

BOUNDARY SURVEY

DESCRIPTION PARCEL A:

The land referred to herein below is situated in the County of Orange, State of Florida, and described as follows:

A portion of Lot 17, J. H. LIVINGSTON'S, as recorded in Plat Book "B", Page 33, Public Records of Orange County, Florida, described as follows: Begin at the Northeast corner of Lot 17, run South 48 degrees East, 864.64 feet; thence run South 44 degrees 28' W 94.69 feet; thence North 44 degrees 11' W 863.26 feet; thence North 46 degrees East 35 feet to the Point of Beginning.

and

A portion of Lot 1, Block A, BELLEVIEW PLACE, according to the Plat thereof recorded in Plat Book L, Page 111, Public Records of Orange County, Florida,

more particularly described as follows:

Begin at the Northeast corner of said Lot 17, plat of J. H. Livingston's; thence run S46°47'42"E along the East line of said Lot 17, a distance of 640.00 feet to the Northwest corner of said Lot 1, plat of Bellevue Place; thence run N47°12'18"E along the North line of said Lot 1, a distance of 21.69 feet; thence run S46°47'42"E, a distance of 198.28 feet to a point on the Normal High Water Line; thence run S36°50'07"W along said Normal High Water Line, a distance of 10.00 feet; thence continue S26°12'16"W along said Normal High Water Line, a distance of 12.24 feet; thence run S46°47'42"E along the aforesaid East line of Lot 17, a distance of 20.16 feet; thence run S46°45'57"W along the South line of said Lot 17, a distance of 52.41 feet; thence run S23°37'59"W along the aforesaid Normal High Water Line, a distance of 46.12 feet; thence run N42°49'21"W, a distance of 881.38 feet; thence run N47°12'18"E along the North line of said Lot 17, a distance of 34.79 feet to the Point of Beginning.

Contains 60,602 square feet or 1.391 acres, more or less.

DESCRIPTION PARENT PARCEL

The land referred to herein below is situated in the County of Orange, State of Florida, and described as follows:

A portion of Lot 17, J. H. LIVINGSTON'S, as recorded in Plat Book "B", Page 33, Public Records of Orange County, Florida, described as follows: Begin at the Northeast corner of Lot 17, run South 48 degrees East, 864.64 feet; thence run South 44 degrees 28' W 94.69 feet; thence North 44 degrees 11' W 863.26 feet; thence North 46 degrees East 35 feet to the Point of Beginning.

Also: Lots 1 and 2, Block A, BELLEVIEW PLACE, according to the Plat thereof recorded in Plat Book L, Page 111, Public Records of Orange County, Florida, being a subdivision of Lot 18, LIVINGSTON SUBDIVISION, Government Lot #1 in Section 19, Township 23 South, Range 30 East, as per plat thereof recorded in Plat Book "B", Page 33, Public Records of Orange County, Florida.

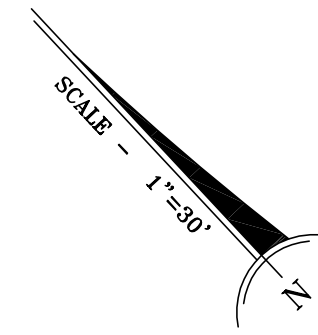
DESCRIPTION PARCEL B:

Lot 2 and a portion of Lot 1, Block A, BELLEVIEW PLACE, according to the Plat thereof recorded in Plat Book L, Page 111, Public Records of Orange County, Florida,

