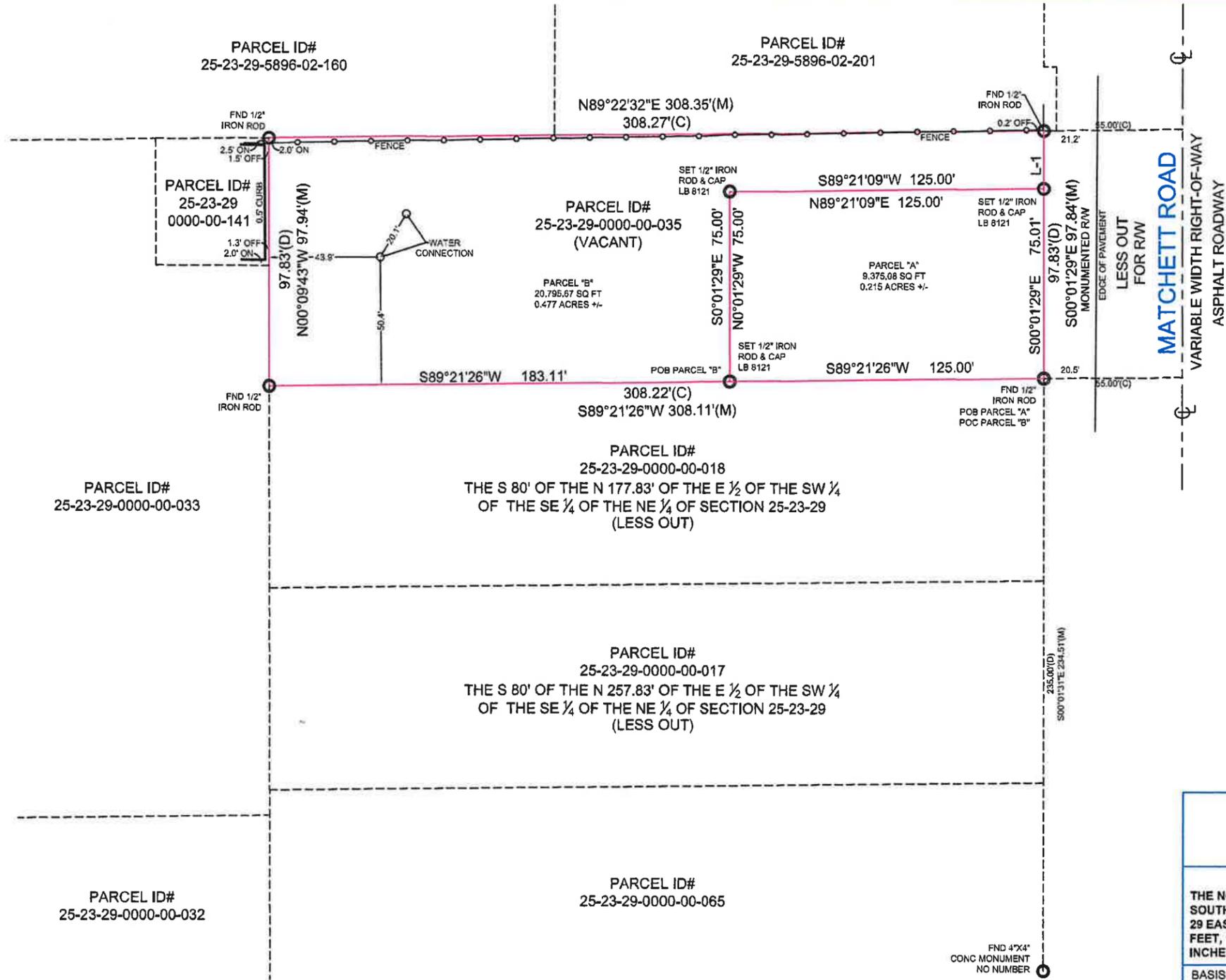


Boundary Survey



PARCEL "A"
 BEING A PORTION OF THE NORTH 257 FEET, 10 INCHES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE SOUTH 80 FEET OF THE NORTH 177 FEET, 10 INCHES THEREOF AND LESS THE SOUTH 80 FEET OF THE NORTH 257 FEET, 10 INCHES THEREOF AND LESS ROAD RIGHT OF WAY ON THE EAST DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE PARCEL, SAID POINT ALSO BEING ON THE WESTERLY R/W LINE OF MATCHETT ROAD; THENCE DEPARTING SAID ROAD AND RUNNING S89°21'26"W, ALONG THE SOUTHERLY LINE OF THE ABOVE PARCEL, FOR A DISTANCE OF 125.00 FEET; THENCE DEPARTING SAID LINE, AND RUNNING N00°01'29"W, FOR A DISTANCE OF 75.00 FEET; THENCE RUNNING S89°21'09"E, FOR A DISTANCE OF 125.00 FEET TO THE WESTERLY R/W LINE OF MATCHETT ROAD AFOREMENTIONED; THENCE RUNNING WITH SAID R/W LINE, S00°01'29"E, FOR A DISTANCE OF 75.01 FEET TO THE POINT AND PLACE OF THE BEGINNING.

