

DESCRIPTION (PER ORB 9076, PG 1408)

Commence at a point 32 chains West and 12 chains South of the Northeast corner of Section 2, Township 20 South, Range 30 East, Seminole County, Florida, and run North 88 degrees 58 minutes 18 seconds West 1219.73 feet to a point on the Easterly right of way line of East Seaboard Coastline Railroad, said point being the Point of Beginning; thence run North 88 degrees 21 minutes 09 seconds West 44 along said Easterly right of way line 179.74 feet, thence run North 88 degrees 58 minutes 18 seconds East 339.70 feet, thence run North 0 degrees 44 minutes 42 seconds East 150.19 feet, thence run North 88 degrees 58 minutes 18 seconds West 240.30 feet to the Point of Beginning.

AND

Beginning at a point on the Easterly line of the Atlantic Coast Line Railroad right of way (as located on November 8, 1886), said point being 20 feet measured at right angles from the center line of their main line track and 12 chains South of the North line of Section 2, Township 20 South, Range 30 East, Seminole County, Florida, and run North 88 degrees 21 minutes 09 seconds West 44 feet to the Easterly line of said Railroad right of way, thence Southwesterly along the Easterly line of said right of way 345.4 feet to Beginning.

SURVEYOR'S REPORT:

3. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground foundations have not been located.
6. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
7. Features shown by symbol as indicated in the legend are not to scale.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. Bearings shown hereon are based on Easterly Right of Way line of Old Atlantic Coastline Railroad, being North 33°17'38" East. Bearings and distances shown hereon are measured unless otherwise noted.
10. Horizontal positions for all features shown on the map are relative to North American Datum of 1990 (NAD83), 2007 adjustment, State Plane Coordinate System, Florida East Zone. Primary Control for this project was established using Static GPS methods and was processed using National Geodetic Survey (NGS) OPUS-RS service; distances shown are GRID distances.
11. This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
12. Unless shown, only those visible features located within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
13. Right of Way information shown hereon was determined by found monumentation, recorded plats, No Right of Way documentation was provided by client., and information obtained on the Seminole County Property Appraisers web site.
14. The above described parcel contains 2.02 acres, more or less.
15. Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
16. Fences were located only where dimensioned and may not run straight; ownership of fences, if any, are unknown.
17. The 50 foot strip of land as described in ORB 425, page 291 geometry as shown is based on the data as shown on Central Florida Computer Rail Transit Segment "C" Mail Line Boundary Survey Section No. 77000 & 79000, dated 03/06/09.

NOTICE OF LIABILITY:


This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

<p>Bulldog Farm Services</p> <p>Warren H. Wright</p> <p>Certified to:</p> <p>DRAWING NUMBER</p> <p>68651001</p> <p>SHEET NUMBER</p> <p>1 OF 1</p>	<p>Project:</p> <p>Boundary Survey</p> <p>25th Street Boundary Survey</p> <p>2175 and 2185 West 25th Street, Sanford, Florida 32771</p>	<p>Field Date:</p> <p>December 06, 2022</p>	<p>Scale:</p> <p>1" = 50'</p>	<p>Drawn By:</p> <p>SK</p>	<p>REVISION DATE</p> <p>1/5/2023</p>	<p>REVISION</p> <p>Clarify 50' strip ownership</p>	<p>BY</p> <p>JM</p>
					<p>12/19/2024</p>	<p>Correct deed call to 75'-74"</p>	<p>JM</p>

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

6500 American Blvd.
Orlando, Florida 32818-4330
(407) 382-8580

e-mail: info@southesternsurveying.com
Certification Number 152106



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JAMES E. MAZURAK PSM
Professional Land Surveyor
Number 63397