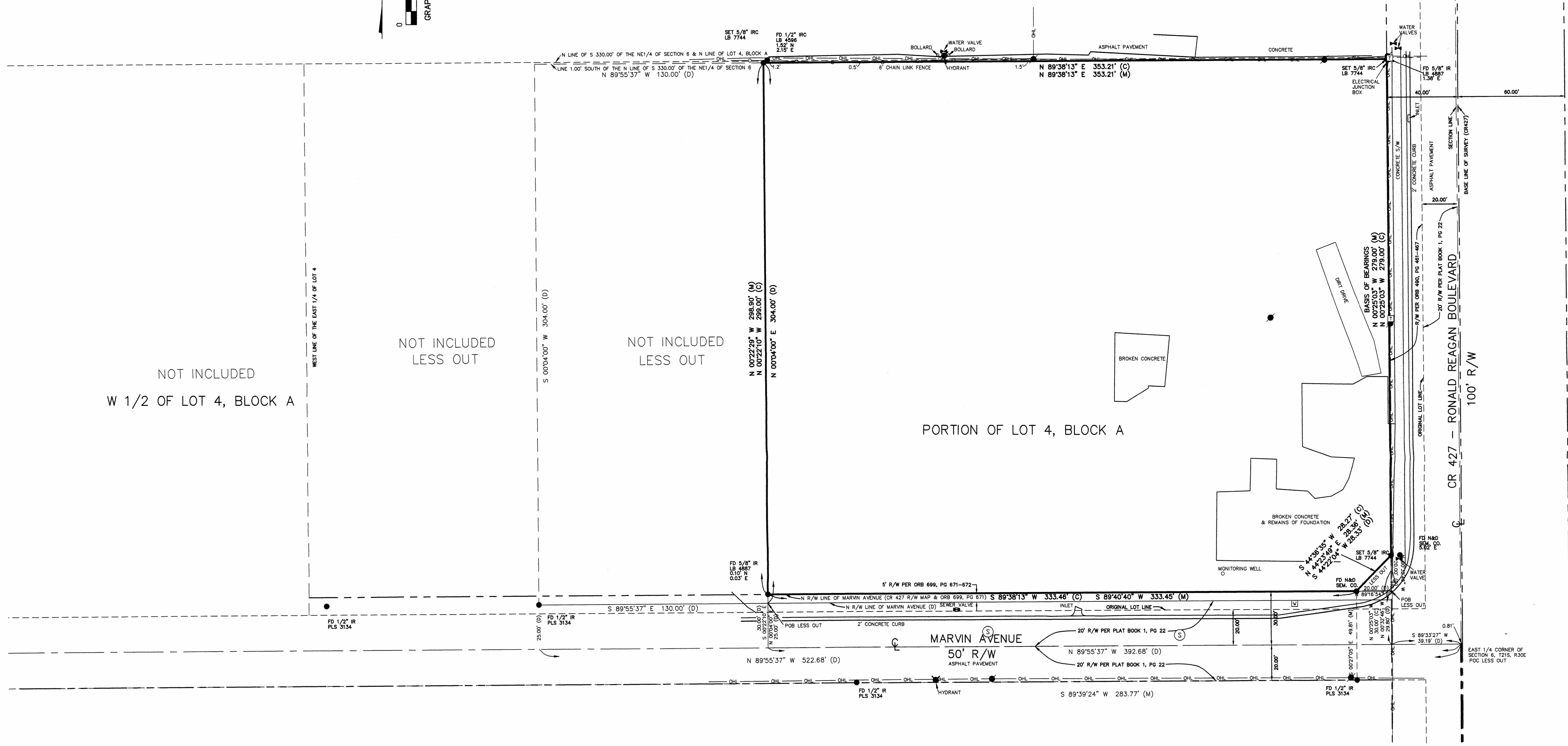
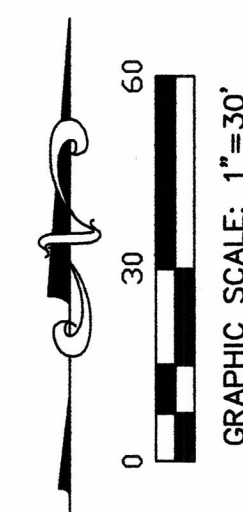


BOUNDARY SURVEY

LOT 3, BLOCK A



ABBREVIATIONS

- | | |
|------------------------------------|----------------------------------|
| (C) = CALCULATED | (P) = PLAT |
| CONC = CONCRETE | PB = PLAT BOOK |
| C = CENTERLINE | PC = POINT OF CURVATURE |
| CM = CONCRETE MONUMENT | PCP = PERMANENT CONTROL POINT |
| (D) = DEED | PRC = POINT OF REVERSE CURVATURE |
| FD = FOUND | PT = POINT OF TANGENCY |
| ID = IDENTIFICATION | R/W = RIGHT OF WAY |
| IR = IRON PIPE | UE = UTILITY EASEMENT |
| IP = IRON PIPE | AC = AIR CONDITIONER |
| LB = LICENSED BUSINESS | PHR = PHONE RISER |
| (M) = MEASURED | EJB = ELECTRIC JUNCTION BOX |
| ORB = OFFICIAL RECORD BOOK | PP = POWER POLE |
| PC = PAGE | WM = WATER METER |
| ND = NAIL AND DISK | CTVR = CABLE TV RISER |
| PRM = PERMANENT REFERENCE MONUMENT | CO = CLEAN OUT |
| FF = FINISHED FLOOR | WV = WATER VALVE |
| ELEV = ELEVATION | OHL = OVERHEAD LINE |
| APPROX = APPROXIMATE | LP = LIGHT POLE |
| RCP = REINFORCED CONCRETE PIPE | BFP = BACK FLOW PREVENTER |
| CPP = CORRUGATED PLASTIC PIPE | EM = ELECTRIC METER |
| VCP = VITRIFIED CLAY PIPE | C/A = COVERED AREA |
| PVC = POLYVINYL CHLORIDE | TBM = TEMPORARY BENCHMARK |
| POB = POINT OF BEGINNING | CCR = CERTIFIED CORNER OF RECORD |
| POC = POINT OF COMMENCEMENT | |

