

BOUNDARY SURVEY

SECTION 11, TOWNSHIP 24 SOUTH, RANGE 29 EAST

ORANGE COUNTY, FLORIDA

PARCEL ID # 11-24-29-7356-00-010

TOTAL AREA OF PROPERTY SURVEYED:
202912.4 SQ. FT. = 4.66 ACRES

LOT 34

PROSPER COLONY

(P.B. F, PAGE 16)

LOT 35

PROSPER COLONY

(P.B. F, PAGE 16)

PARCEL ID: 11-24-29-7268-00-340

ADDRESS: 10221 ROCKET BLVD.

N 89°42'31" E 330.27' (D&M)

PARCEL ID: 11-24-29-7268-00-330

920 ROCKET BLVD.



LOCATION MAP

NOT TO SCALE

PARCEL 5

PARCEL 2

PARCEL 3

1-STORY METAL
OFFICE & WAREHOUSE
BUILDING
99221.8 SQ. FT.

LOT 1

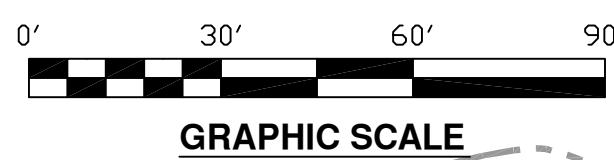
REGENCY INDUSTRIAL PARK
SECTION 12

(P.B. 6, PAGE 20)

PARCEL 1

RETENTION POND

TRACT A
REGENCY INDUSTRIAL PARK
SECTION 14
(P.B. 14, PAGES 87-88)



NOTE: THERE ARE NO VISIBLE WETLAND ON THE PROPERTY.

GENERAL NOTES:

- LEGAL DESCRIPTION AS FURNISHED THE SURVEYOR.
- THIS SURVEY DID NOT RELY UPON A COMMITMENT FOR TITLE INSURANCE AND ONLY THOSE MATTERS IN THE PUBLIC RECORDS FURNISHED THE SURVEYOR ARE SHOWN.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON NAVD 1988 DATUM AS NOTED.
- BEARINGS REFERENCED TO LINE NOTED B.R.
- UNDERGROUND IMPROVEMENTS OR NON-VISIBLE INSTALLATIONS NOT LOCATED UNLESS NOTED.

- ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO OBSTRUCTED CORNERS. DIMENSIONS ARE AS SHOWN.
- SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS RECORD.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
- NO UTILITIES WERE LOCATED IN FIELD UNLESS OTHERWISE SHOWN ON DRAWING.

LEGEND AND ABBREVIATIONS

F.I.R.	FOUND IRON ROD	T.B.	TANGENT BEARING	W.M.	WATER METER	P.	PLAT BOOK	C	CALCULATED	L	LENGTH	S/W	SEWER
CEN.	CENTRAL ANGLE/DELTA	CB	CHORD BEARING	P.T.	POINT OF TANGENCY	P.B.	POINT OF BEGINNING	C.D.	COVERED AREA	W.C.	WITNESS CORNER	CH	CHORD
N.T.A.	NOT TO SCALE	CB	CHORD BEARING	R/W	RIGHT OF WAY	P.M.	POINT OF MEASUREMENT	R.O.E.	ROOF OVERHANG EASEMENT	B.M.	BENCH MARK	CH	CHORD
CATV	COAXIAL CABLE TV	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD
TV	CABLE TV	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD
P.B.C.	POINT OF BEGINNING	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD
L.P.	LIGHT POLE	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD
F.P.	FOUNDER PIPE	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD
O.R.	OFFICIAL RECORDS	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD
P.N.	FOUND NAIL	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD
D.	DESCRIPTION ON DEED	CB	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK	P.P.	POINT OF PERMANENT	R.O.E.	ROOF OVERHANG EASEMENT	O.H.	OVERHEAD UTILITY	CH	CHORD

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY TO:
FIRST CITIZENS BANK AND TRUST
JAZZ USA, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MATHEW & HARBERT P.A.
THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE UNDER MY DIRECTION; THAT THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE CORRECTLY SHOWN; THAT THERE ARE NO ENCROACHMENTS IN EITHER DIRECTION ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN HEREON; THAT THERE ARE NO EASEMENTS, RIGHTS-OF-WAY OR SETBACK LINES OF RECORD, VISIBLE OR KNOWN TO ME AFFECTING SAID PROPERTY OTHER THAN SHOWN; THAT THERE IS NO AGREEMENT FROM AND EGRESS TO A PUBLICLY DEDICATED ROAD; AND THAT THIS SURVEY MEETS OR EXCEEDS AND WAS COMPLETED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 47.02, F.S. (17.00) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 47.02, F.S. (17.00) FLORIDA ADMINISTRATIVE CODE.

SIGNED: CARL MICHAEL SMITH, LICENSED SURVEYOR & MAPPER NO. 3762
DATED: OCTOBER 27, 2019
FOR REFERENCE ONLY
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BEARING BASIS	
BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH OF LOT 1 REGENCY INDUSTRIAL PARK SECTION 12 AS BEARING N 89°42'31" E ACCORDING TO THE RECORD PLAT (P).	
SURVEY NOTES:	
FEMA FIRM INFORMATION	
F.I.R.M. MAP ID: 12095C	COMMUNITY: 120179
PANEL: 0420	SUFFIX: F
F.I.R.M. DATE: 09/25/2009	FLOOD ZONE: "X" AND "AE" (BFE: 89)
PROPERTY ADDRESS:	
10407 ROCKET BLVD., ORLANDO, FL 32824	
DRAWING INFO	
DWG NO. 19-108	DATE: 10/24/2019
DWG BY: CS	REVISION:
APPRD BY: CMS	
FIELD DATE: 10/24/2019	
SCALE: 1" = 30'	
CENTRAL FLORIDA SURVEYING AND MAPPING DIVISION LB #7543	
1006 TEAGUE COURT OWIEDO, FLORIDA 32765 (407) 366-2531 WWW.MYSURVEYORS.COM	