

LEGAL DESCRIPTION – VESTING DEED;

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

Begin at the Southwest corner of Lot 1, The Subdivision of the Harney Homestead, according to the plat thereof recorded in Plat Book C, Page 53, of the Public Records of Orange County, Florida; thence run North 147.00 feet; thence run East 99.00 feet; thence run South 147.00 feet; thence run West 99.00 feet to the Point of Beginning.

TOGETHER WITH:

Lots 1, 2 and 3, W.M. Hansel Replat, according to the plat thereof recorded in Plat Book J, Page 45, of the Public Records of Orange County, Florida.

TOGETHER WITH:

Lot 4, Second W.M. Hansel Replat, according to the plat thereof recorded in Plat Book L, Page 74, of the Public Records of Orange County, Florida.

LESS AND EXCEPT any portion thereof used, taken or dedicated for road right of way purposes.

LEGAL DESCRIPTION – TITLE COMMITMENT;

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

Parcel 1:

A portion of Lot 1 of The Subdivision of the Harney Homestead, more particularly described as follows:

Begin at the Southwest corner of Lot 1, The Subdivision of the Harney Homestead, according to the plat thereof recorded in Plat Book C, Page 53, of the Public Records of Orange County, Florida; thence run North 147.00 feet; thence run East 99.00 feet; thence run South 147.00 feet; thence run West 99.00 feet to the Point of Beginning.

TOGETHER WITH:

Lots 1, 2 and 3, W.M. Hansel Replat, according to the plat thereof recorded in Plat Book J, Page 45, of the Public Records of Orange County, Florida.

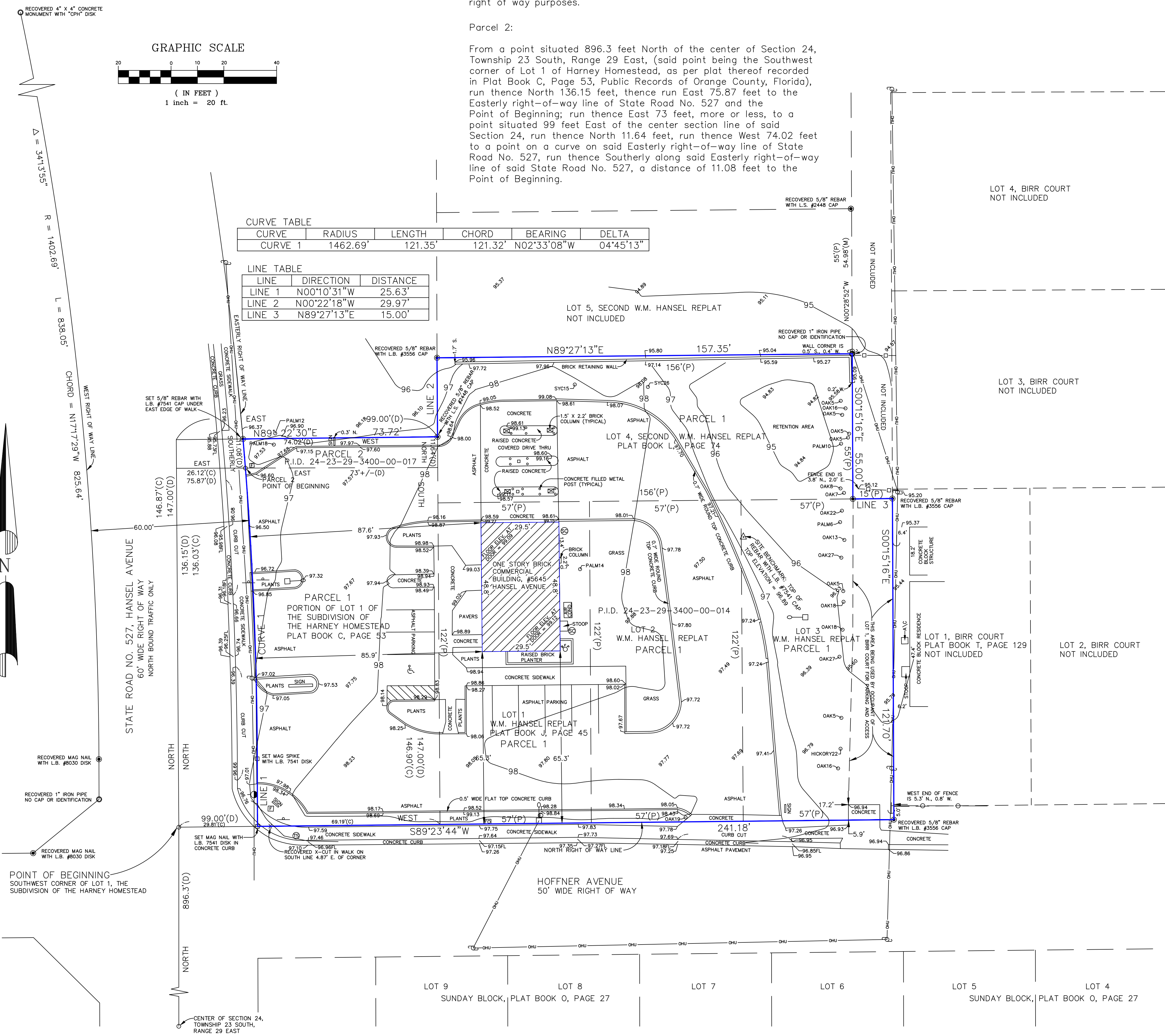
TOGETHER WITH:

Lot 4, Second W.M. Hansel Replat, according to the plat thereof recorded in Plat Book L, Page 74, of the Public Records of Orange County, Florida.

LESS AND EXCEPT any portion thereof used, taken or dedicated for road right of way purposes.

Parcel 2:

From a point situated 896.3 feet North of the center of Section 24, Township 23 South, Range 29 East, (said point being the Southwest corner of Lot 1 of Harney Homestead, as per plat thereof recorded in Plat Book C, Page 53, Public Records of Orange County, Florida), run thence North 136.15 feet, thence run East 75.87 feet to the Easterly right-of-way line of State Road No. 527 and the Point of Beginning; run thence East 73 feet, more or less, to a point situated 99 feet East of the center section line of said Section 24, run thence North 11.64 feet, run thence West 74.02 feet to a point on a curve on said Easterly right-of-way line of State Road No. 527, run thence Southerly along said Easterly right-of-way line of said State Road No. 527, a distance of 11.08 feet to the Point of Beginning.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CURVE 1	1462.69'	121.35'	121.32'	N02°33'08"W	04°45'13"

LINE TABLE

LINE	DIRECTION	DISTANCE
LINE 1	N00°10'31"W	25.63'
LINE 2	N00°22'18"W	29.97'
LINE 3	N89°27'13"E	15.00'

RECEIVED
2/27/2022
CITY OF EDGEWOOD

SURVEYOR'S NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF HOFFNER AVENUE HAVING AN ASSUMED BEARING OF S89°23'44"W.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AND IN RELIANCE UPON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON 2-01-2021 WITH FILE NO. 2037-5167324. THIS SURVEYOR HAS NOT CONDUCTED ANY TITLE RESEARCH. THIS SURVEY WAS PREPARED FOR THE SOLE PURPOSE OF PROVIDING THE CLIENT WITH BOUNDARY INFORMATION TO BE USED FOR A MORTGAGE LOAN AND TRANSFER OF TITLE CLOSING TRANSACTION AND TOPOGRAPHIC INFORMATION TO BE FOR ANALYSIS OF POTENTIAL IMPROVEMENTS.

NON-VISIBLE AND/OR UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS OTHERWISE SHOWN.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN HEREON THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

UTILITY LOCATIONS AS SHOWN HEREON ARE BASED ON FIELD LOCATION OF OBSERVABLE SURFACE AND ABOVE GROUND EVIDENCE OF UTILITY FACILITIES. THIS SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY UNDERGROUND FACILITIES AND YOUR ATTENTION IS DRAWN TO THE FACT THAT THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT DID NOT HAVE OBSERVABLE SURFACE EVIDENCE WHICH COULD BE LOCATED AND/OR SHOWN HEREON.

HAVING EXAMINED THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS THE OPINION OF THIS SURVEYOR THAT THE LANDS SHOWN AND DESCRIBED HEREON LIE IN FLOOD ZONE "X", DEFINED ON SAID F.I.R.M. AS "AREAS OF MINOR FLOODING." SEE MAP NUMBER 12095C0430 F, DATED 9-25-2009.