SYMBOLS

- | | |
|-----------------------------------|----------------------|
| ■ CONC MONUMENT | ▣ TRANSFORMER BOX |
| ● CONTROL POINT | ⊠ WATER METER |
| ◆ BENCHMARK | ⊞ TRAFFIC SIGNAL BOX |
| ⊙ TYPE AND ELEVATION AS INDICATED | ⊞ ELECTRIC BOX |
| (S) SANITARY SEWER MANHOLE | ⊞ TELEPHONE BOX |
| (D) DRAINAGE MANHOLE | ⊞ LIGHT POLE |
| (MH) MANHOLE | ⊞ UTILITY POLE |
| — OHL OVERHEAD LINE | ⊞ GUY WIRE |
| — ATT AT&T LINE | ⊞ FIRE CONNECTION |
| — CTV CABLE TV LINE | ⊞ CLEAN OUT |
| — ELC ELECTRIC LINE | ⊞ SIGN |
| — FO FIBER OPTIC LINE | |
| — GAS GAS LINE | |
| — UTL UTILITY LINE | |
| — W WATER LINE | |
| — SS SEWER LINE | |
| — C CHAIN LINK FENCE | |
| — X WIRE FENCE | |
| — O WOOD FENCE | |

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF CR 427 AS BEING N 00°25'03" W (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83, AS DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=30' FOR SHEET 1 AND IS INTENDED TO BE DISPLAYED ON A 24"x36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.

LEGAL DESCRIPTION

Description (provided by client):
 The East one-half (1/2) of Lot 4, Block A, W. BRUTT'S ADDITION TO THE TOWN OF LONGWOOD, Florida, more particularly described as follows:
 The Public Records of Seminole County, Florida, LESS that part taken by Order of Taking recorded in Official Records Book 490, Page 641, Public Records of Seminole County, Florida.
 ALSO LESS:
 That parcel of land lying in Section 6, Township 21 South, Range 30 East, Seminole County, Florida, more particularly described as follows:
 Commence at the East one-quarter (E1/4) corner of said Section 6, Township 21 South, Range 30 East, Seminole County, Florida; thence South 89°33'27" West, 39.19 feet to a point on the existing Westery right of way line of County Road 427, having a width of 80 feet; thence North 00°32'46" West, 29.80 feet along said right of way line for a Point of Beginning; thence continue North 00°32'46" West, 20.00 feet; thence South 44°22'04" West, 28.33 feet; thence North 89°16'54" East, 20.00 feet to the Point of Beginning.
 ALSO LESS:
 Commence at the East 1/4 corner of Section 6, Township 21 South, Range 30 East, Seminole County, Florida; thence run North 89°55'37" West, along the South line of the NE 1/4 of said section 6, a distance of 392.68 feet; thence run N 00°04'00" E, a distance of 25.00 feet to a point on the North right of way of Marvin Avenue, said point being the Point of Beginning; thence continue N 00°04'00" E, 304.00 feet to a point lying 1.00 feet South of the North line of the South 330 feet of said NE 1/4 of Section 6; thence run N 89°55'37" W, parallel to said North line a distance of 130.00 feet; thence run S 00°04'00" W, 304.00 feet to a point on said North right of way of Marvin Avenue; thence run S 89°55'37" E, along said North right of way a distance of 130.00 feet to the Point of Beginning.
 ALSO LESS the land contained in the Warranty Deed recorded in Official Records Book 3904, Page 134, Public Records of Seminole County, Florida, described as follows:
 That portion of the East 1/2 of Lot 4, Block A, W. BRUTT'S ADDITION TO THE TOWN OF LONGWOOD, according to the plat thereof as recorded in Plat Book 1, Page 22, of the Public Records of Seminole County, Florida; LESS beginning 522.68 feet West and 25 feet North of the East 1/4 corner of said Section 6, run North 304 feet, thence East to the Westery road right of way, thence South 304 feet to the Northerly Road Right of Way, thence West to point of beginning. Also less road right of way.

Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

Ralph Nieto 6-1-21
 Ralph A. Nieto PSM No. 6025 Print Date

Nieto-Whittaker Surveying LLC
 1728 N. Ronald Reagan Blvd., Longwood, FL 32750
 PHE: (407) 636-8460 FAX: (407) 636-8461
 LB No. 7744

FIELD BY: DW	DATE: 3/18/2021	ORDER NO.: NW21-141	SHEET: 1 OF 1
DRAWN BY: BPS	SCALE: 1"=30'	REVISIONS	

NO.	DATE	REVISIONS

NOAH GARRETT
 SOUTH CR 427, LONGWOOD FLORIDA 32750

PREPARED FOR: