

Boundary Survey

Legal Description:

Parcel 3

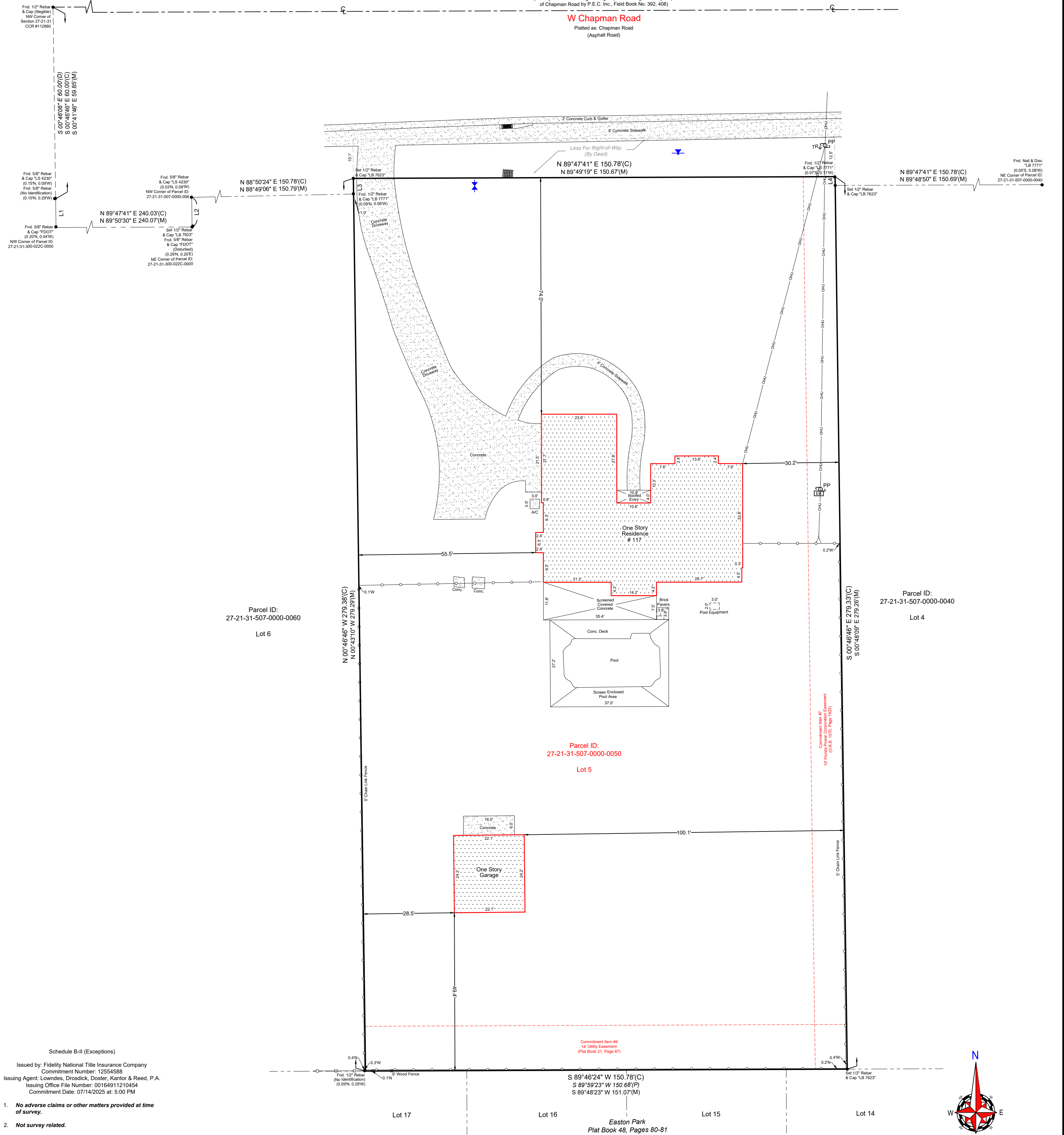
Lot 5, CABELL ESTATES, according to the plat thereof as recorded in Plat Book 21, Page 87, of the Public Records of Seminole County, Florida, Less and Except road right of way.

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.

(Right-of-Way Width Varies)
(County of Seminole Engineering Department Right-of-Way Map
of Chapman Road by P.E.C. Inc., Field Book No. 392, 408)

W Chapman Road
Platted as: Chapman Road
(Asphalt Road)



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

- No adverse claims or other matters provided at time of survey.
- Not survey related.
- Visible above ground encroachments shown on survey, if applicable.
- Affects; Easements shown on survey.
- Does not affect.
- Does not affect.
- Affects; shown on survey.
- Affects; not survey related.
- Does not affect.
- Does not affect.
- Does not affect.
- Does not affect.
- Does not affect.
- Not survey related.

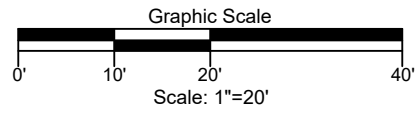
- Utility Legend-
- EB - Electric Box
 - GA - Guy Anchor
 - SI - Storm Inlet
 - TR - Telephone Riser
 - WV - Water Valve
 - WM - Water Meter

- Legend-
- Calculated Centerline
 - Concrete Block
 - Concrete Monument
 - Concrete
 - Description
 - Drainage Easement
 - Easement
 - F.E.M.A. - Federal Emergency Management Agency
 - Finished Floor Elevation
 - Found
 - Iron Pipe
 - Length (Arc)
 - Measured
 - N&D - Nail & Disk
 - N.R. - Non-Radial
 - ORB - Official Records Book
 - P.B. - Plat Book
 - Wood Fence
 - Point of Curvature
 - Page
 - Point of Intersection
 - Point of Beginning
 - Point on Line
 - Power Pole
 - Permanent Reference Monument
 - Point of Tangency
 - Radius
 - Radial
 - Rebar & Cap
 - Recovered
 - Roofed
 - Set 1/2" Rebar & Cap "LB 7623"
 - Set 1/2" Rebar
 - Typical
 - Utility Easement
 - Water Meter
 - Delta (Central Angle)
 - 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 "SB".
> 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 Constituted to give ANY Rights or Benefits to Anyone Other than those Certified.
> Flood Zone Determination Shown Hereon 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.

Field Date: 08/29/25	Date Completed: 09/03/25
Drawn By: BMJ	File Number: IS-146328
Revisions	
Certifications: 09/12/25	

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



-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.