BOUNDARY SURVEY

FOR

MBL INVESTMENTS HERITAGE, LLC

SECTION 16, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SURVEYOR'S NOTES

1.) SURVEYOR HAS NOT ABSTRACTED LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS-OF-WAY, OR ANY OTHER MATTER OF RECORD WHICH MIGHT AFFECT THE TITLE OR USE OF SAID LANDS.

2.) NO UNDERGROUND INSTALLATIONS OR VISIBLE IMPROVEMENTS LOCATED OTHER THAN SHOWN.

3.) BEARINGS ARE BASED ON THE CENTERLINE OF NORTH WHITE CEDAR ROAD ASSUMED AS BEING N.00°12'14"W. PER FDOT MAP.

4.) THE PROPERTY DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

5.) ELEVATIONS ARE TRUE BASED ON SEMINOLE COUNTY B.M. # 8255202 ELEV. = 21.79 NAVD 88 DATUM AS PUBLISHED.

6.) ON SITE B.M. = NAIL IN EDGE OF PAVEMENT NEAR THE SE. COR. OF PROP. ELEV. = 21.38 AS SHOWN.

7.) CONTOURS INTERPOLATED FROM ELEVATION SPOT SHOTS AS SHOWN.

8.) HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, I HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER FIRM PANEL # 12117C0055 F, DATED 9/28/2007, SEMINOLE COUNTY, FLORIDA.

9.) THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY DATED JANUARY 22, 2024 COMMITMENT NO. 2024-7623, WITH ALL ITEMS AFFECTING OR BENEFITING THE SUBJECT PROPERTY NOTED ON SURVEY

REAL PROPERTY DESCRIPTION

PARCEL 80A
A PORTION OF LOT 80, ST. JOSEPHS SUBDIVISON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 114, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH EAST CORNER OF SAID LOT 80, ST. JOSEPHS SUBDIVISION, ACCORDING TO YHE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 114, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID LOT 80, A DISTANCE OF 233 FEET, THENCE RUN NORTH A DISTANCE OF 223 FEET, THENCE RUN EAST A DISTANCE OF 233 FEET, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 80 A DISTANCE OF 223 FEET TO THE POINT OF BEGINNING. (LESS AND EXCEPT THE SOUTH 15 FEET OF SAID LOT 80 FOR ROAD RIGHT OF WAY FOR NARCISSUS AVENUE, AND LESS AND EXCEPT THE EAST 25 FEET OF SAID LOT 80 FOR ROAD RIGHT OF WAY FOR NORTH WHITE CEDAR ROAD).

(CONTAINING 0.99 =/- ACRES, MORE OR LESS; OR 43,264 SQUARE FEET, MORE OR LESS)

