

BOUNDARY SURVEY

SHEET 1 OF 1

LEGAL DESCRIPTION

PARCEL 1:
SEC 10 TWP 21S RGE 31E NE 1/4 OF SW 1/4 OF SE 1/4 (LESS PT NLY OF ACL RR R/W & PT SELY OF SCL RR R/W & RR R/WS) & SELY 1/2 OF ABANDONED ACL RY ADJ ON NW, SEMINOLE COUNTY, FLORIDA.

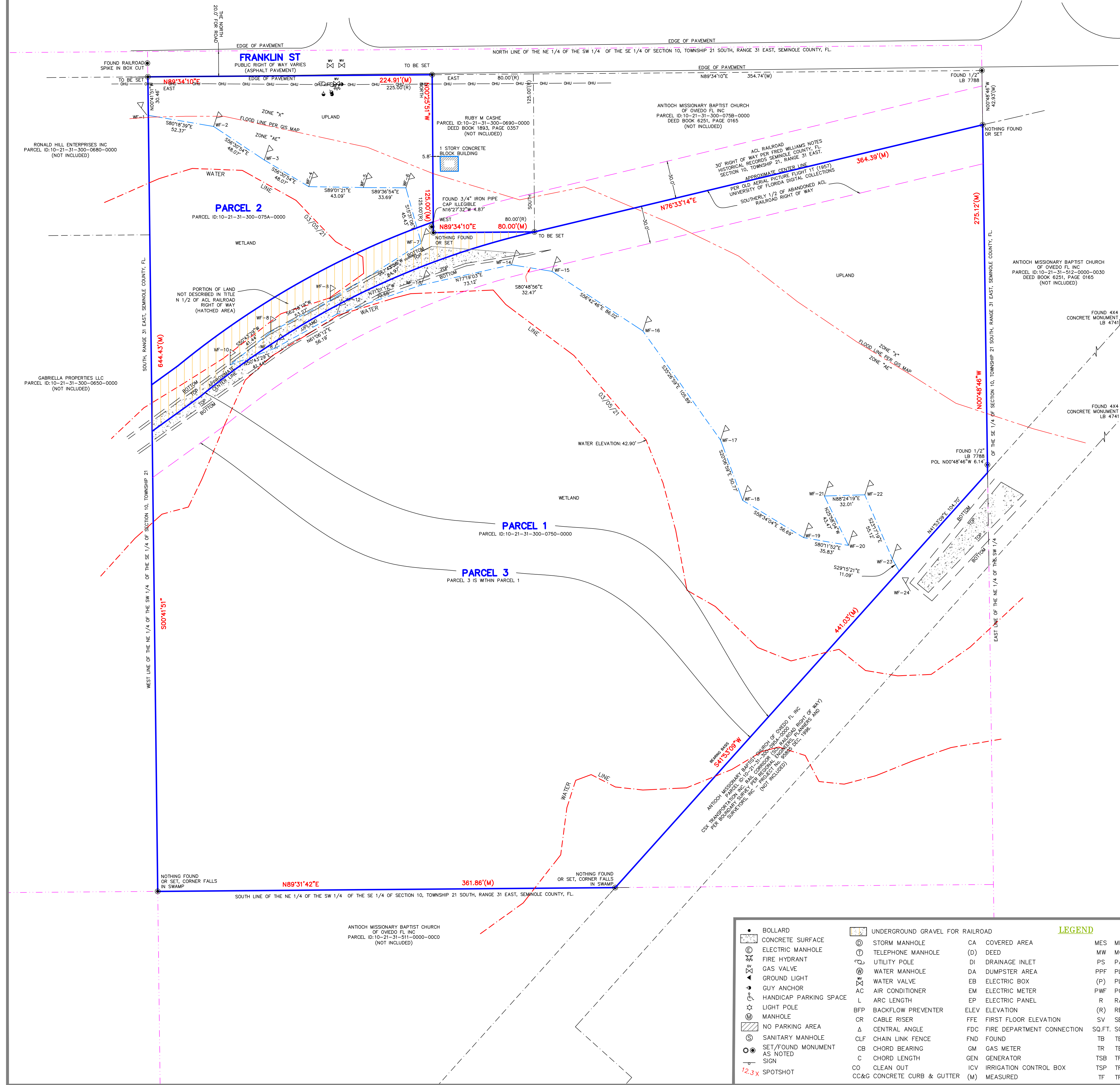
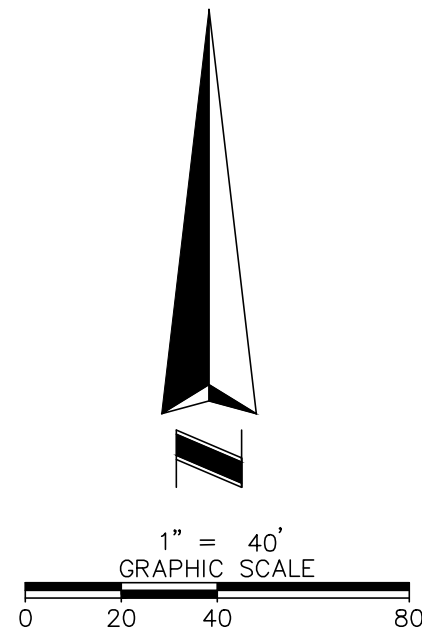
PARCEL 2:
SEC 10 TWP 21S RGE 31E WLY 225 FT OF NE 1/4 OF SW 1/4 OF SE 1/4 NLY ACL OF RR (LESS N 20 FT FOR RD)

PARCEL 3:
SEC 10 TWP 21S RGE 31E NE 1/4 OF SW 1/4 OF SE 1/4 (LESS PT NLY OF ACL RR R/W & PT SELY OF SCL RR R/W & RR R/WS)

(PER TITLE COMMITMENT No. 1012129 A2, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: MARCH 1, 2021)

ACREAGE

UPLAND: 95,809 SQ.FT / 2.199 ACRES ±
WETLAND: 241,001 SQ.FT / 5.533 ACRES ±
TOTAL: 336,810 SQ.FT / 7.732 ACRES ±
(CALCULATED DATA)



LEGEND													
• BOLLARD	① UNDERGROUND GRAVEL FOR RAILROAD	CA COVERED AREA	MW MITERED END SECTION	UB UTILITY BOX									
CONCRETE SURFACE	② STORM MANHOLE	(D) DEED	MS MONITORING WELL	UL UTILITY LID									
⊕ ELECTRIC MANHOLE	③ TELEPHONE MANHOLE	DI DRAINAGE INLET	PS PARKING SPACE(S)	WM WATER METER									
⊕ FIRE HYDRANT	④ UTILITY POLE	DA DUMPSTER AREA	PPF PLASTIC PRIVACY FENCE	WV WATER VALVE									
⊕ GAS VALVE	⊕ WATER MANHOLE	EB ELECTRIC BOX	(P) PLAT	WPF WOOD PANEL FENCE									
⊕ GROUND LIGHT	⊕ WATER VALVE	EM ELECTRIC METER	PWF POST & WIRE FENCE	----- ADJOINER LINES									
⊕ GUY ANCHOR	AC AIR CONDITIONER	EP ELECTRIC PANEL	R RADIUS	===== BOUNDARY									
⊕ HANDICAP PARKING SPACE	L ARC LENGTH	ELEV ELEVATION	(R) RECORD	===== BUILDING									
⊕ LIGHT POLE	BFF BACKFLOW PREVENTER	FFE FIRST FLOOR ELEVATION	SV SEWER VALVE	----- CHAIN LINE									
⊕ MANHOLE	CR CABLE RISER	FDC FIRE DEPARTMENT CONNECTION	SQ.FT. SQUARE FEET	-x----- CENTER LINK FENCE									
⊕ NO PARKING AREA	Δ CENTRAL ANGLE	FND FOUND	TB TELEPHONE BOX	--//----- METAL FENCE									
⊕ SANITARY MANHOLE	CLF CHAIN LINK FENCE	GM GAS METER	TR TELEPHONE RISER	-----OHU----- OVERHEAD UTILITY LINE									
⊕ SET/FOUND MONUMENT	CB CHORD BEARING	GEN GENERATOR	TSB TRAFFIC SIGNAL BOX	-----○----- PLASTIC FENCE									
⊕ AS NOTED	C CHORD LENGTH	ICV IRRIGATION CONTROL BOX	TSP TRAFFIC SIGNAL POLE	----- SECTION LINES									
⊕ SIGN	CO CLEAN OUT	(M) MEASURED	TF TRANSFORMER	-----○----- WOOD PANEL FENCE									
12.3x SPOTSHOT	CC&G CONCRETE CURB & GUTTER												

THIS SURVEY CERTIFIED TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THE WEDDING BARN LLC, A FLORIDA LIMITED LIABILITY COMPANY	
JOB NUMBER: 210115	
SCALE: 1" = 40'	
FIELD DATE: 03/05/21	
DATE OF PLAT OR MAP: 03/12/21	
DRAWN BY: MMJ	
APPROVED BY: MWS	
DATE	REVISION HISTORY

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF CSX TRANSPORTATION INC RAIL CORRIDOR PER BOUNDARY SURVEY PER REGIONAL ENGINEERS, PLANNERS AND SURVEYORS, INC - PROJECT NO. 95805 DEC, 1996 BEING S41°53'09"W.
- LEGAL DESCRIPTION WAS FURNISHED BY CLIENT, UNLESS OTHERWISE NOTED.
- THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12117C0190F, DATED 09/28/2007, AND IN MY OPINION LANDS SHOWN HEREON LIE IN ZONE "X" AREAS TO BE OUTSIDE OF THE 100 YEAR FLOOD HAZARD AND ZONE "AE" AREAS TO BE INSIDE OF THE 100 YEAR FLOOD HAZARD (THIS IS SHOWN AS A COURTESY, NOT TO BE RELIED UPON).
- MATTERS NOT KNOWN TO THIS SURVEYOR MAY AFFECT THE BOUNDARY LINES SHOWN HEREON.
- THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.
- WITH REGARD TO PIPE SIZES AND INVERTS INFORMATION BASED ON OBSERVED EVIDENCE. HOWEVER, LACKING UNDERGROUND INSPECTION, THE EXACT LOCATION OF UNDERGROUND FEATURES INCLUDING SIZES AND INVERTS CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- WITH REGARDS TO UNDERGROUND UTILITIES, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND /OR PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- PARCELS 10-21-31-300-075A-0000 AND 10-21-31-300-0750-0000, SEMINOLE COUNTY, FL.
- WETLAND LINE BASED ON HOWE ECOLOGICAL LLC DELINEATION DATED 02/04/21.
- NO DEEDS WERE PROVIDED TO DEMONSTRATE ANY TRANSFERS OF OWNERSHIP. FURTHER RESEARCH IS NEEDED TO CONFIRM PROPERTY BOUNDARIES.

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

PRELIMINARY

MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM
REPUBLIC NATIONAL #LB 6300