

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.
- Does not affect.
- Affects; shown on survey.
- Affects; shown on survey.
- Does not affect.
- Does not affect.
- Affects; not survey related.
- Does not affect.
- Does not affect.
- Affects; not survey related.
- Affects; not survey related.
- Affects; not survey related.
- Not survey related.

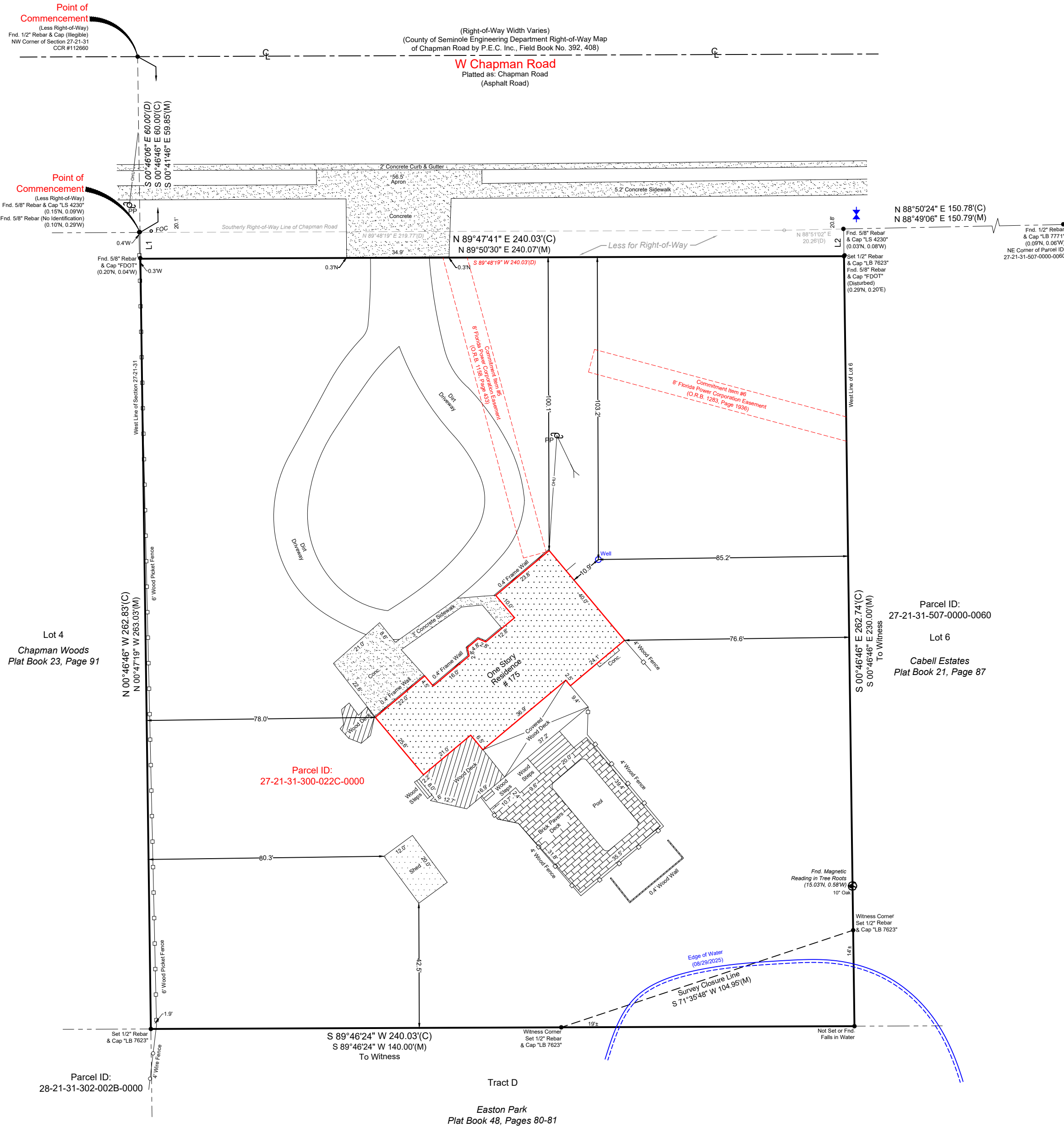
Boundary Survey

Legal Description:
 Parcel 5

The West 240 feet of the North 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 21 South, Range 31 East, Seminole County, Florida, less right of way for road and also less the portion more particularly described as follows:

Commence at the Northwest corner of said Section 27, Township 21 South, Range 31 East; thence run South 00°46'06" East, along the West line of said Section 27, a distance of 18.288 meters (60.00 feet) to the existing Southerly right of way line of Chapman Road; thence departing the West line of said Section 27, run North 89°48'19" East, along the existing Southerly right of way line of said Chapman Road, a distance of 66.985 meters (219.77 feet); thence North 88°51'02" East along said existing Southerly right of way line, a distance of 6.176 meters (20.26 feet) to the West line of Lot 6, Cabell Estates, as per plat recorded in Plat Book 21, Page 87, of the Public Records of Seminole County, Florida; thence departing the Southerly right of way line of said Chapman Road, run South 00°45'25" East a distance of 2.833 meters (9.29 feet) along the West line of said Lot 6; thence departing the West line of said Lot 6, run South 89°48'19" West 73.160 meters (240.03 feet) to the West line of said Section 27; thence North 00°46'06" West a distance 2.730 meters (8.96 feet) along the West line of said Section 27 to the point of beginning.

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.



-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.

Field Date: 08/30/25	Date Completed: 09/03/25	Notes	Revisions
Drawn By: BMJ	File Number: IS-146332	*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 Constructed 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.	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 52-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes. Patrick K. Ireland, P.S., 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. Ireland & Associates Surveying, Inc. 800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165
Legend C - Calculated CB - Centerline CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement Easmt - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd - Found IP - Iron Pipe L - Length (Arc) L - Measured N&D - Nail & Disk N.R. - Non-Radius ORB - Official Records Book P - Plat P.B. - Plat Book - Wood Fence PC - Point of Curvature PI - Page P.I. - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial Rad. - Rebar & Cap Rec. - Recovered Rfd. - Roofed S&C - Set 1/2" Rebar & Cap "LB 7623" Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) -D- - Chain Link Fence		Revisions 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	

