Boundary Survey

Legal Description:

Parent Parcel:
A portion of Lot 3 and the East one half of Lot 2, LAKE CONWAY VIEWS, according to the plat thereof recorded in Plat Book J, Page 46, Public Records of Orange County, Florida; together with:
Begin on an extension of the Northeasterly line of Lot 3 of Lake Conway Views at the original water line of Lake Conway, which point is 290.4 feet South and 187.1 feet East of the Northwest corner of Section 19, Township 23 South, Range 30 East, run thence South 54°18'00" West 80 feet along the original line of Lake Conway to the Southwesterly line of said Lot 3 extended, thence North 48 degrees West along extension of said Southwesterly line 125 feet to the waters of Lake Conway, thence North 54°18'00" East 80 feet along waters of Lake Conway to the Northeasterly line of said Lot 3 extended, thence South 48°00'00" East, 125 feet to the Point of Beginning.
AND
Begin on an extension of the Northeasterly line of Lot 2 of Lake Conway Views of the original water line of Lake Conway which point is 337.1 feet South and 122.1 feet East of the Northwest corner of Section 19, Township 23 South, Range 30 East run thence S 54°18'00" West, 80 feet along the original water line to the Southwesterly line of said Lot 2 extended; thence N 48°00'00" West along extension of said Southwesterly line 125 feet to the waters of Lake Conway; thence N 54°18'00" East, 80 feet along said waters; thence S 48°00'00" East along extension of Northeasterly line of said Lot 2 a distance of 125 feet to the Point of Beginning.
More particularly described as follows:

Parcel A:
Commencing at the NW corner of Section 19-23-30, Thence South 735.03 Feet, Thence West, 507.04 Feet to the SW corner of Lot 3 and the East one half of Lot 2, Lake Conway View, according to the Plat thereof, recorded in Plat Book J, Page(s) 46, of the Public Records of Orange County, Florida, Thence North 38°39'51" East, 20.27 Feet, to the Point of Beginning.
From the Point of Beginning, thence North 48°14'29" West, 359.16 Feet, thence North 42°17'15" East, 97.07 Feet, thence South 48°14'29" East, 352.93 Feet, Thence South 38°39'51" West, 98.73 Feet to the Point of Beginning.

Parcel B:
Commencing at the NW corner of Section 19-23-30, Thence South 735.03 Feet, Thence West, 507.04 Feet to the SW corner of Lot 3 and the East one half of Lot 2, Lake Conway View, according to the Plat thereof, recorded in Plat Book J, Page(s) 46, of the Public Records of Orange County, Florida, also known as the Point of Beginning.
From the Point of Beginning, Thence run North 48°14'29" West, 737.82 Feet to the Edge of Water of Little Lake Conway, Thence along the Edge of Water of Little Lake Conway from Point A to Point B, Thence South 48°14'29" East, 352.46 Feet, Thence South 42°17'15" West, 97.07 Feet, Thence South 48°14'29" East, 359.16 Feet, Thence South 38°39'51" West, 20.27 Feet to the Point of Beginning.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV,
THE PROPERTY APPEARS TO BE LOCATED IN ZONE X/X500/AE. THIS PROPERTY WAS FOUND IN
CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 9/25/2009.

CERTIFIED TO:
MARVEL QUEVEDO

-Site Benchmark Information-

#1
Set Nail & Disk "LB 7623" in asphalt driveway.
Elevation: 97.73'

#2
Set 1/2" Rebar & Cap "LB 7623".
Elevation: 97.46'

-Benchmark Information-
Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)

Tree Note:
Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height

Revision: Updated - 02/06/24 - JTP
Revision: Parent Parcel - 11/30/23 - JLD
Revision: Legal Description - 11/30/21 - JRR
Revision: Revised Certifications - 03/26/19 - BMJ

Field Date: 02-25-19	Date Completed: 03-05-19
Drawn By: GLG	File Number: IS-56610