ELEVATIONS AS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK H709002 AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE SUBJECT PROPERTY CONTAINS 39,941 SQUARE FEET OR 0.917 ACRES, MORE OR LESS.
SURVEY DATE (LAST DATE OF FIELD WORK): APRIL 8, 2021.

TITLE COMMITMENT NOTES:

REFERRING TO THE EXCEPTIONS AS LISTED IN THE TITLE COMMITMENT REFERENCED IN THE SURVEYOR'S NOTES, THIS SURVEYOR WOULD HAVE THE FOLLOWING COMMENTS:
EXCEPTIONS 1 THROUGH 3 ARE STANDARD EXCEPTIONS, HOWEVER, PLEASE DIRECT YOUR ATTENTION TO THE EAST SIDE OF LOT 3, HANSEL REPLAT, THE EASTERLY PORTION OF LOT 3, AS SHOWN AND NOTED HEREON IS PRESENTLY BEING USED FOR PARKING AND ACCESS FROM HOFFNER AVE. BY THE OCCUPANT OF THE RESIDENCE ON THE ADJACENT LOT 1 OF BIRR COURT. THIS SURVEYOR WAS NOT PROVIDED WITH ANY EASEMENT DOCUMENTATION FOR THE EASTERLY PORTION OF LOT 3.
EXCEPTIONS 4 THROUGH 8 ARE STANDARD EXCEPTIONS.
EXCEPTION 9: MATTERS SHOWN ON THE PLAT OF THE SUBDIVISION OF THE HARNEY HOMESTEAD, THIS SURVEYOR DID NOT OBSERVE ANY MATTERS ON SAID PLAT THAT WOULD AFFECT THE SUBJECT PROPERTY.
EXCEPTION 10: MATTERS SHOWN ON THE PLAT OF THE W. M. HANSEL REPLAT, THIS SURVEYOR DID NOT OBSERVE ANY MATTERS ON SAID PLAT THAT WOULD AFFECT THE SUBJECT PROPERTY.
EXCEPTION 11: MATTERS SHOWN ON THE PLAT OF SECOND W. M. HANSEL REPLAT, THIS SURVEYOR DID NOT OBSERVE ANY MATTERS ON SAID PLAT THAT WOULD AFFECT THE SUBJECT PROPERTY.
EXCEPTION 12: DISTRIBUTION EASEMENT TO FLORIDA POWER CORP. RECORDED IN O.R. BOOK 3873, PAGE 1565. THIS EASEMENT AFFECTS THE SUBJECT PROPERTY BUT DOES NOT CONTAIN A PLOTTABLE LEGAL DESCRIPTION THAT CAN BE PLOTTED AND SHOWN HEREON.
EXCEPTION 13: THIS EXCEPTION REFERS TO A RECORDED LEASE THAT IS NOT A SURVEY MATTER.

CONTIGUITY STATEMENT:

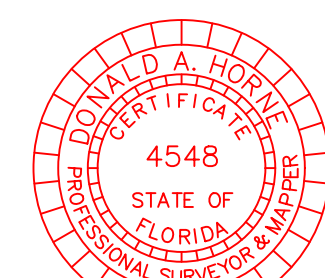
BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE REFERENCED TITLE COMMITMENT AND ALSO ON THE BOUNDARY EVIDENCE RECOVERED IN THE FIELD AND SHOWN AND NOTED HEREON THIS SURVEYOR WOULD MAKE THE FOLLOWING STATEMENT:
PARCELS 1 AND 2, AS IDENTIFIED AS SUCH HEREON, ARE CONTIGUOUS TO EACH OTHER ALONG THEIR RESPECTIVE COMMON BOUNDARIES WITH NO GAPS, GORES OR HIATUSSES ALONG SUCH COMMON BOUNDARIES.

LEGAL DESCRIPTION STATEMENT:

THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION – DEED ARE ONE AND THE SAME AS THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION – TITLE COMMITMENT.

