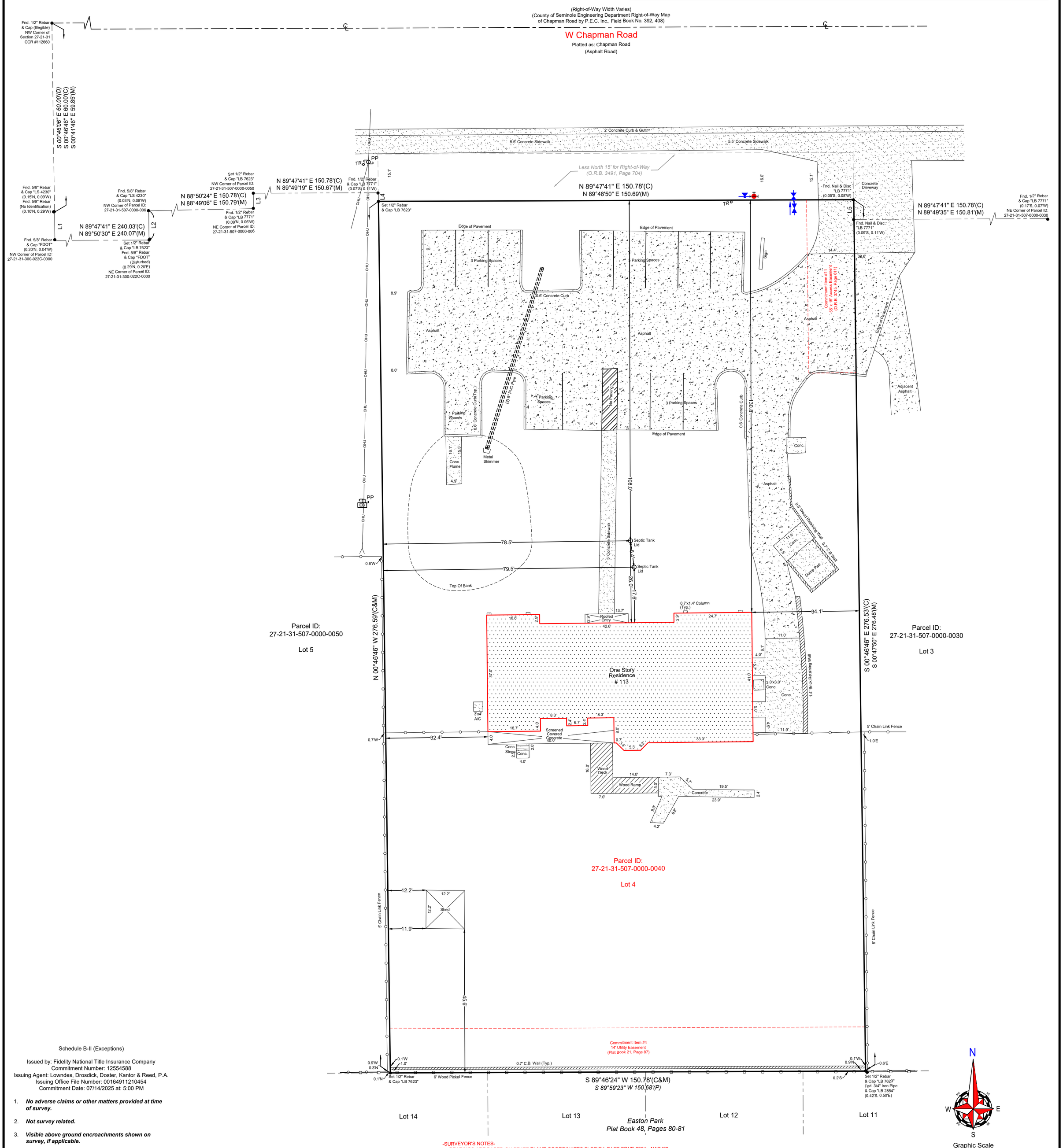
Boundary Survey

Legal Description:
Parcel 2

Lot 4, CABELL ESTATES, according to the plat thereof as recorded in Plat Book 21, Page 87, of the Public Records of Seminole County, Florida, Less and Except the North 15 feet for road right of way described in Official Records Book 3491, Page 704, Public Records of Seminole County, Florida.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF OVIEDO, COMMUNITY NUMBER 120293, DATED 09/28/2007.

CERTIFIED TO: STEPHEN JOHN RATCLIFF, AS TRUSTEE OF THE STEPHEN JOHN RATCLIFF REVOCABLE TRUST DATED MARCH 31,1999, AND PAUL M. KAUFMANN; FIDELITY NATIONAL TITLE INSURANCE COMPANY; LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.



Schedule B-II (Exceptions)

Issued by: Fidelity National Title Insurance Company
Commitment Number: 12554588
Issuing Agent: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Issuing Office File Number: 00164911210454
Commitment Date: 07/14/2025 at: 5:00 PM

1. ***No adverse claims or other matters provided at time of survey.***
2. ***Not survey related.***
3. ***Visible above ground encroachments shown on survey, if applicable.***
4. ***Affects; Easements shown on survey.***
5. ***Does not affect.***
6. ***Does not affect.***
7. ***Does not affect.***
8. ***Affects; not survey related.***
9. ***Does not affect.***
10. ***Does not affect.***
11. ***Affects; shown on survey.***
12. ***Does not affect.***
13. ***Does not affect.***
14. ***Does not affect.***
15. ***Not survey related.***

-Utility Legend-

- Backflow Preventer
- Guy Anchor
- Fire Hydrant
- TR - Telephone Riser
- Water Valve
- Water Meter

L1
N 00°46'46" W 8.96'(C)
N 00°46'06" W 8.96'(D)
N 01°04'26" W 8.91'(M)

L2
N 00°45'25" W 9.29'(D)
N 00°46'46" W 9.29'(C)
N 01°14'22" W 9.32'(M)

L3
N 00°46'46" W 4.90'(C)
N 00°05'21" W 4.81'(M)

L4
S 00°46'46" E 2.74'(C)
S 03°10'20" E 2.67'(M)

L5
S 00°46'46" E 6.25'(C)
S 00°34'28" E 6.29'(M)

-SURVEYOR'S NOTES-

> BEARINGS ARE BASED ON STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NAD '83.

> THIS BOUNDARY SURVEY IS BASED UPON THE FOREMOST FIELD MONUMENTATION AND OCCUPATION DISCOVERED ON THE DATE OF 08/29/2025, AND THE COUNTY OF SEMINOLE ENGINEERING DEPARTMENT RIGHT-OF-WAY MAP OF CHAPMAN ROAD BY P.E.C. INC., FIELD BOOK NO. 392, 408. PROPERTY BOUNDARIES ARE SUBJECT TO CHANGE, IF OR WHEN, ANY OTHER PREEMINENT INFORMATION IS DISCOVERED AND DETERMINED TO AFFECT SUBJECT PROPERTY. SAID CHANGE IS WITHOUT HESITATION, CONSULTATION OR NOTIFICATION.

N
NW NE
W E
SW SE
S

Graphic Scale
0' 10' 20' 40'
Scale: 1"=20'

Field Date: 08/29/25	Date Completed: 09/03/25
Drawn By: BMJ	File Number: IS-146330

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	△	- Delta (Central Angle)
–□–	- Wood Fence	–O–	- Chain Link Fence

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>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.
>Roof 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 Written Verification, Will be at the User's Sole 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 Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions
Certifications: 09/12/25

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND — STATE OF FLORIDA — NO. 6637 — REGISTERED LAND SURVEYOR

Patrick K. Ireland — PSM 6637 — LB 7623

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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