BOUNDARY SURVEY

FND (P.R.M.*) N89*50'35"E 199.80' (M) 1" I.P. NO ID N89*43'39"E (C) 200.00' (P*)

LOT-1 **DEMETREE** DEVELOPMENT PARK

(PLAT BOOK 13, PAGE 63)

LOT-2

DEMETREE

DEVELOPMENT PARK

(PLAT BOOK 13, PAGE 63)

LOT-3

DEMETREE

DEVELOPMENT PARK

(PLAT BOOK 13, PAGE 63)

PARCEL ID:

22-23-30-0000-00-010

(O.R.B. 9814, PAGE 683)

w ¼ oF SECTION 22, TOWNSHIP 23 SOUTH,

N89°45'27"E 1328.66' (C)

S89°47'14"W 1329.17' (C)

S89°47'14"W 2658.34' (C.C.R.*)

Legal Description: The East $\frac{1}{2}$ of the West $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township $\bar{2}3$ South, Range 30, less the North 33 feet thereof Right-of-Way for

> — EDGE OF WATER AS OF (08/13/2025

PARCEL ID:

22-23-30-0000-00-003

VACANT

N89°45'27"E 166.08' (M)

N89°45'27"E 166.08' (C)

N89°45'27"E 1328.66' (C)

S89*47'14"W 1329.17' (C)

LEEVISTA CENTER 436 EAST PHASE 1 PLAT 5

(PLAT BOOK 17, PAGE 103)

_ SOUTH LINE OF NE ¼ OF NW ¼ OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 30 EAST

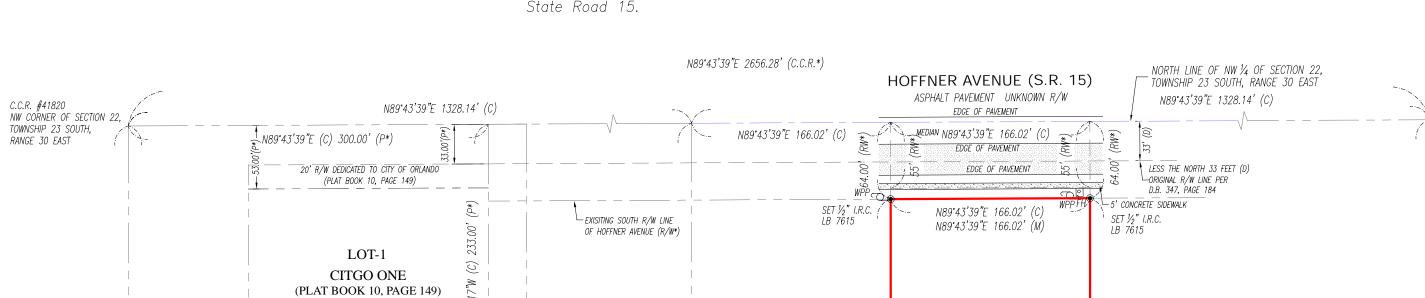
6' CL.FC.

 $_$ NORTH LINE OF NW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 30 EAST

N89°45'27"E 166.08' (C)

PARCEL ID:

22-23-30-0000-00-002



PARCEL ID:

22-23-30-0000-00-020



Address: 5912 Hoffner Avenue, Orlando, Florida 32822

Certified to/ for the exclusive use of:

Fu-Shen Chung, Chu-Te Chung, Chu-Chen Chung,

Mei-Chu Chung aka May Chu Liang, Mei-Shu Chung aka Mei Shu Li

Flood Insurance Rate Map: Community Number: 120179 Panel: 0435 Suffix "G" Flood Insurance Rate Map Dated June 20, 2018 Flood Zone: "X" Map ID: 12095C0435G

Basis of Bearing: Bearings shown hereon are based on the NORTH Line of Northwest 1/4 of Section 22, being N 89°43'39" E, PER C.C.R.*.

Surveyor's Notes:

N 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH,

- Legal Description provided by others
- The lands shown hereon were not abstracted for easements or other recorded encumbrances
- 3. Underground portions of footings, foundations or other improvements were not located.
- Wall and/or fence ties—dimensions are not to be used to reconstruct boundary lines.
- Only visible encroachments located.
- No identification found on property corners unless otherwise shown. Dimensions shown are Plat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure.
- 11. 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. 12. This Survey is meant to be printed out in 24"x36".
- 13. This drawing may not be scaled due to electronic transfer.
- 14. This survey does not reflect or determine ownership.
- 15. Fence corners and building corners are witness monuments to obstructed corners, dimensions
- 16. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
- 17. This Survey is not an ALTA/ACSM Land Title Survey.
- 18. This Survey was prepared without the benefit of a commitment for Title Insurance.
- 19. The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the Information provided. The local F.E.M.A. Agency should be contacted for verification.
- 20. This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL.
- 21. Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
- 22. (D*)=DENOTES a data or dimension as shown on neighboring Parcel Deed, O.R.B. and Page as shown on Survey. 23. (P^*) = DENOTES a data or dimension as shown on neighboring Platted Subdivision, DEMETREE
- DEVELOPMENT PARK, Plat Book 13 and Page 63 as shown on Survey. 24. (P.R.M.*)= DENOTES a Permanent Reference Monument as shown on neighboring Platted
- Subdivision, DEMETREE DEVELOPMENT PARK, Plat Book 13 and Page 63 as shown on Survey.
- 25. (C.C.R.*)= DENOTES a bearing and distance measured from located or plotted coordinates of the sectional monumentation per Certified Corner Records.
- 26. (R/W^*) = DENOTES a data or dimension as shown on Right—of Way map of Florida Department of Transportation, Section 75080, State Road 15, Orange County, Sheet 14 of 25.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

• THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.

CENTER OF SECTION 22,

RANGE 30 EAST

CODE:5912HOFFNERAVENUE20251446 DATE: 08/20/2025 HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6850 Professional Surveyor and Mapper Professional Surveyor and Mapper "NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

(P) = PLAT(A) = ASSUMED(C) = COMPUTEDBLK. = BLOCK COV'D = COVEREDO.H.L. = OVERHEAD LINES CATV. = CABLE TV RAISER C.L. = CENTER LINE= CENTER LINE DESC. = DESCRIPTION ELEV. = ELEVATIONID. = IDENTIFICATION R.O.W. = RIGHT OF WAYR/W = RIGHT OF WAYESMT. = EASEMENT U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT = DRAINAGE UTILITY EASEMENT P.D.E. = PRIVATE DRAINAGE EASEMENT E.P.E. = ELECTRIC POWER EASEMENT E.S.D.E.= ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT DRAIN. = DRAINAGE UTIL. = UTILITYSET I.R.C.= 1/2" I.R.C. LB 7615 I.P. = IRON PIPE

I.R. = IRON ROD N&D = NAIL AND DISK FND = FOUNDLS = LAND SURVEYORPLS = PROFESSIONAL LAND SURVEYOR PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER RLS = REGISTERED LAND SURVEYOR LB = LICENSES BUSINESS I.R.C. = IRON ROD AND CAP I.P.C. = IRON PIPE AND CAP C.M. = CONCRETE MONUMENT P.C.P. = PERMANENT CONTROL POINT P.R.M. = PERMANENT REFERENCE

P.O.L. = POINT ON LINE P.R.C. = POINT OF REVERSE CURVATURE P.C.C. = POINT OF COMPOUND CURVATURE W.P. = WITNESS POINT T.B.M. = TEMPORARY BENCH MARK

P.O.C. = POINT OF COMMENCEMENT P.C. = POINT OF CURVATUREP.I. = POINT OF INTERCEPTION

 Δ : = CENTRAL ANGLE = ARC LENGTH CB: = CHORD BEARING

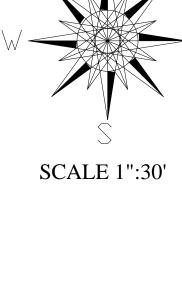
F.F.E. = FINISH FLOOR ELEVATIONA/C = AIR CONDITIONER

CONC.FC.= CONCRETE FENCE WD.FC. = WOOD FENCE

CL.FC. = CHAIN LINK FENCE AL.FC. = ALUMINUM FENCEMT.FC. = METAL FENCE BFP. = BACK FLOW PREVENTER

I/V = IRRIGATION VALVEC/O = CLEAN OUTLP. = LIGHTING POLE PP. = POWER POLE

WPP. = WOOD POLE E/B = ELECTRIC BOXC/B = CABLE BOX





(M) = MEASURE

MONUMENT

O.R. = OFFICIAL RECORD

P.T. = POINT OF TANGENCYR.P. = RADIUS POINT

R: = RADIUS

W/H = WATER HEATERW/P = WATER PUMPCONC. = CONCRETE

PVC.FC.= VINYL FENCE

S.MH. = STORM SEWER MANHOLE T.MH. = TELEPHONE MANHOLE FH. = FIRE HYDRANTW/M = WATER METER W/V = WATER VALVE



DATE: 08/13/202 DRAWN: EJMR CHECKED: J.R.N. JOB NO. SHEET

 $\angle \Box > - \bigcirc - \bigcirc Z$

VENUE