Boundary & Topographic Survey

Legal Description:

PARCEL ID# 25-23-29-0000-00-068

FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST; RUN NORTH 33.0 FEET, THENCE SOUTH 89 DEGREES, 30 MINUTES, 30 SECONDS WEST 180.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BEAR HEAD ROAD FOR THE POINT OF BEGINNING; RUN THENCE NORTH, 121.72 FEET TO A POINT; THENCE NORTH 45 DEGREES WEST 145.0 FEET TO A POINT AT THE WATERS EDGE OF BEAR HEAD LAKE; THENCE CONTINUING IN THE WATERS OF SAID LAKE NORTH 45 DEGREES WEST 279.26 FEET FOR A TOTAL DISTANCE OF 424.26 FEET TO A POINT; THENCE CONTINUING IN THE WATERS OF SAID LAKE SOUTH 28 DEGREES 03 MINUTES EAST 290.47 FEET TO A POINT AT THE EDGE OF SAID LAKE, THENCE CONTINUE SOUTH 28 DEGREES 03 MINUTES EAST 188.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BEAR HEAD ROAD FOR A TOTAL DISTANCE OF 478.47 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 75.0 FEET TO THE POINT OF BEGINNING.

PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

PARCEL ID# 25-23-29-0000-00-069

FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST; RUN SOUTH 89 DEGREES, 30 MINUTES, 30 SECONDS WEST 255.0 FEET; THENCE NORTH 33.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BEAR HEAD ROAD FOR THE POINT OF BEGINNING; RUN THENCE NORTH 28 DEGREES 03 MINUTES WEST 188.0 FEET TO A POINT AT THE WATERS EDGE OF BEAR HEAD LAKE; THENCE CONTINUING IN THE WATERS OF SAID LAKE NORTH 28 DEGREES 03 MINUTES WEST 290.47 FEET TO A POINT FOR A TOTAL DISTANCE OF 478.47 FEET; THENCE CONTINUING IN THE WATERS OF SAID LAKE SOUTH 13 DEGREES 17 MINUTES EAST 303.22 FEET TO A POINT AT THE END OF SAID LAKE; THENCE CONTINUING SOUTH 13 DEGREES 17 MINUTES EAST 132.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BEAR HEAD ROAD FOR A TOTAL DISTANCE OF 435.22 FEET; THENCE NORTH 89 DEGREES 30 MINUTES EAST ALONG SAID RIGHT-OF-WAY LINE 125.0 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

PARCEL ID# 25-23-29-0000-00-067

FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN SOUTH 89 DEGREES, 30'30" WEST 380.0 FEET, THENCE NORTH 33.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BEAR HEAD ROAD FOR THE POINT OF BEGINNING, RUN THENCE NORTH 13 DEGREES 17" WEST 132.0 FEET TO A POINT AT THE WATERS EDGE OF BEAR HEAD LAKE, THENCE CONTINUING IN THE WATERS OF SAID LAKE NORTH 13 DEGREES 17' WEST 303.22 FEET TO A POINT FOR A TOTAL DISTANCE OF 435.22 FEET, THENCE CONTINUING IN THE WATERS OF SAID LAKE SOUTH 330.32 FEET TO A POINT AT THE EDGE OF SAID LAKE, THENCE CONTINUING SOUTH 94.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BEAR HEAD ROAD FOR A TOTAL DISTANCE OF 424.32 FEET, THENCE NORTH 89 DEGREES 30' 30" EAST ALONG SAID RIGHT-OF-WAY LINE 100.0 FEET TO THE POINT OF BEGINNING.

ALSO:

FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST, SOUTH 89 DEGREES 30' 30" WEST 480 FEET, THENCE NORTH 33.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BEAR HEAD ROAD FOR THE POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES 30' 30" WEST 2.5 FEET, THENCE NORTH 270 FEET TO A POINT IN BEAR HEAD LAKE, THENCE NORTH 89 DEGREES 30' 30" EAST 2.5 FEET, THENCE SOUTH 270 FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:
By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X, A.
This Property was found in Orange County, community number 120179, dated 09/25/2009.

CERTIFIED TO:
DEAN BOLARIS

Wetland Delineation Prepared by:
Ecological Consulting Solutions, Inc.
235 N. Hunt Club Blvd. Suite 202
Longwood, FL. 32779
407-869-9434

Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

Area Calculations:
Total Area: 1.85 Acres ± or 80,520.79 Sq Ft ±
Upland Area: 0.97 Acres ± or 42,301.83 Sq Ft ±
Wetland Area: 0.88 Acres ± or 38,218.96 Sq Ft ±

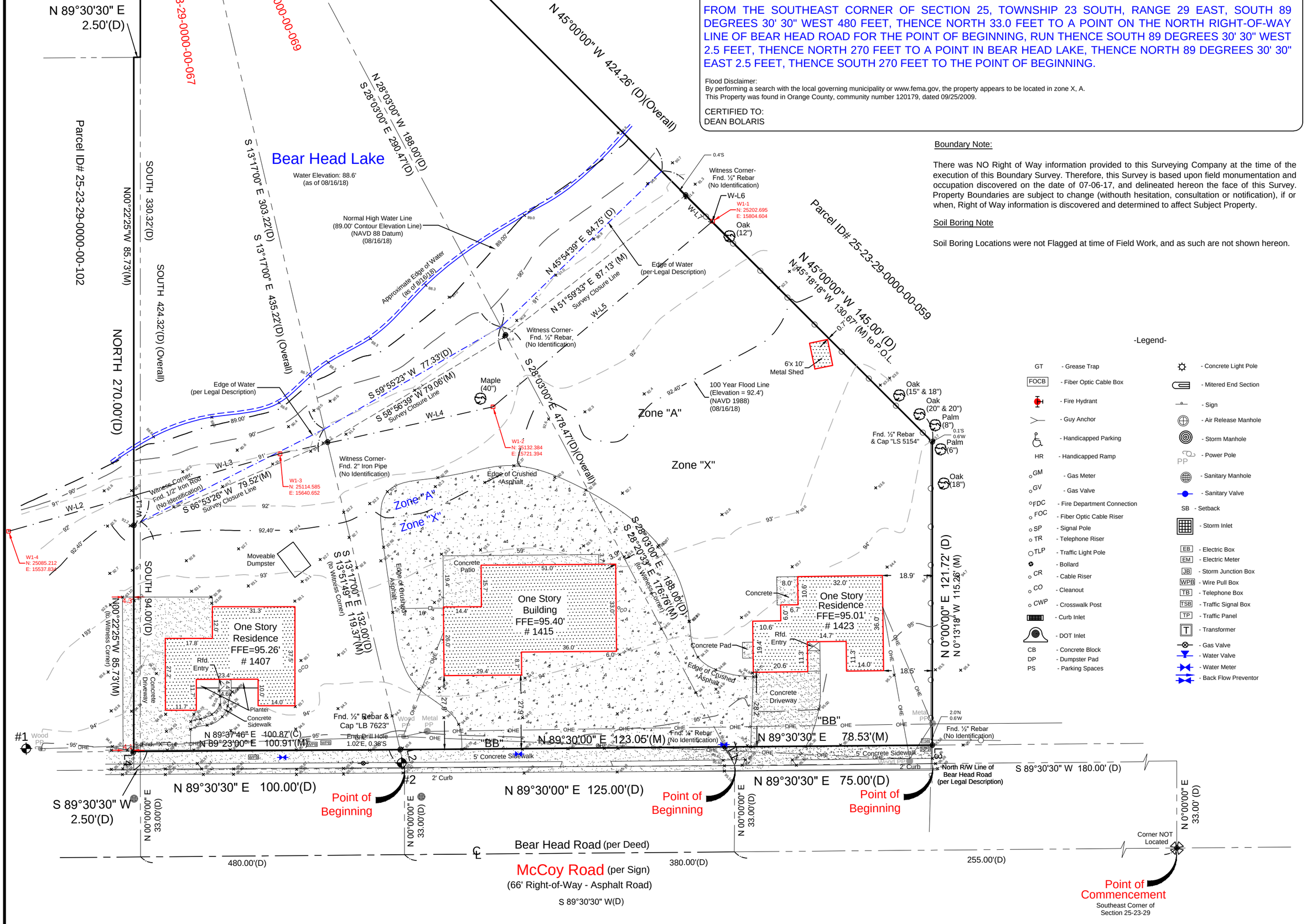
Wetland Line Table		
Line #	Direction	Length
W-L1	S00° 00' 00"E	11.30'
W-L2	N74° 03' 23"E	49.34'
W-L3	N74° 03' 23"E	57.59'
W-L4	N77° 34' 06"E	82.68'
W-L5	N49° 48' 10"E	108.68'
W-L6	N49° 48' 10"E	0.26'
W-L7	N45° 00' 00"W	27.06'

Boundary Note:

There was NO Right of Way information provided to this Surveying Company at the time of the execution of this Boundary Survey. Therefore, this Survey is based upon field monumentation and occupation discovered on the date of 07-06-17, and delineated hereon the face of this Survey. Property Boundaries are subject to change (withouth hesitation, consultation or notification), if or when, Right of Way information is discovered and determined to affect Subject Property.

Soil Boring Note

Soil Boring Locations were not Flagged at time of Field Work, and as such are not shown hereon.



-Legend-

GT	- Grease Trap		- Concrete Light Pole
FOCB	- Fiber Optic Cable Box		- Mitered End Section
	- Fire Hydrant		- Sign
	- Guy Anchor		- Air Release Manhole
	- Handicapped Parking		- Storm Manhole
HR	- Handicapped Ramp	PP	- Power Pole
GM	- Gas Meter		- Sanitary Manhole
GV	- Gas Valve		- Sanitary Valve
FDC	- Fire Department Connection	SB	- Setback
FOC	- Fiber Optic Cable Riser		- Storm Inlet
SP	- Signal Pole		
TR	- Telephone Riser	EB	- Electric Box
TLP	- Traffic Light Pole	EM	- Electric Meter
	- Bollard	JB	- Storm Junction Box
CR	- Cable Riser	WPB	- Wire Pull Box
CO	- Cleanout	TB	- Telephone Box
CWP	- Crosswalk Post	TSB	- Traffic Signal Box
	- Curb Inlet	TP	- Traffic Panel
	- DOT Inlet	T	- Transformer
CB	- Concrete Block		- Gas Valve
DP	- Dumpster Pad		- Water Valve
PS	- Parking Spaces		- Water Meter
			- Back Flow Preventor

-Benchmark Information-

Orange County Datum Elevation: 95.796'

(Point L1514003) - Set 3½" Aluminum Orange County Public Works survey marker disc on North side of Sand Lake Road (McCoy Road) and in North side of sidewalk and 75'± South of Lake Bearhead.
(Elevations are based upon NAVD 88 Datum)

-Site Benchmark Information-

#1

3½" Aluminum disk on North side of Sand Lake Road and in North side of sidewalk, 75'± South of Lake Bearhead. Point #L1514003.
Elevation: 95.80'

#2

Top of Drill Hole in sidewalk located at the Southwest Corner of Subject Property.
Elevation: 95.86'

L1
N 28°03'00" W 7.90'(C)

L2
S 13°17'00" E 7.18'(C)

L3
S 00°00'00" E 7.00'(C)

Tree Note:

Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

Revision: Update Trees - 08/06/19 - TCD
Revision: Add Soil Borings & Update Property - 05/30/19 - TCD
Revision: Add Wetland Delineation - 05/16/19 - TCD

Field Date: 08/16/18	Date Completed: 08/24/18
Drawn By: TCD/ JR	File Number: IS-50686

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk		
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
	- Wood Fence		- Chain Link Fence

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM
Patrick K. Ireland PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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