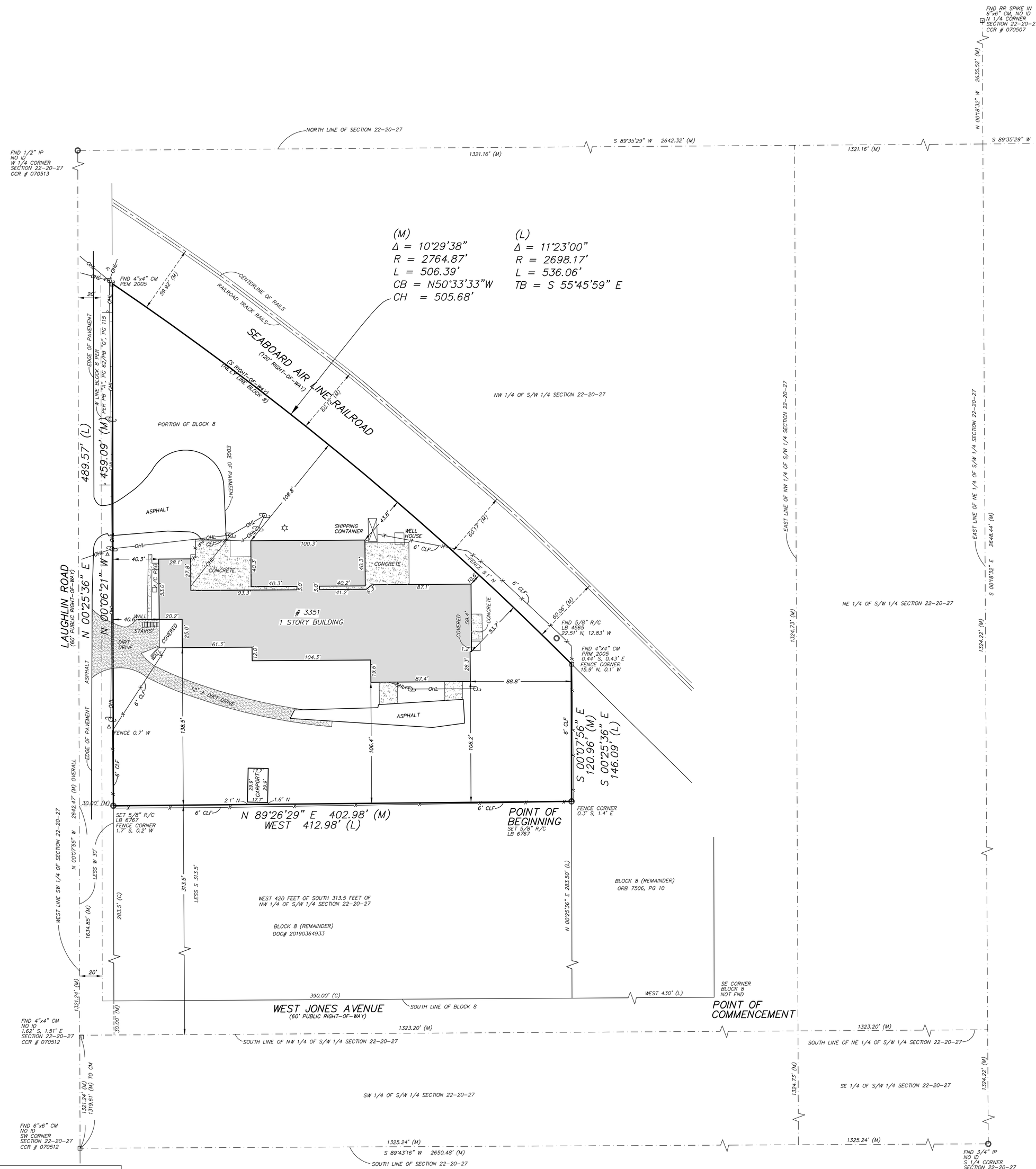

GRAPHIC SCALE

0 25 50 100

(IN FEET)

1 inch = 50 ft.

LEGEND

FND	FOUND
R/C	REBAR AND CAP
CM	CONCRETEMONUMENT
IP	IRON PIPE
IR	IRON ROD
PB	PLAT BOOK
PG	PAGE
(L)	PLAT
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
OHL	OVERHEAD UTILITY LINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
A/C	AIR CONDITIONER
ORB	OFFICIAL RECORDS BOOK
DOC#	OFFICIAL RECORDS DOCUMENT NUMBER
	UTILITY POLE
	LIGHTPOLE
	UTILITY RISER
	SIGN

SURVEYOR'S REPORT/NOTES

1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2) SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0125 F, DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.

3) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.

5) SYMBOLS NOT TO SCALE.

6) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.

7) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50'.

8) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES

9) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.

10) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE S/W 1/4 OF SECTION 22-20-27, HAVING AN ASSUMED BEARING OF N 00°07'55" W.

11) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR POLICY.

12) SOUTH RIGHT-OF-WAY OF RAILROAD DETERMINED BY:
STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION No. 7502-107, ROAD No. 500
FLORIDA HUMUS COMPANY INDUSTRIAL AREA PLAT, PLAT BOOK Q, PAGE 115
LOCATION OF CENTER OF RAILROAD TRACK

LEGAL DESCRIPTION

ALL OF BLOCK 8, D.H. FLEMING'S ADDITION TO ZELLWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 64, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS: BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 8, RUN WEST 430 FEET ALONG THE SOUTH BOUNDARY OF BLOCK 8; THENCE NORTH PARALLEL TO THE WEST BOUNDARY OF BLOCK 8 TO A POINT ON THE NORTHEASTERLY BOUNDARY OF BLOCK 8; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF BLOCK 8 TO THE POINT OF BEGINNING; ALSO LESS: SOUTH 283.5 FEET OF THE AFOREDESCRIBED REAL PROPERTY.

THE AFOREMENTIONED TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 8, D.H. FLEMING'S ADDITION TO ZELLWOOD, THENCE WEST, 430.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 8; THENCE LEAVING SAID SOUTH LINE RUN NORTH 00 DEGREES 25 MINUTES 36 SECONDS EAST, 283.50 FEET PARALLEL WITH THE WEST LINE OF SAID BLOCK 8 FOR A POINT OF BEGINNING; THENCE WEST, 412.98 FEET PARALLEL WITH AND 283.50 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 8, TO THE WEST LINE OF SAID BLOCK 8; THENCE NORTH 00 DEGREES 25 MINUTES 36 SECONDS EAST, 489.57 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 8, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,698.17 FEET, THENCE FROM A TANGENT BEARING SOUTH 55 DEGREES 45 MINUTES 59 SECONDS EAST RUN SOUTHEASTERLY 536.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 00 SECONDS AND ALSO ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 8; THENCE LEAVING SAID NORTHEASTERLY LINE OF SAID BLOCK 8 FROM A TANGENT BEARING OF SOUTH 44 DEGREES 22 MINUTES 59 SECONDS EAST, RUN SOUTH 00 DEGREES 25 MINUTES 36 SECONDS WEST, 146.09 FEET PARALLEL WITH THE WEST LINE OF SAID BLOCK 8 TO THE POINT OF BEGINNING.

LESS THE RIGHT-OF-WAY FOR LAUGHLIN ROAD f/k/a WEST STREET AND ALSO LESS THE RIGHT-OF-WAY FOR THE SEABOARD COAST LINE RAILROAD.

ELECTRONIC FILE:
IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE, PRINTED COPIES OF THIS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

LIMITATION OF LIABILITY:
RELIANCE ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE FACE OF THIS SURVEY.

NOTICE OF COPYRIGHT:
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BOUNDARY SURVEY
3351 LAUGHLIN ROAD
ORANGE COUNTY, FLORIDA

09/10/2021 - REVISED PER NEW LEGAL DESCRIPTION
07/26/2021 - BOUNDARY SURVEY

PREPARED FOR:
A2Z BUILDERS DEPOT

Associated Land Surveying & Mapping, Inc.
1681 POWELL ST. LONGWOOD, FLORIDA 32750
PH: (407) 869-5002, FAX: (407) 869-8393
CERTIFICATE OF AUTHORIZATION No. 6767 ALSM#LB-6767

SCALE: 1" = 50'
DWG NO. 21154.DWG
JOB NO. 21154
SURVEY DATE: 07/10/2021

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID W. MCDEVITT, CERTIFICATE No. 4778
JACK D. REED JR., CERTIFICATE No. 5157
FLORIDA REGISTERED SURVEYOR AND MAPPER

SHEET NO.
1 of 1