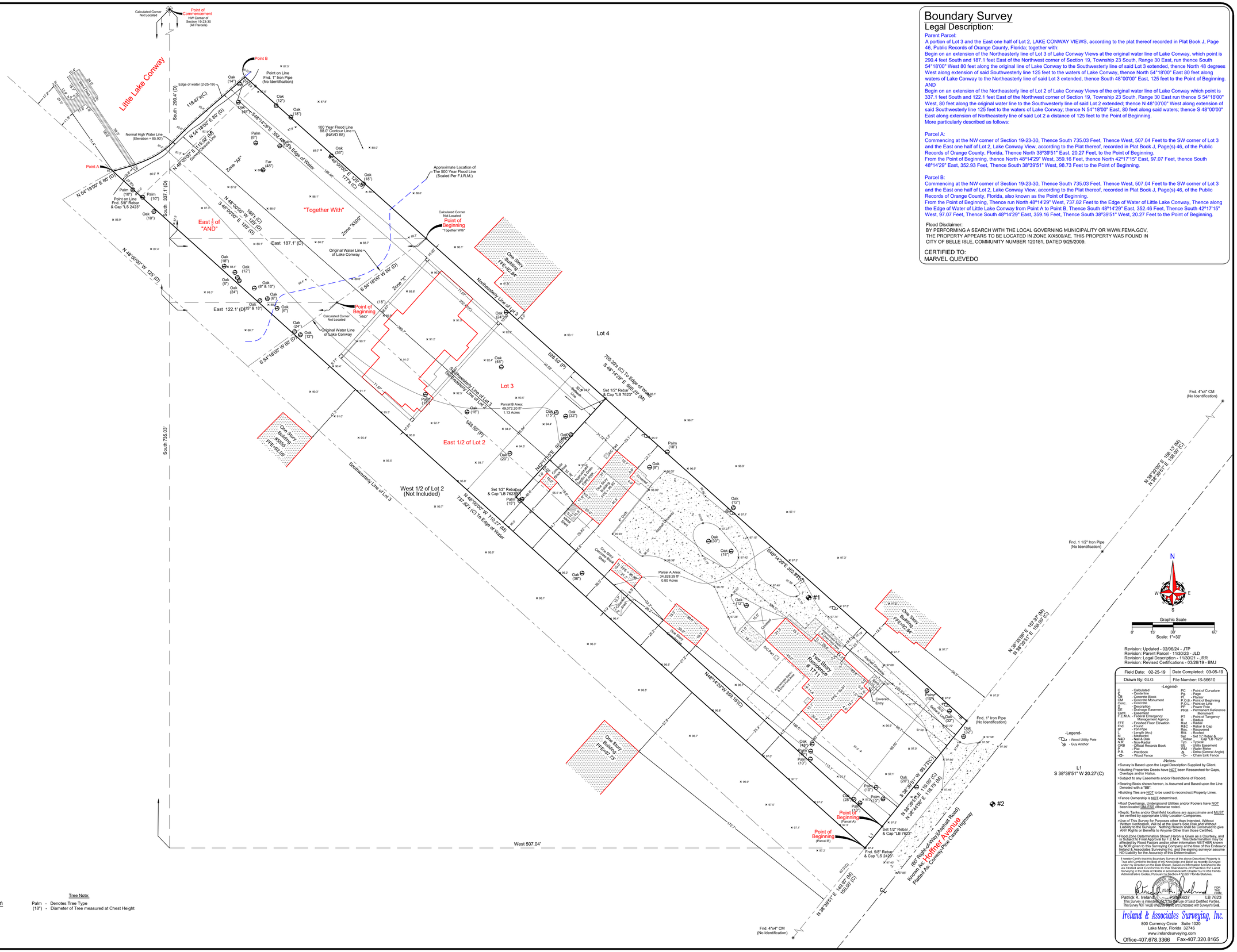
-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg	- Page
CB	- Concrete Block	Pl	- Planter
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Ref.	- Reference
M	- Measured	Set	- Set 5/8" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
Pg.	- Page	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-□-	- Wood Fence	-○-	- Chain Link Fence

-Notes-
- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of My Knowledge and Belief, as Surveyed and Mapped under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

FOR THE FIRM

Patrick K. Ireland, P.S.M. #6633 LB 7623
This Survey is Intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID Unless Signed and Embossed with Surveyor's Seal.

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