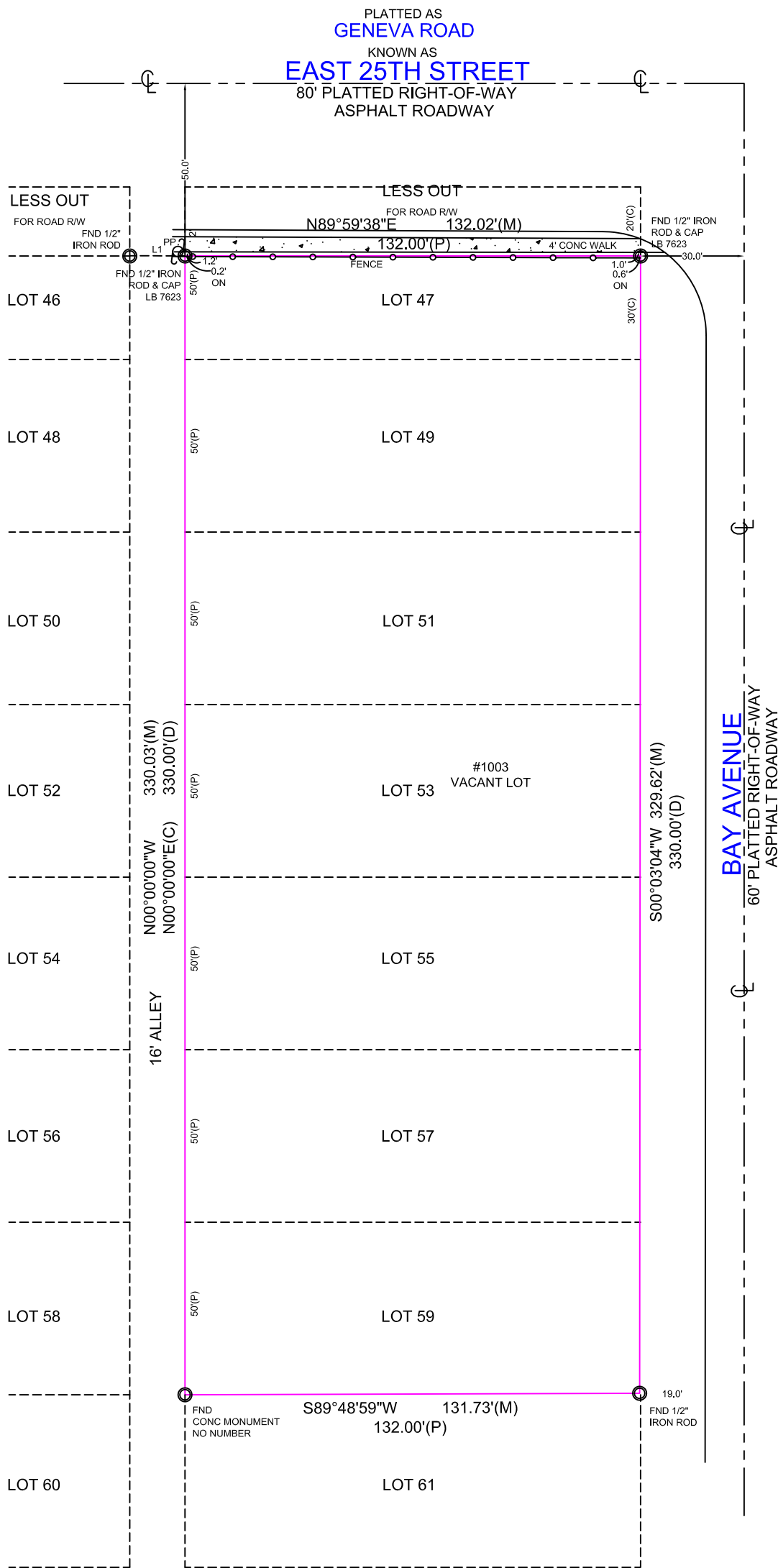


Boundary Survey

L1 - 16.00'(P)
N89°48'02"W 15.96'(M)



PLATTED AS
GENEVA ROAD
KNOWN AS
EAST 25TH STREET
80' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY

BAY AVENUE
60' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY

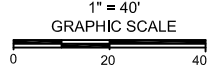
ADDRESS
1003 EAST 25TH STREET
SANFORD, FLORIDA 32771

LEGAL DESCRIPTION: (AS FURNISHED)

LOTS 47, 49, 51, 53, 55, 57 AND 59, N.H. GARNER'S OAK HILL ADDITION TO SOUTH SANFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 86, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT ANY LAND LYING IN THE ROAD RIGHT-OF-WAY ON THE NORTH.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SUBJECT PARCEL, BEING N 00°00'00" W, ASSUMED

LIST OF POSSIBLE ENCROACHMENTS: NONE VISIBLE



DLS #: 22-11-0013
CLIENT #: [blank]
SCALE: 1" = 40'
FIELD DATE: 11/04/22
DRAFTER: DDM
APPROVED: BHH

CERTIFIED TO: (AS FURNISHED)

MARILYN GIORDANO

NOTES

1. Abutting properties have not been researched for gaps, overlaps, and/or hiatus
2. In compliance with F.A.C. 61G17-6.0031-4-E, if location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper
3. Fence ownership is not determined
4. No underground improvements or structures were located by this survey, unless otherwise noted
5. This survey should not be used for construction purposes
6. Any septic tank or drainfield locations (if found) are approximate
7. Property lines and/or improvements shown were physically located by field survey
8. Monuments found or set are shown
9. Calculated lines and information are noted by (C)
10. Computations of lines and/or data not found are shown as (C)
11. Accuracies obtained in this survey are greater than (rural) 1' in 5000', (suburban) 1' in 7500', (commercial) 1' in 10,000'
12. Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable
13. If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

- | | |
|--------------------------------|------------------------------------|
| A/C - Air Conditioner | PB - Plat Book |
| C - Calculated | PC - Point of Curvature |
| CL - Centerline | PI - Point of Intersection |
| CB - Concrete Block | POB - Point of Beginning |
| CM - Concrete Monument | POC - Point of Commencement |
| CONC - Concrete | PP - Power Pole |
| COV - Covered | PRC - Point of Reverse Curvature |
| D - Description | PRM - Permanent Reference Monument |
| DE - Drainage Easement | R - Radius |
| DUE - Drainage & Utility Esmt | RAD - Radial |
| D/W - Driveway | R&C - Rebar & Cap |
| ESMT - Easement | RFD - Roofed |
| FFE - Finished Floor Elevation | UE - Utility Easement |
| FND - Found | WM - Water Meter |
| IP - Iron Pipe | Δ - Delta (Central Angle) |
| L - Length (Arc) | -B- - Wood/PVC Fence |
| M - Measured | -C- - Chain Link Fence |
| N&D - Nail & Disk | -P- - Wood Power Pole |
| NR - Non-Radial | PP - Well |
| OHU - Overhead Utility Line | |
| ORB - Official Records Book | |

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12117C 0070F
LAST REVISION DATE 09/28/07

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD WORK: 11/04/22
DATE SIGNED: 11/11/22



SURVEYOR'S NAME: BILL H. HYATT LS4636
DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com