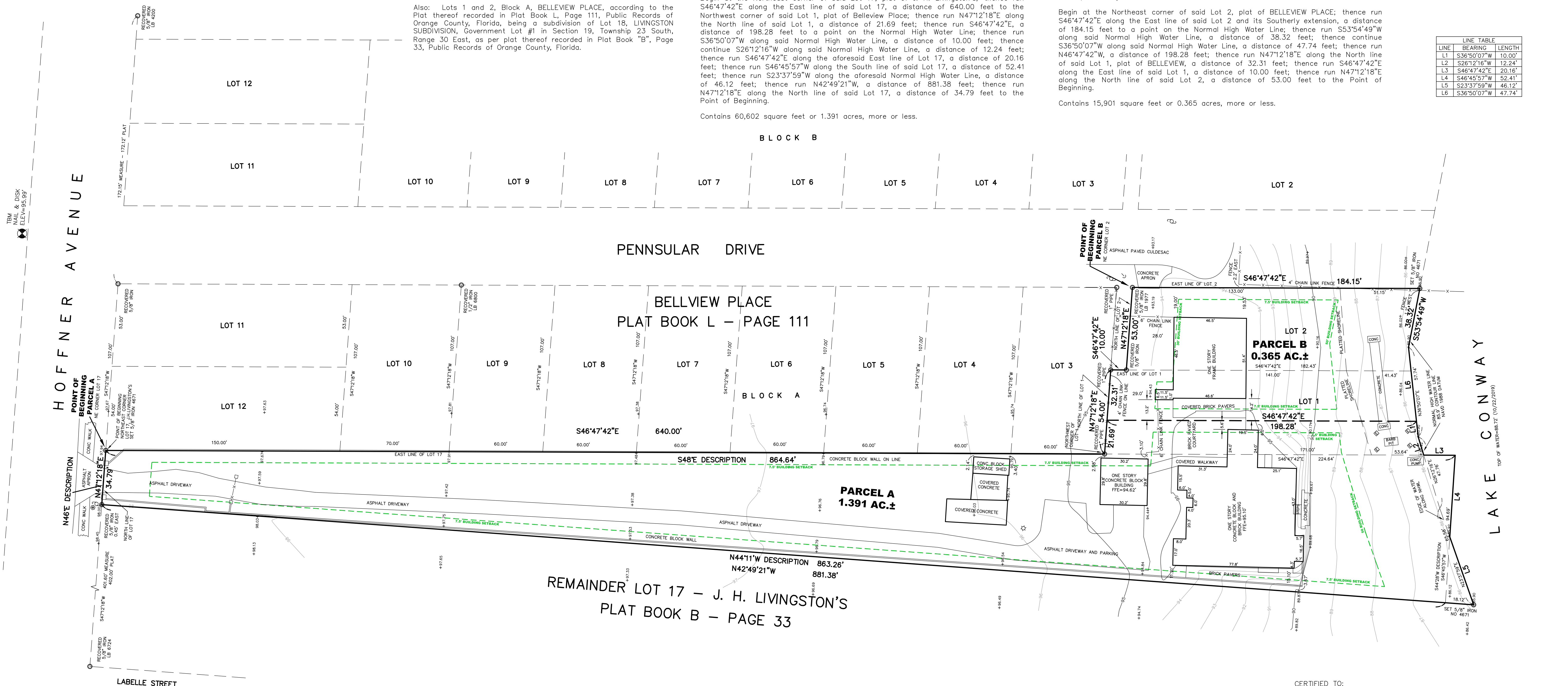
more particularly described as follows:

Begin at the Northeast corner of said Lot 2, plat of BELLEVIEW PLACE; thence run S46°47'42"E along the East line of said Lot 2 and its Southerly extension, a distance of 184.15 feet to a point on the Normal High Water Line; thence run S53°54'49"W along said Normal High Water Line, a distance of 38.32 feet; thence continue S36°50'07"W along said Normal High Water Line, a distance of 47.74 feet; thence run N46°47'42"W, a distance of 198.28 feet; thence run N47°12'18"E along the North line of said Lot 1, plat of BELLEVIEW, a distance of 32.31 feet; thence run S46°47'42"E along the East line of said Lot 1, a distance of 10.00 feet; thence run N47°12'18"E along the North line of said Lot 2, a distance of 53.00 feet to the Point of Beginning.

Contains 15,901 square feet or 0.365 acres, more or less.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°50'07"W	10.00'
L2	S26°12'16"W	12.24'
L3	S46°47'42"E	20.16'
L4	S46°45'57"W	52.41'
L5	S23°37'59"W	46.12'
L6	S36°50'07"W	47.74'



TBM
NAIL & DISK
ELEV=95.99'

HOFFNER AVENUE

PENNSULAR DRIVE

BELLVIEW PLACE
PLAT BOOK L - PAGE 111

BLOCK A

BLOCK B

PARCEL A
1.391 AC.±

PARCEL B
0.365 AC.±

REMAINDER LOT 17 - J. H. LIVINGSTON'S
PLAT BOOK B - PAGE 33

LAKE CONWAY

NOTES:
- BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF HOFFNER AVENUE AS BEING S47°12'18"W.
- NO UNDERGROUND UTILITIES WERE LOCATED.
- ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK NUMBER C1139011. A 2-1/2" BRASS ORANGE COUNTY CONTROL DISK IN CONCRETE CURB MEDIAN AT THE ENTRANCE OF THE HIGHLANDS AT LAKE CONWAY, 2ND MEDIAN IN 100' NORTHWEST OF CENTERLINE OF HOFFNER AVENUE AT PENNSULAR DRIVE. ELEVATION=94.804', NAVD 1988 DATUM.

CERTIFIED TO:
Alberto S. Sanchez De Fuentes
Olga A. Sanchez De Fuentes
Fairwinds Credit Union
Stephen F. Broome, P.A.
First American Title Insurance Company

REVISED 10/21/2019 LOT SPLT
SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898
DATE OF SURVEY: AUGUST 28, 2019
FIELD BY: KH/BR SCALE: 1" = 30'
FILE NUMBER: PBL-P0111-BLKA-L011-2 - LOT SPLT

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER