

N.W. CORNER, NE. 1/4 SECTION 2-21-27  
FOUND IRON PIPE IN 6"x6" CONC MONUMENT

N O T P L A T T E D

N.89°57'40"W. <M.>

1322.13' <M.>  
1321.96' <C.>

N.89°59'17"W. <M.>  
N.89°57'40"W. <C.>

N. LINE, NE. 1/4, SECTION 2-21-27

NE CORNER, N.W. 1/4, NE. 1/4, SECTION 2-21-27

N.89°58'33"W. <M.>  
401.27' <M.>  
N.89°38'25"E. <D.>  
401.32' <D.>

N O T P L A T T E D

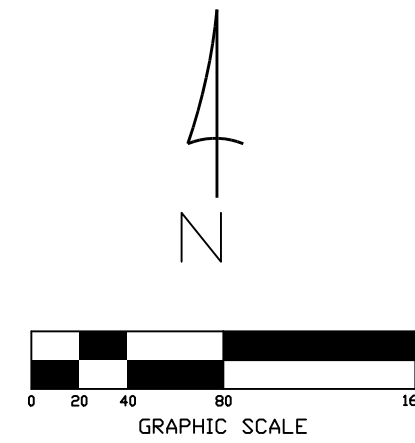
2643.92' <M.>

920.66' <D.>  
920.52' <M.>

N. LINE, NE. 1/4, SECTION 2-21-27

S.89°38'25"W. <D.>  
N.89°54'56"W. <M.>  
N.89°57'40"W. <C.>

POINT OF COMMENCEMENT  
NE CORNER, SECTION 2-21-27  
FOUND 4"x4" CONC MONUMENT IN WELL BOX  
CERTIFIED CORNER RECORD #0082609



# BOUNDARY SURVEY

## DESCRIPTION

Commence at the Northeast corner of Section 2, Township 21 South, Range 27 East, Orange County, Florida; thence run South 89 degrees 38 minutes 25 seconds West along the North line of the Northeast Quarter of said Section 2, for 920.66 feet; thence run South 00 degrees 29 minutes 23 seconds East for 363.19 feet to the Point of Beginning of Tract 2; thence run North 89 degrees 19 minutes 13 seconds East for 195.77 feet; thence run South 00 degrees 01 minutes 11 seconds West for 891.54 feet to a point on the Northerly right-of-way line of Hogshead Road; thence run South 89 degrees 35 minutes 22 seconds West along said right-of-way line for 293.15 feet; thence run North 00 degrees 01 minutes 11 seconds East for 890.35 feet; thence run North 89 degrees 19 minutes 13 seconds East for 97.36 feet to the Point of Beginning.

## SURVEYOR'S NOTES

- BEARINGS BASED ON THE N. LINE OF THE NORTHEAST QUARTER OF SECTION 2-21-27 AS BEING N.89°58'33"W., AN ASSUMED MERIDIAN.
- UNDERGROUND IMPROVEMENTS NOT LOCATED. (EXCEPT AS SHOWN).
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE PROVIDED.
- SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #1209500125F, DATED 9/25/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
- DATE OF FIELD SURVEY: 7/17/23.

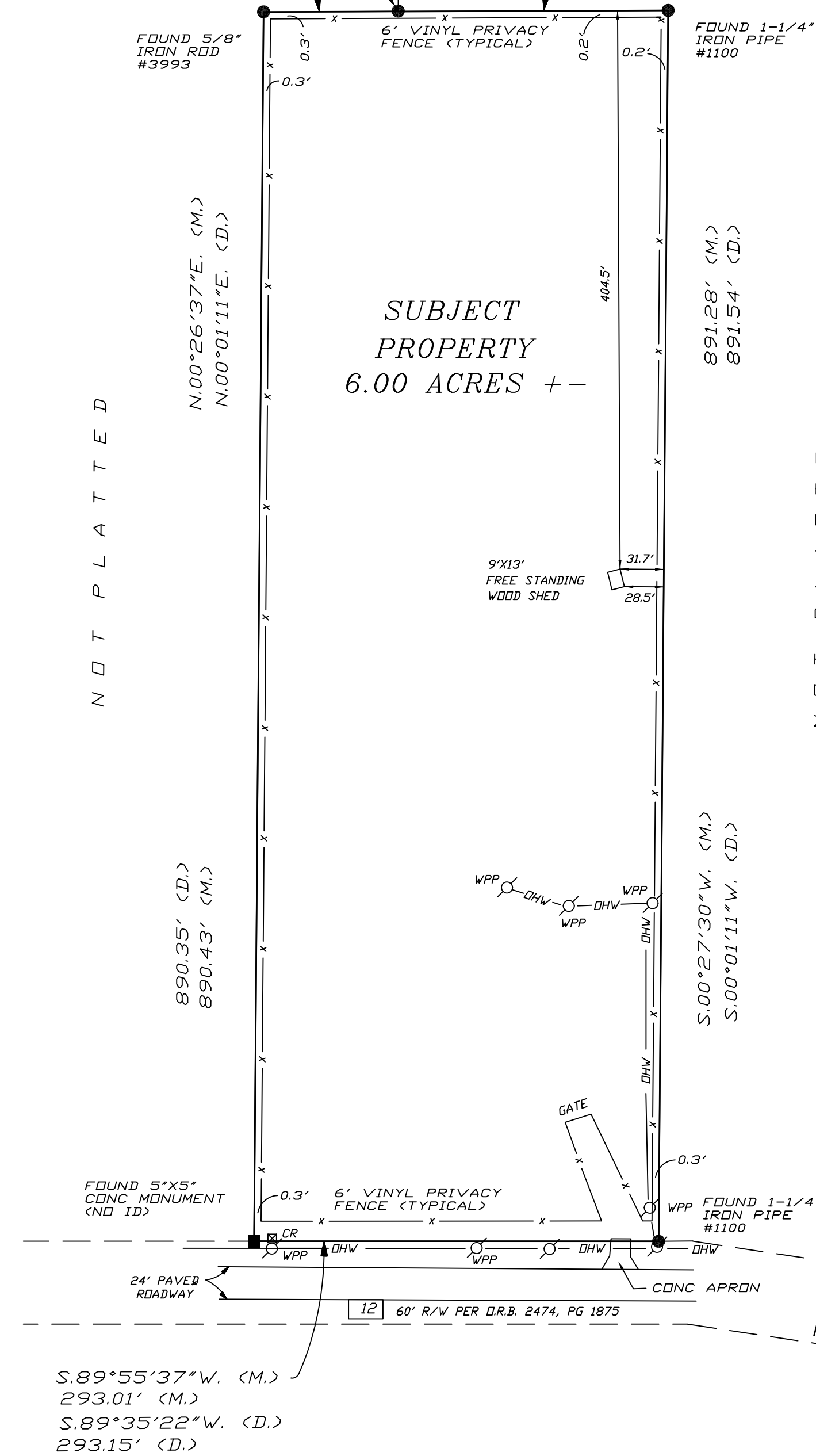
## LEGEND / ABBREVIATIONS

CONC	=	CONCRETE	C.C.R.	=	CERTIFIED CORNER RECORD
R/W	=	RIGHT-OF-WAY	O.R.B.	=	OFFICIAL RECORDS BOOK
(C.)	=	CALCULATED	WLP	=	WOOD LIGHT POLE
(D.)	=	DEED	COV'D	=	COVERED
(M.)	=	MEASURED	LB	=	LICENSED BUSINESS
PP	=	POWER POLE	REG	=	REGISTERED
GA	=	GUY ANCHOR			
OHW	=	OVERHEAD WIRES			

POINT OF BEGINNING

97.36' <D.>  
N.89°19'13"E. <D.>  
97.57' <M.>  
N.89°45'42"E. <M.>

195.77' <D.>  
N.89°19'13"E. <D.>  
195.67' <M.>  
N.89°45'42"E. <M.>



S.89°55'37"W. <M.>  
293.01' <M.>  
S.89°35'22"W. <D.>  
293.15' <D.>

NORTHERLY R/W LINE  
SOUTHERLY R/W LINE

HOGSHEAD ROAD

CERTIFIED CORNER RECORD #0082613  
CERTIFIED CORNER RECORD #0043485  
EAST 1/4 CORNER, SECTION 2-21-27  
FOUND 8"x8" MARBLE MONUMENT

## SURVEYOR'S CERTIFICATION

CERTIFIED TO:  
4203 HOGSHEAD LLC  
ONE FLORIDA BANK  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
GRAY ROBINSON, P.A.

I HEREBY CERTIFY:  
THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 4J-17, FLORIDA ADMINISTRATIVE CODE.

DATE: 7/17/23  
SCALE: 1" = 80'  
JOB NO. 4203HOGS

THOMAS J. MCMAHON  
FL REG LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION #LB7434

MCMAHON SURVEYING AND MAPPING, LLC  
1690 TALL OAKS ROAD  
DELAND, FL 32720  
PHONE 407-399-2044