CERTIFIED SOLELY AND EXCLUSIVELY TO:

WHITE & LUCZAK, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
CNBM INVESTMENTS LLC
AXIOM BANK, N.A.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD A. JOVANNA, P.S., LICENSE #4548 ON OCTOBER 25, 2021

MAP LEGEND:

- (C) INDICATES A CALCULATED DISTANCE AND/OR DIRECTION.
- (D) INDICATES A DESCRIPTION DISTANCE AND/OR DIRECTION.
- (P) INDICATES A PLAT DISTANCE AND/OR DIRECTION.
- LB INDICATES LAND SURVEYING BUSINESS.
- LS INDICATES INDIVIDUAL LICENSED LAND SURVEYOR.
- PSM INDICATES PROFESSIONAL SURVEYOR AND MAPPER.
- P.I.D. INDICATES PROPERTY IDENTIFICATION NUMBER.
- ☉ INDICATES A WOOD UTILITY POLE.
- ⊕ INDICATES A GUY WIRE ANCHOR.
- ⊠ INDICATES AN OVERHEAD LIGHT ON A CONCRETE POLE.
- INDICATES A METAL SIGN ON A METAL POST.
- ⊙ INDICATES A PVC SANITARY CLEANOUT.
- ⊚ INDICATES A WATER BACK FLOW PREVENTER.
- ⊛ INDICATES A CONCRETE POLE OR SIGN FOOTER.
- ⊜ INDICATES A TRAFFIC SIGNAL JUNCTION BOX.
- ⊝ INDICATES A CONCRETE TRAFFIC SIGNAL POLE.
- ⊞ INDICATES A HANDICAP PARKING SPACE.
- ⊟ INDICATES AN ELECTRIC JUNCTION BOX.
- ⊠ INDICATES A FIBER OPTIC JUNCTION BOX.
- INDICATES A CHAIN LINK FENCE.
- INDICATES A WOOD PRIVACY FENCE.
- OH— INDICATES OVERHEAD UTILITY LINE(S).
- 98.87 INDICATES A SPOT ELEVATION SHOT AT THE DECIMAL POINT LOCATION.
- 97.31 INDICATES A SPOT ELEVATION SHOT AT THE END OF THE LEADER LOCATION.
- 95.80PL INDICATES A SPOT ELEVATION SHOT AT THE FLOW LINE OF THE CONCRETE CURB.
- 98— INDICATES THE APPROXIMATE LOCATION OF THE 98 FOOT CONTOUR.
- 04K22-0 INDICATES AN OAK TREE HAVING A 22" BREAST HEIGHT DIAMETER AT THE CENTER OF THE CIRCLE, END OF THE LEADER LOCATION.
- 0PALM14 INDICATES AN OAK TREE HAVING A 14" BREAST HEIGHT DIAMETER AT THE CENTER OF THE CIRCLE, END OF THE LEADER LOCATION.

ACCUMAP
SURVEYING, LLC
We draw the line around your piece of the sunshine
2919 MONFICHET LANE WINTER PARK, FL 32792-4317
Tel. 407-657-2588 E-mail. don@accumapsurveying.com
Certificate of Authorization Number: LB 7541

PREPARED FOR:

CNBM INVESTMENTS, LLC
NELSON LERMA, JR.

1073 CAMPBELL STREET
ORLANDO, FLORIDA 32806
352-262-8955

MAP OF BOUNDARY
AND TOPOGRAPHIC
SURVEY

5643 AND 5645
HANSEL AVENUE

IN SECTION 24,
TOWNSHIP 23 SOUTH,
RANGE 29 EAST

Surveyor's Certification
THIS IS TO CERTIFY THAT WE HAVE PERFORMED A FIELD SURVEY OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSES HEREIN DESCRIBED AND THAT THIS DRAWING IS A REPRESENTATION OF THAT SURVEY AND THAT WE ARE A LICENSED SURVEYOR UNDER THE FLORIDA STATUTES, CHAPTER 5-7, F.S. THIS SURVEY WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY AND/OR INDIVIDUAL WHOEVER.
Donald A. Jovanna 10-25-21
Donal A. Jovanna, Florida License #4548
A HARD COPY OF THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SURVEYOR AND NOT VALID WITHOUT THE DIGITAL SIGNATURE AND SEAL OF A LICENSEE LICENSED SURVEYOR AND MAPPER

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Revisions	Drawn By	Checked By	Printed
4-08-21	BR	BR	4-08-21
4-16-21	BR	BR	4-16-21
4-20-21	BR	BR	4-20-21
10-25-21	BR	BR	10-25-21

SCALE 1" = 20'

JOB # S242329B
SHEET 1 OF 1