PARCEL "B"
 BEING A PORTION OF THE NORTH 257 FEET, 10 INCHES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE SOUTH 80 FEET OF THE NORTH 177 FEET, 10 INCHES THEREOF AND LESS THE SOUTH 80 FEET OF THE NORTH 257 FEET, 10 INCHES THEREOF AND LESS ROAD RIGHT OF WAY ON THE EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "A", SAID POINT ALSO BEING ON THE WESTERLY R/W LINE OF MATCHETT ROAD; THENCE DEPARTING SAID ROAD AND RUNNING S89°21'26"W, ALONG THE SOUTHERLY LINE OF THE ABOVE PARCEL, FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°21'26"W, FOR A DISTANCE OF 183.11 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, N00°09'43"W, A DISTANCE OF 97.94 FEET MEASURED, 97.83 FEET IN THE ORIGINAL DEED; THENCE RUNNING N89°22'32"E, FOR A DISTANCE OF 308.25 FEET THE THE WESTERLY R/W LINE OF MATCHETT ROAD; THENCE WITH SAID LINE, RUNNING S00°01'29"E, A DISTANCE OF 22.83 FEET TO THE NORTH LINE OF PARCEL "A"; THENCE DEPARTING MATCHETT ROAD AND RUNNING WITH PARCEL "A", S89°21'09"W, A DISTANCE OF 125.00 FEET; THENCE RUNNING S00°01'29"E, A DISTANCE OF 75.00 FEET TO THE POINT AND PLACE OF THE BEGINNING.

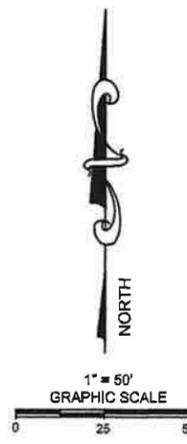
THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN PARCEL "A" AND PARCEL "B".

L-1
 S00°01'29"E 22.83'

ADDRESS
**7306 MATCHETT ROAD
 BELLE ISLE, DL 32812**

LEGAL DESCRIPTION: (AS FURNISHED)
 THE NORTH 257 FEET, 10 INCHES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE SOUTH 80 FEET OF THE NORTH 177 FEET, 10 INCHES THEREOF AND LESS THE SOUTH 80 FEET OF THE NORTH 257 FEET, 10 INCHES THEREOF AND LESS ROAD RIGHT OF WAY ON THE EAST.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY, ASSUMED TO BEING S 00°01'29" E.



LEGEND	
A/C	Air Conditioner
C	Calculated
CL	Centerline
CB	Concrete Block
CM	Concrete Monument
CONC	Concrete
COV	Covered
D	Description
DE	Drainage Easement
DUE	Drainage & Utility Easmt
D/W	Driveway
ESMT	Easement
FPE	Finished Floor Elevation
FND	Found
IP	Iron Pipe
L	Length (Arc)
M	Measured
N&D	Nail & Disk
NR	Non-Radial
OHU	Overhead Utility Line
ORB	Official Records Book
P	Plat
PB	Plat Book
PC	Point of Curvature
PI	Point of Intersection
POB	Point of Beginning
POC	Point of Commencement
PP	Power Pole
PRC	Point of Reverse Curvature
PRM	Permanent Reference Monument
R	Radius
RAD	Radial
R&C	Rebar & Cap
RFD	Roofed
UE	Utility Easement
WM	Water Meter
Δ	Delta (Central Angle)
W	Wood/PVC Fence
CL	Chain Link Fence
PP	Wood Power Pole
⊙	Well

DLS #: D24-08-0022
 CLIENT #:
 FIELD DATE: 08/08/2024
 DRAFTER: DJC
 APPROVED: BHH
 SCALE: 1" = 50'

FLOOD ZONE INFORMATION
 (FOR INFORMATIONAL PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREA OUTSIDE OF THE 100 YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12095C 0430F LAST REVISION DATE 09/25/09

CERTIFIED TO: (AS FURNISHED)
**HARVEY SALTZMAN
 VIRGINIA SALTZMAN**

NOTES
 1. All utility lines have not been researched for gas, overlaps, and/or leaks.
 2. In compliance with F.A.C. §1011-6.031-4-E, if location of easements or right-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper.
 3. Fence encroachments not determined.
 4. No underground improvements or structures were located by this survey, unless otherwise noted.
 5. This survey should not be used for construction purposes.
 6. Any existing or proposed easements (if found) are approximate.
 7. Property lines and/or improvements shown were physically located by field survey.
 8. Monuments found or set are shown.
 9. Calculated lines and/or data not found are shown as (C).
 10. Computations of lines and/or data not found are shown as (C).
 11. Accuracies obtained in this survey are greater than (rural) 1" in 5000', (suburban) 1" in 7500', (commercial) 1" in 10,000'.
 12. If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

LIST OF POSSIBLE ENCROACHMENTS: FENCES AS SHOWN

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
 804 S French Avenue
 Sanford, FL 32771
 407-878-3796
 INFO@deallandsurveying.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION 5J-17.062,2 AND 5J-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 08/12/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BILL H. HYATT, LS 4836, ON THIS DATE 08/12/2024

SURVEYOR'S NAME: BILL H. HYATT LS 4836

DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION