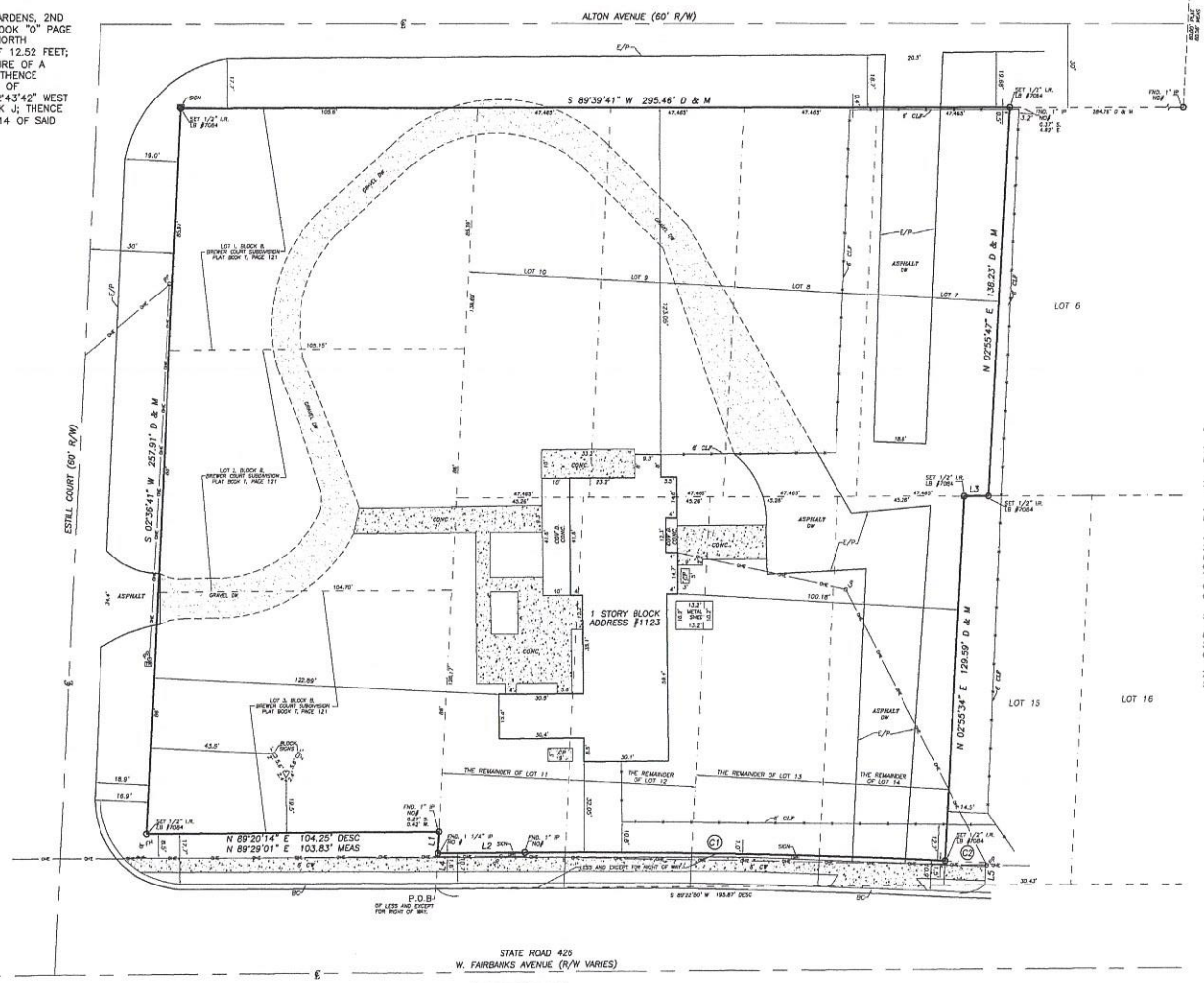
MAP OF SURVEY

LEGAL DESCRIPTION

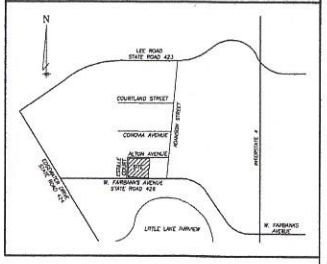
BLOCK B, BREWER COURT SUBDIVISION, OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AS RECORDED IN PLAT BOOK "T", PAGE 121; AND LOTS 7 THROUGH 14, BLOCK J, SUNSHINE GARDENS, 2ND ADDITION, AS RECORDED IN PLAT BOOK "O", PAGE 40, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

BEGIN AT THE SOUTHWEST CORNER OF LOT 11, BLOCK J, SUNSHINE GARDENS, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O" PAGE 40, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 02°55'07" EAST ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 12.52 FEET; THENCE NORTH 89°22'50" EAST 31.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2907.29 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°14'36" A DISTANCE OF 164.57 FEET TO A POINT; THENCE SOUTH 02°43'42" WEST 7.86 FEET TO A POINT ON THE SOUTH LINE OF LOT 14 OF SAID BLOCK J; THENCE SOUTH 89°22'50" WEST ALONG THE SOUTH OF LOTS 11, 12, 13, AND 14 OF SAID BLOCK J A DISTANCE OF 195.87 FEET TO THE POINT OF BEGINNING.



VICINITY MAP N.T.S.



N

GRAPHIC SCALE

0' 10' 20' 40' 60'

1" = 20'

LEGEND

BFP – BACK FLOW PREVENTER
BW – BOTTOM OF BANK
CABLE – TELEVISION CABLE
CALC – CALCULATED
C&M – CALCULATED & MEASURED
Δ – CENTRAL ANGLE
CBW – CONCRETE BLOCK WALL
CF – CONCRETE FLUME
CHW – CONCRETE HEAD WALL
CLF – CHAIN LINK FENCE
CM – CENTERLINE
CM – CONCRETE MONUMENT
CMP – CORRUGATED METAL PIPE
CO – CLEAN OUT
CONC – CONCRETE
COVD – COVERED
CP – CONCRETE PAD
CW – CONCRETE WALKWAY
D&M – DESC/DESC & MEASURED
DESC – DESCRIPTION
DE – DRAINAGE EASEMENT
DW – DRIVEWAY
DP – DUMPSTER
EM – ELECTRIC METER
EB – ELECTRICAL BOX
ESMT – EASEMENT
E/P – EDGE OF PAVEMENT
FF/EL – FINISH FLOOR ELEVATION
FH – FIRE HYDRANT
FND – FOUND
GM – GAS LINE
GM – GAS METER
GY – GUY WIRE ANCHOR
HC – HANDICAP PARKING
HC – HANDICAP RAMP
HW – HIGHEST ELEVATION
IP – IRON PIPE
IR – IRON ROD
L/A – ARC LENGTH
LP – LIGHT POLE
LA – LANDSCAPED AREA
MEAS – MEASURED
– MITERED END SECTION
– MANHOLE
– MONITORING WELL
NAIL – NAIL & DISK
NTS – NOT TO SCALE
OHE – OVERHEAD ELECTRIC
OHW – OVERHANG
ORB – OFFICIAL RECORDS BOOK
PC – POINT OF CURVATURE
PER – PER ENGINEERING PLANS
PG – PAGE
PI – POINT OF INTERSECTION
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PP – POWER POLE
PS – PARKING SPACES
PT – POINT OF TANGENCY
PVC – PLASTIC PIPE
R – CURVE RADIUS
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT OF WAY
SIGN – SIGNAGE
SSV – SEWER VALVE
SN – SIGN
SQ.CO – SPOT ELEVATION
STM – STORM/DRAIN LINE
– STORM INLET
TB – TOP OF BANK
TP – TRAFFIC POLE
TS – TRAFFIC SIGN
TR – TELEPHONE RISER
TSB – TRAFFIC SIGNAL BOX
TW – TOP OF WALL BY ROCK
TYP – TYPICAL
UNTL – UNDERGROUND TELEPHONE
UE – UTILITY EASEMENT
WM – WATER LINE
WF – WOOD FENCE
WM – WATER METER
WV – WATER VALVE
– NUMBER
(7) – EASEMENT NUMBER
– UNIDENTIFIED METAL LID
CG – GAS FILL

Digitally signed by Andrew A Perry
DN: c=US, o=Entrust ACES Business Representative, ou=M.A.P. LAND SURVEYING INC., cn=Andrew A Perry
0.9.2342.19200300.100.1.1=A0110 97C000001478553CA5300003C5 2
Date: 2017.05.30 15:06:05 -04'00'

Andrew A Perry

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LB #7084

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" ADOPTED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

ANDREW A. PERRY, P.S.M. # LS 6124

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

LINE CHART	
L1	N 02°55'07" E 7.47' DESC N 00°37'40" E 7.27' MEAS
L2	N 89°22'50" E 31.08' DESC N 89°36'23" E 31.08' MEAS
L3	N 89°31'18" E 8.82' D & M
L4	N 02°55'07" E 12.52' DESC
L5	S 02°43'42" W 7.86' DESC

C1 Δ =2°57'08" R=2907.29' L=149.80' CHORD S 89°08'36" E 149.78' CALC. S 89°13'13" E 149.91' MEAS

C2 Δ =0°17'28" R=2907.29' L=14.77' CHORD S 87°31'18" E 14.77' CALC.

NOTES:

1. THIS BEARING STRUCTURE BASED ON: THE NORTH RIGHT OF WAY LINE OF ALTON AVENUE.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SITE IS IN FLOOD ZONE X, BASED ON FLOOD INSURANCE RATE MAP NO. 120179 0235 E, ORANGE COUNTY, FLORIDA.
4. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
5. DESCRIPTION PROVIDED BY CLIENT.
6. THERE MAY BE ADDITIONAL EASEMENTS AND OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. A TITLE SEARCH OF THIS PARCEL HAS NOT BEEN PERFORMED BY THIS SURVEYOR.

BOUNDARY SURVEY CERTIFIED TO: TOREN VEIGLE

DATE:	REVISION	BY:

FIELD DATE: MAY 25, 2017

SCALE: 1"=20'	CF: OCT-121-BLKB -LOT1,2,3	APPROVED BY: A.P. DRAWN BY: A.R.
PREPARED FOR: TOREN VEIGLE		
LOCATION: 1123 W. FAIRBANKS AVENUE ORLANDO, FL. 32804		FILE NUMBER: OCT-121-BLKB -LOT1,2,3