

SECTION 23  
TOWNSHIP 26 SOUTH  
RANGE 31 EAST  
JOB NO. S-17428

# PLAT OF SURVEY

## DESCRIPTION

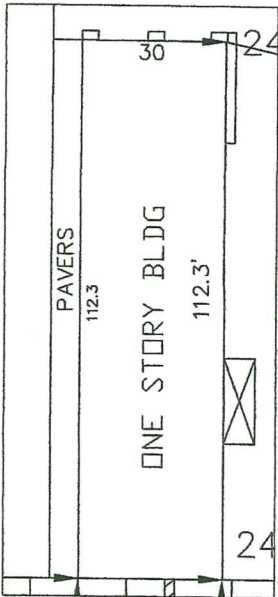
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF US HWY 441 AND 192, AND ON THE WEST LINE OF US HWY 441, OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 32 EAST, RUN THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE US HWY 441, 208.71 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED, CONTINUING SOUTH ALONG SAID RIGHT OF WAY LINE 258.10 FEET, THENCE NORTH 87°10'WEST 155 FEET, THENCE NORTH 252.20 FEET, THENCE NORTH 89°45'EAST 155 FEET TO THE POINT OF BEGINNING, ALL BEING IN OSCEOLA COUNTY, FLORIDA.

## LEGEND

- CL = CENTERLINE  
(M) = MEASURED  
(P) = PLAT  
○ = FOUND 5/8" IRON ROD & CAP  
● = FOUND 1/2" IRON ROD & CAP  
□ = FOUND 4x4 CONCRETE MONUMENT  
—○— = POWER POLE  
—//— = OVERHEAD POWER  
—□— = FENCE

## CERTIFIED TO:

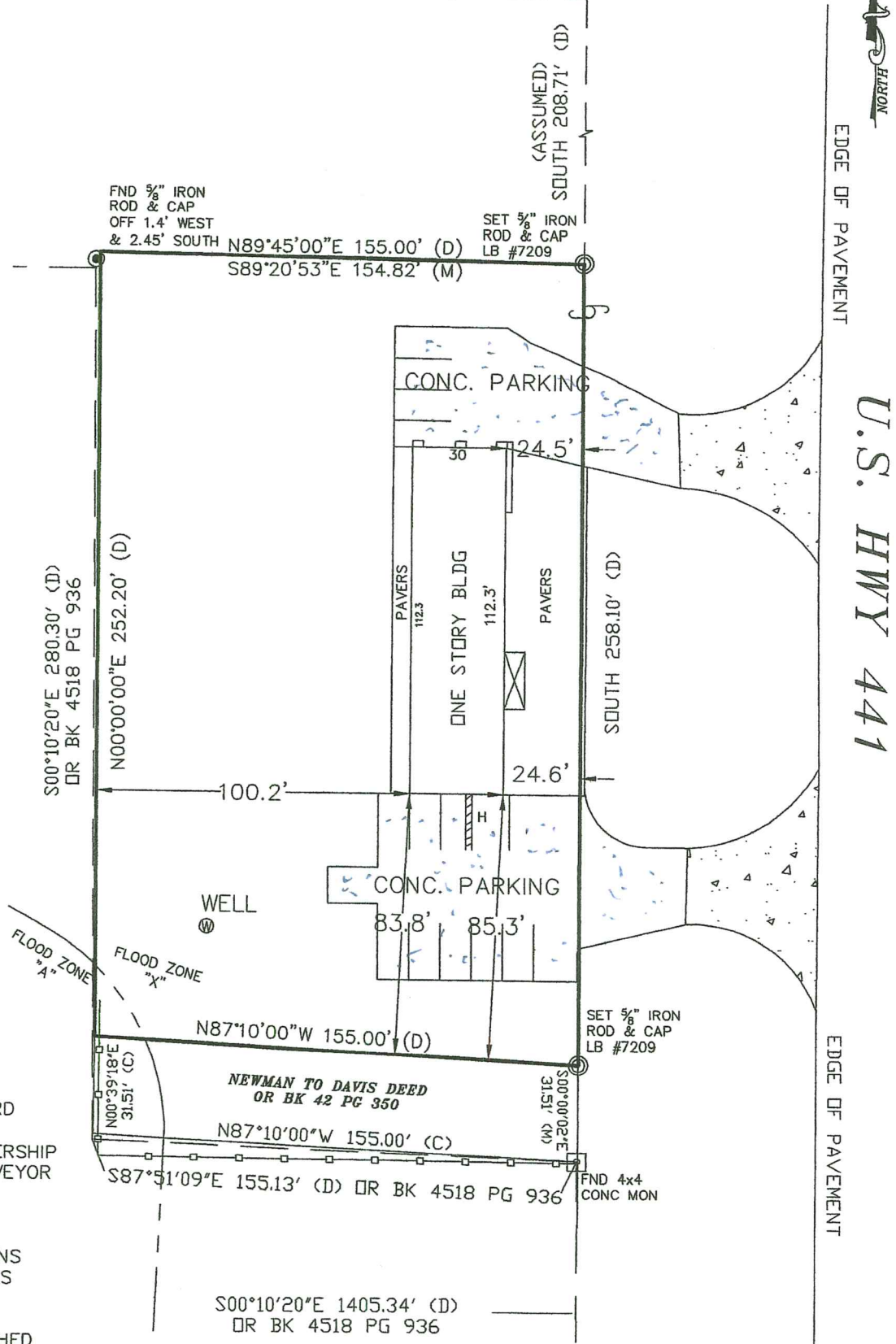
CENTER POINTE HOLDINGS GROUP, LLC  
CENTENNIAL BANK  
STEWART TITLE COMPANY  
STEWART TITLE GUARANTY COMPANY



## NOTES:

- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- LEGAL DESCRIPTION FURNISHED BY CLIENT.
- BASIS OF BEARING: ASSUMED BEARING N90°00'00"W BEING THE SOUTH LINE OF LOT 4, BLOCK A

U.S. HWY 441/192



FLOOD ZONE: "X" & "A"  
MAP NUMBER: 12097C0325 G  
MAP DATE: JUNE 18, 2013

ADDRESS:  
4850 HOLOPAW RD  
ST CLOUD, FL 34771

## KISSIMMEE VALLEY SURVEYING & MAPPING, INC.

PROFESSIONAL LAND SURVEYORS & MAPPERS  
3050 S INDIANA AVE, ST.CLOUD, FL 34769  
PHONE: 407-892-4939 FAX: 407-892-6422

LICENSE BUSINESS #7209  
WILLARD L. BEEKMAN, P.S.M.#4472

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (5J-17 F.A.C.) SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES, VALID ONLY WITH EMBOSSED SURVEYOR'S SEAL.

REVISIONS:  
UP-DATE SURVEY 1/5/2022

PREPARED FOR:  
REGATTA BLDG & DEV, LLC

DATE: 01/23/2018

TYPE OF SURVEY: BOUNDARY

PARTY CHIEF: WLB

SCALE: 1" = 50'

DRAWN BY: ELW JOB NO.

SHEET 1 OF 1 S-17428