

Boundary Survey

Legal Description:

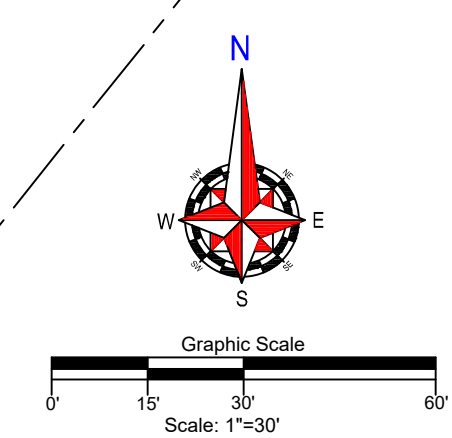
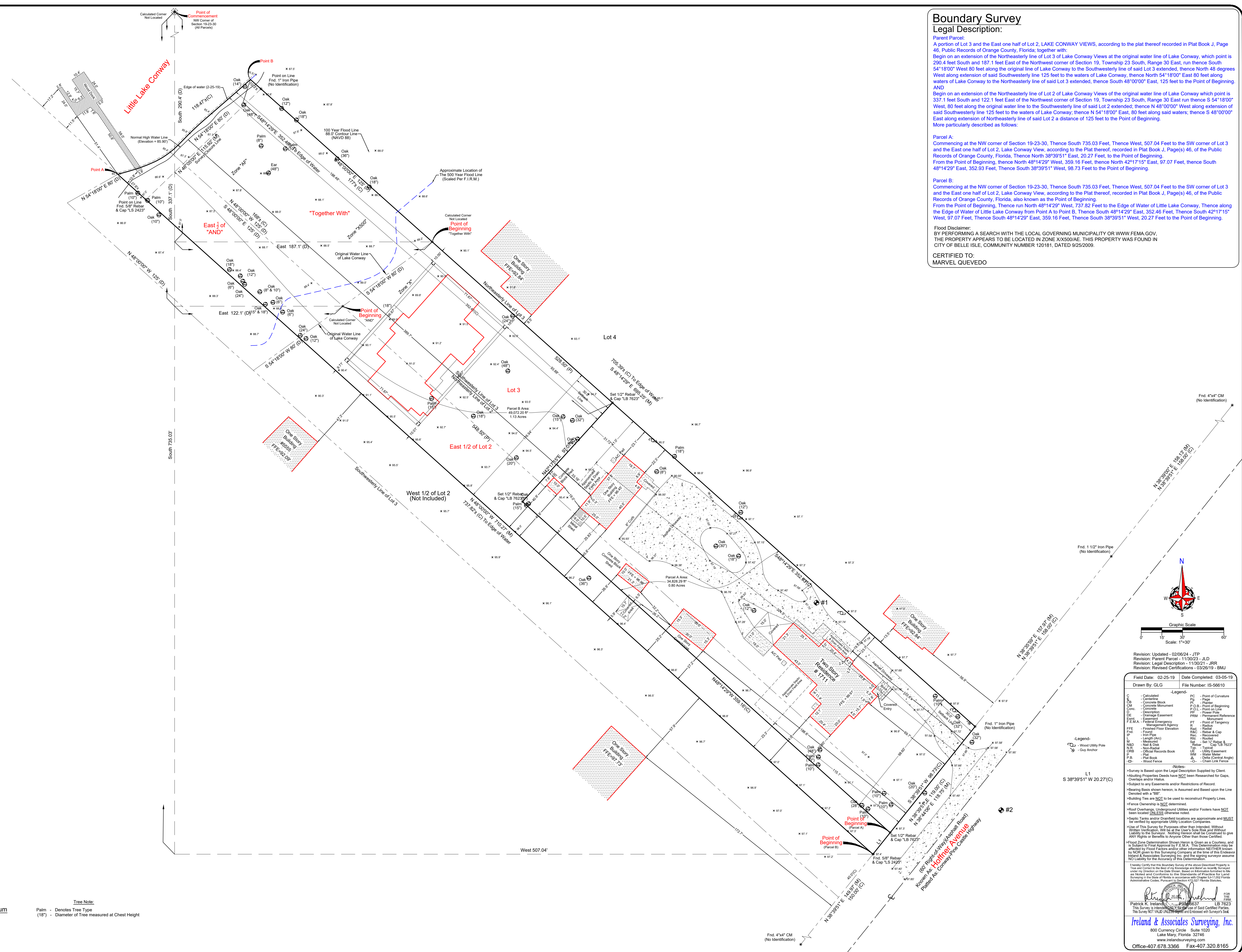
Parent Parcel:
A portion of Lot 3 and the East one half of Lot 2, LAKE CONWAY VIEWS, according to the plat thereof recorded in Plat Book J, Page 46, Public Records of Orange County, Florida, together with:
Begin on an extension of the Northeastly line of Lot 3 of Lake Conway Views at the original water 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 Southwestly line of said Lot 3 extended, thence North 48 degrees West along extension of said Southwestly line 125 feet to the waters of Lake Conway, thence North 54°18'00" East 80 feet along waters of Lake Conway to the Northeastly 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 Northeastly 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 South 54°18'00" West, 80 feet along the original water line to the Southwestly line of said Lot 2 extended; thence N 48°00'00" West along said waters; thence S 48°00'00" East along extension of Northeastly 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 XX500/AE. THIS PROPERTY WAS FOUND IN CITY OF BELLE ISLE, COMMUNITY NUMBER 120181, DATED 9/25/2009.

CERTIFIED TO:
MARVEL QUEVEDO



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

Legend	Legend
C - Calculated	PC - Point of Curvature
CB - Concrete Block	PI - Pipe
CM - Concrete Monument	P.O.B. - Point of Beginning
CL - Conc.	P.O.L. - Point on Line
D - Description	PF - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
F.F.E. - Flood Elevation	PT - Point of Tangency
F.F.E. - Flood Elevation	R - Radius
FNI - Four	RAC - Rebar & Cap
IP - Iron Pipe	REC - Rebar
L - Length (Feet)	RS - Round
NAD - North	SEC - Set to Rebar & Cap
NRL - Non-Radial	SP - Set to Rebar & Cap
OB - Official Record Book	TYP - Typical
P.B. - Plat Book	UM - Utility Easement
W - Wood Fence	WM - Water Meter
	WA - Delta (Central Angle)
	WLF - Chain Link Fence

Notes:
 -Survey is Based upon the Legal Description Supplied by Client.
 -Adjacent Property Deeds have NOT been Researched for Gaps, Overlaps and/or Mistak.
 -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.
 -Flood 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 the Consent of the Surveyor, is at the User's 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 the F.W.A. This Determination may be affected by Flood Factors and/or other information NEITHER shown by NCEI given to the Surveying Company at the time of this Easement and/or other information NEITHER shown by the Surveyor 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 Best of my Ability, and I am a duly Licensed Professional Surveyor in the State of Florida. I am not aware of any other persons claiming an interest in the above described Property. I am not aware of any other persons claiming an interest in the above described Property. I am not aware of any other persons claiming an interest in the above described Property.
 Patrick K. Ireland, P.S. 6637, L.B. 7623
 The Survey is Certified and Easement is Certified.
 This Survey is NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL.
Ireland & Associates Surveying, Inc.
 800 Curraney Circle, Suite 1020
 Lake Mary, Florida 32746
 www.IrelandSurveying.com
 Office-407.678.3366 Fax-407.320.8165

-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
 (10") - Diameter of Tree measured at Chest Height