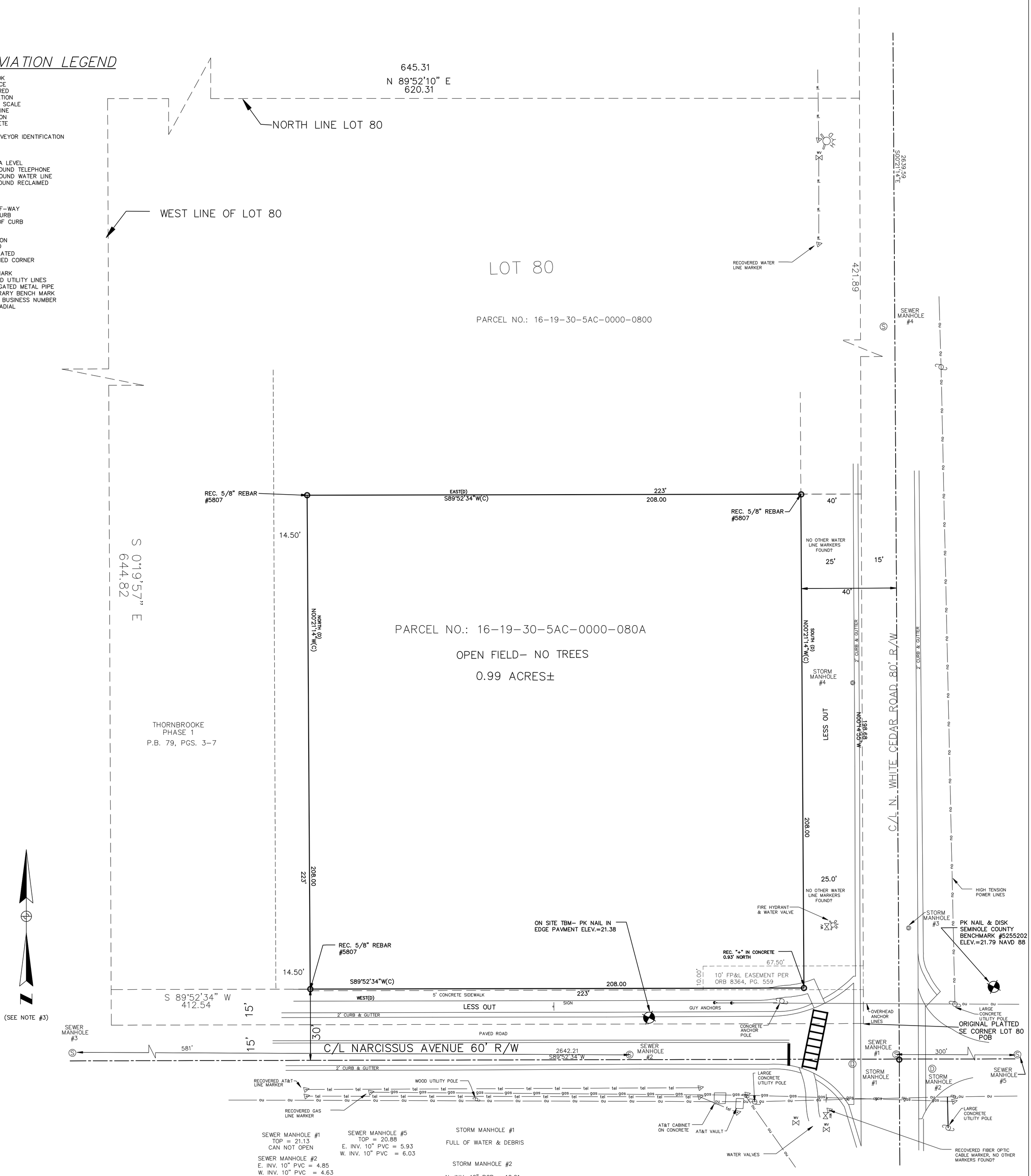
SCHEDULE B II EXCEPTIONS

ITEM #8 – AFFECTS PROPERTY, SHOWN ON SURVEY.
ITEM #9– AFFECTS PROPERTY, SHOWN ON SURVEY
ITEM #11– DOES NOT AFFECT PROPERTY
ITEM #12– DOES NOT AFFECT PROPERTY

NO OTHER SURVEY RELATED ITEMS

ABBREVIATION LEGEND

P.B. = PLAT BOOK
REF. = REFERENCE
MEAS. = MEASURED
INFO. = INFORMATION
N.T.S. = NOT TO SCALE
C/L = CENTER LINE
ELEV. = ELEVATION
CONC. = CONCRETE
INV. = INVERT
NSI # = NO SURVEYOR IDENTIFICATION NUMBER
T = TOWNSHIP
R = RANGE
MSL = MEAN SEA LEVEL
U.T. = UNDERGROUND TELEPHONE
W.L. = UNDERGROUND WATER LINE
R.L. = UNDERGROUND RECLAIMED WATER LINE
PG. = PAGE
PP = PAGES
R/W = RIGHT-OF-WAY
(T) = TOP OF CURB
(B) = BOTTOM OF CURB
(A) = ACTUAL
(P) = PLAT
(D) = DESCRIPTION
(C) = COMPUTED
CALC. = CALCULATED
CCR # = CERTIFIED CORNER RECORD NUMBER
B.M. = BENCH MARK
O.U. = OVERHEAD UTILITY LINES
C.M.P. = CORREGATED METAL PIPE
T.B.M. = TEMPORARY BENCH MARK
LB # = LICENSE BUSINESS NUMBER
(N.R.) = NON-RADIAL



SEWER MANHOLE #1
TOP = 21.13
CAN NOT OPEN

SEWER MANHOLE #2
E. INV. 10" PVC = 4.85
W. INV. 10" PVC = 4.63

SEWER MANHOLE #3
TOP = 21.97
NO VISIBLE INVERTS
BOTTOM STRUCTURE = 3.48

SEWER MANHOLE #4
TOP = 20.62
NE. INV. 8" PVC = 6.01
N. INV. 10" PVC = 6.01
S. INV. 10" PVC = 6.07

SEWER MANHOLE #5
TOP = 20.88
E. INV. 10" PVC = 5.93
W. INV. 10" PVC = 6.03

STORM MANHOLE #1
FULL OF WATER & DEBRIS

STORM MANHOLE #2
N. INV. 42" RCP = 10.21

STORM MANHOLE #3
N. INV. 60" RCP = 10.65
S. INV. 42" RCP = 10.40

STORM MANHOLE #4
FULL OF WATER & DEBRIS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CERTIFIED TO:

ELEVATION CEDAR POINTE, LLC
MBL INVESTMENTS HERITAGE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
GRAHAM LEGAL GROUP, PLLC

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

Scott R Bechir Digitally signed by Scott R Bechir Date: 2024.02.26 11:49:52 -05'00'

SCOTT BECHIR, P.S.M.
FLORIDA REGISTRATION NUMBER 5807
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	REVISED BY:	CHECKED BY:
2/26/24	REVISED CERTIFICATIONS	S.R.B.	S.R.B.

SCOTT'S SURVEYING SERVICES, INC.
LB # 7442
8 S. HWY. 17-92, SUITE 8-A
DEBARY, FLORIDA
PH. (386) 668-7332 FAX 668-7337

COMPUTED BY:	DRAWN BY:	CHECKED BY:	FIELD BY:	DATE:
S.R.B.	S.R.B.	S.R.B.	B.W.	2/10/24

BOUNDARY & TOPO SURVEY
FOR
MBL INVESTMENTS HERITAGE, LLC
SEMINOLE COUNTY, FLORIDA

PROJECT NUMBER: 07-53A
DATE: 2/9/24
SCALE: 1" = 20'
SHEET 1 OF 1