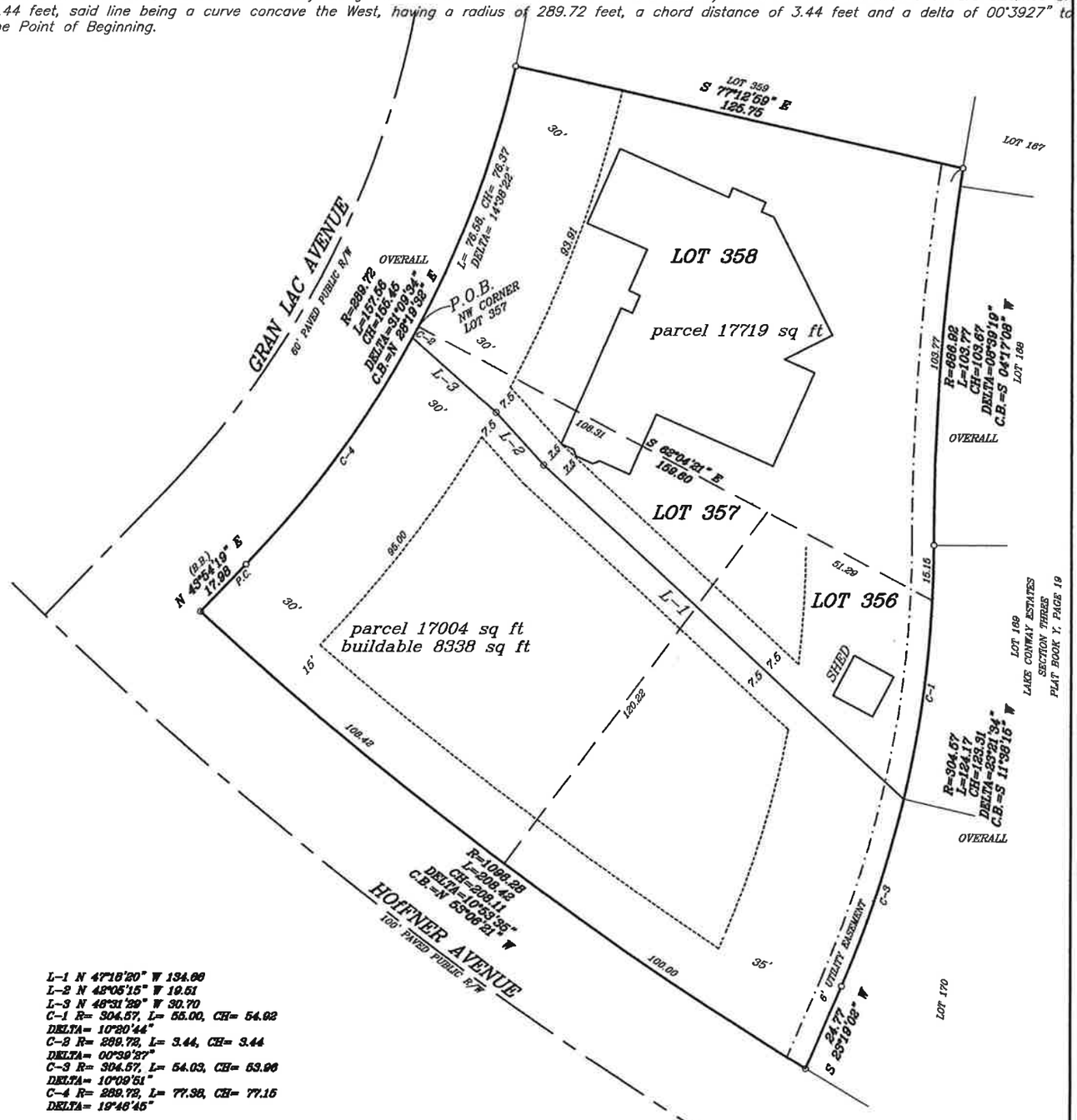
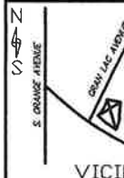
DESCRIPTION AS FOLLOWS: Lots 356 & 357, LAKE CONWAY ESTATES SECTION 7, as recorded in Plat Book Z, Page 38, Public Records of Orange County, Florida. Less the following described; Begin the the Northwest corner of said Lot 357 and run S 62°04'21" E along the North line of said lots 356 & 357, a distance of 159.60 feet, thence run Southerly along the Est line of said lot 356 and arc distance of 55.00 feet, said line and curve being a curve concave to the West, having a radiusn of 304.57 feet, a chord distance of 54.92 feet, and a delta of 10°20'44", thence run N 47°18'20" W a distance of 134.66 feet, thence run N 42°05'15" W a distance of 19.51 feet, thence run N 48°31'29" W a distance of 30.70 feet, thence run Northerly along the West line of said lot 357 and the East R/W line of Gran Lac Avenue an arc distance of 3.44 feet, said line being a curve concave the West, having a radius of 289.72 feet, a chord distance of 3.44 feet and a delta of 00°3927" to the Point of Beginning.

DESCRIPTION AS FOLLOWS: Lot 358, LAKE CONWAY ESTATES SECTION 7, as recorded in Plat Book Z, Page 38, Public Records of Orange County, Florida. Together with the following described; Begin the the Northwest corner of said Lot 357 and run S 62°04'21" E along the North line of said lots 356 & 357, a distance of 159.60 feet, thence run Southerly along the Est line of said lot 356 and arc distance of 55.00 feet, said line and curve being a curve concave to the West, having a radiusn of 304.57 feet, a chord distance of 54.92 feet, and a delta of 10°20'44", thence run N 47°18'20" W a distance of 134.66 feet, thence run N 42°05'15" W a distance of 19.51 feet, thence run N 48°31'29" W a distance of 30.70 feet, thence run Northerly along the West line of said lot 357 and the East R/W line of Gran Lac Avenue an arc distance of 3.44 feet, said line being a curve concave the West, having a radius of 289.72 feet, a chord distance of 3.44 feet and a delta of 00°3927" to the Point of Beginning.



L-1 N 47°18'20" W 134.66
L-2 N 42°05'15" W 19.51
L-3 N 48°31'29" W 30.70
C-1 R= 304.57, L= 55.00, CH= 54.92
DELTA= 10°20'44"
C-2 R= 289.72, L= 3.44, CH= 3.44
DELTA= 00°39'27"
C-3 R= 304.57, L= 54.03, CH= 53.96
DELTA= 10°09'51"
C-4 R= 289.72, L= 77.38, CH= 77.15
DELTA= 19°46'45"

WALKER LAND SURVEYING, INC.



VICINITY MAP
NOT TO SCALE

LEGEND

	P.U. & P.D.E.		=PRIVATE DRAIN. ESM'T.
P.T.	=POINT OF TANGENCY	P	=PLAT
D	=DESCRIPTION	F	=FIELD
B.B.	=BASE BEARING (SEE #8)	I.P.	=IRON PIPE
A/C	=AIR CONDITIONER	I.R.	=IRON ROD
R	=RADIUS	C.M.	=CONCRETE MONUMENT
L	=ARC LENGTH	SET I.R.	=S/W I.R. W/#LB 6710
CH	=CHORD	REC.	=RECOVERED
CB	=CHORD BEARING	P.O.B.	=POINT OF BEGINNING
P.O.L.	=POINT ON LINE	P.O.C.	=POINT OF COMMENCEMENT
TYP.	=TYPICAL	C/C	=COVERED CONCRETE
R/W	=RIGHT-OF-WAY	N&D	=NAIL & DISC
RAD.	=RADIAL	ESMT.	=EASEMENT
NR.	=NON-RADIAL	DRAIN.	=DRAINAGE
W.P.	=WITNESS POINT	UTIL.	=UTILITY
WD.	=WOOD	C.L.	=CHAIN LINK
S/W	=SIDEWALK	C/B	=CONCRETE BLOCK
D.H.	=DRILLHOLE	P.C.	=POINT OF CURVATURE
EL.	=ELEVATION	F.F.E.	=FINISHED FLOOR ELEVATION
	P.U. & D.E. =PUBLIC UTILITIES & DRAINAGE ESM'T.		

NOTES:
1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027, FLORIDA STATUTES.
2. UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
8. BEARINGS BASED ON THE EAST R/W LINE OF GRAN LAC AVENUE
SAID BEARING BEING N 43°54'19" E
9. BEARING AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
10. MEASUREMENTS SHOWN ARE BASED ON THE STANDARD U.S. SURVEY FOOT.
11. ADDITIONS OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT CONSENT FROM SIGNING SURVEYOR.

9014 CALWOOD COURT
ORLANDO, FL 32825
321-537-3974
LB 6710

CERTIFIED BY: JOHN W. WALKER R.L.S. NO. 5362

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED SPECIAL FLOOD HAZARD AREA PER "FIRM". IT LIES IN ZONE: X
PANEL # 12095C 0430F MAP DATE: 9-25-09

SCALE: 1" = 30'

FIELD DATE	ORDER NO.
BOUNDARY 3-25-24	5019 GRAN LAC AVENUE
DRAWN BY: NICK	CHECKED BY: