

Residential Lot in Oviedo for a Duplex

Location: On Chapel Street just off of Hwy 426

Size: 105X185 feet

Zoning and Land use: Land use is Medium Density Residential and Zoning is R-2

Legal Description: The West 105 feet of the East 450 feet of the South 210 feet of the Southwest ¼ of Section 9, Twp 21 South, Range 31 East, Seminole County Florida.

Remarks: Located close to Oviedo HS, this lot is conveniently located within a Block of a Publix Center and within a mile of the Beltway. The parcel is all High and Dry and wooded.

Price: \$89,900.00

For information: Contact Max Sabeti

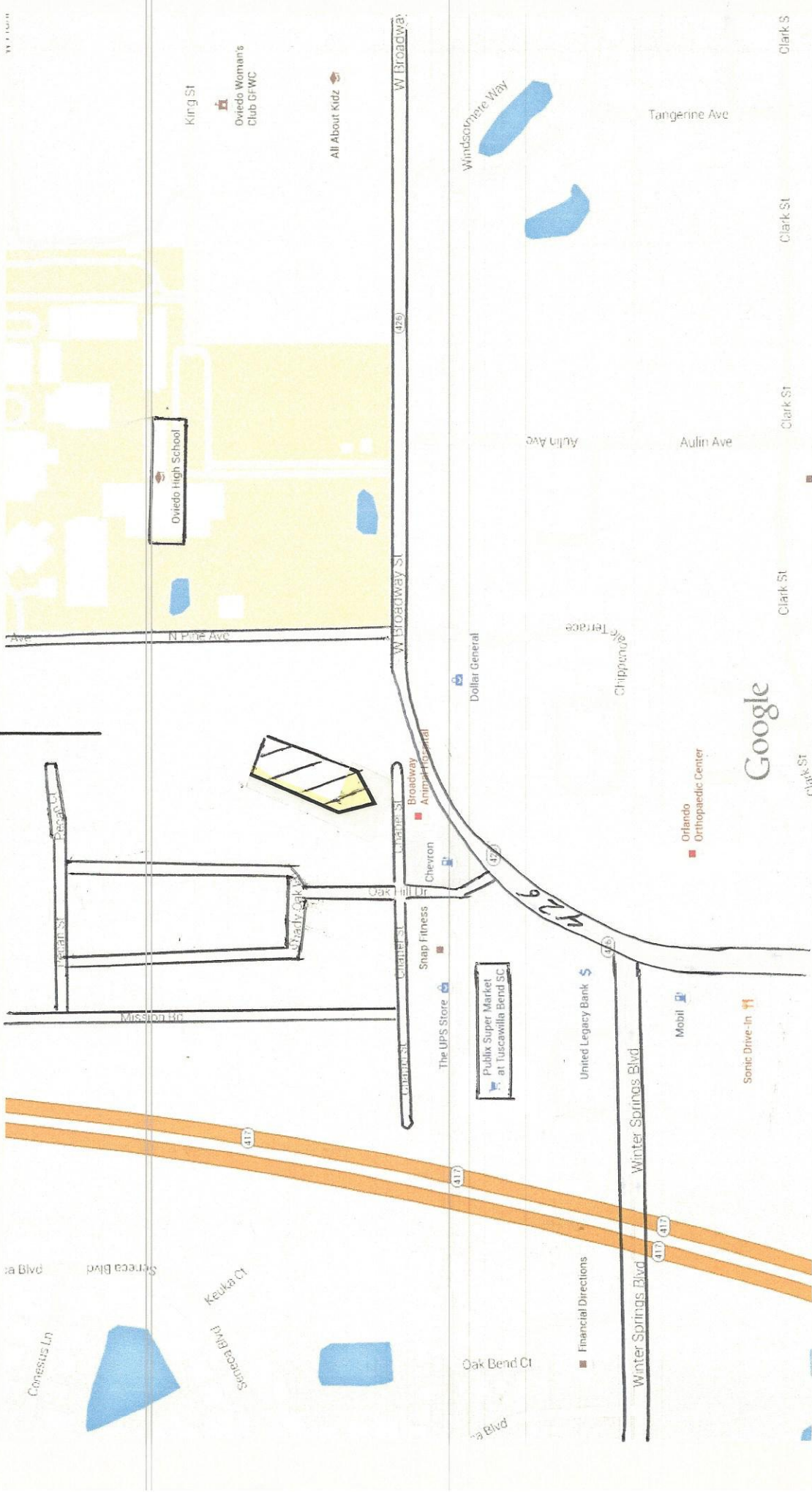
Realty Resource of Central Florida Inc.

Maxsabeti@gmail.com

Cell: 407-468-8972

Office: 407-835-9199

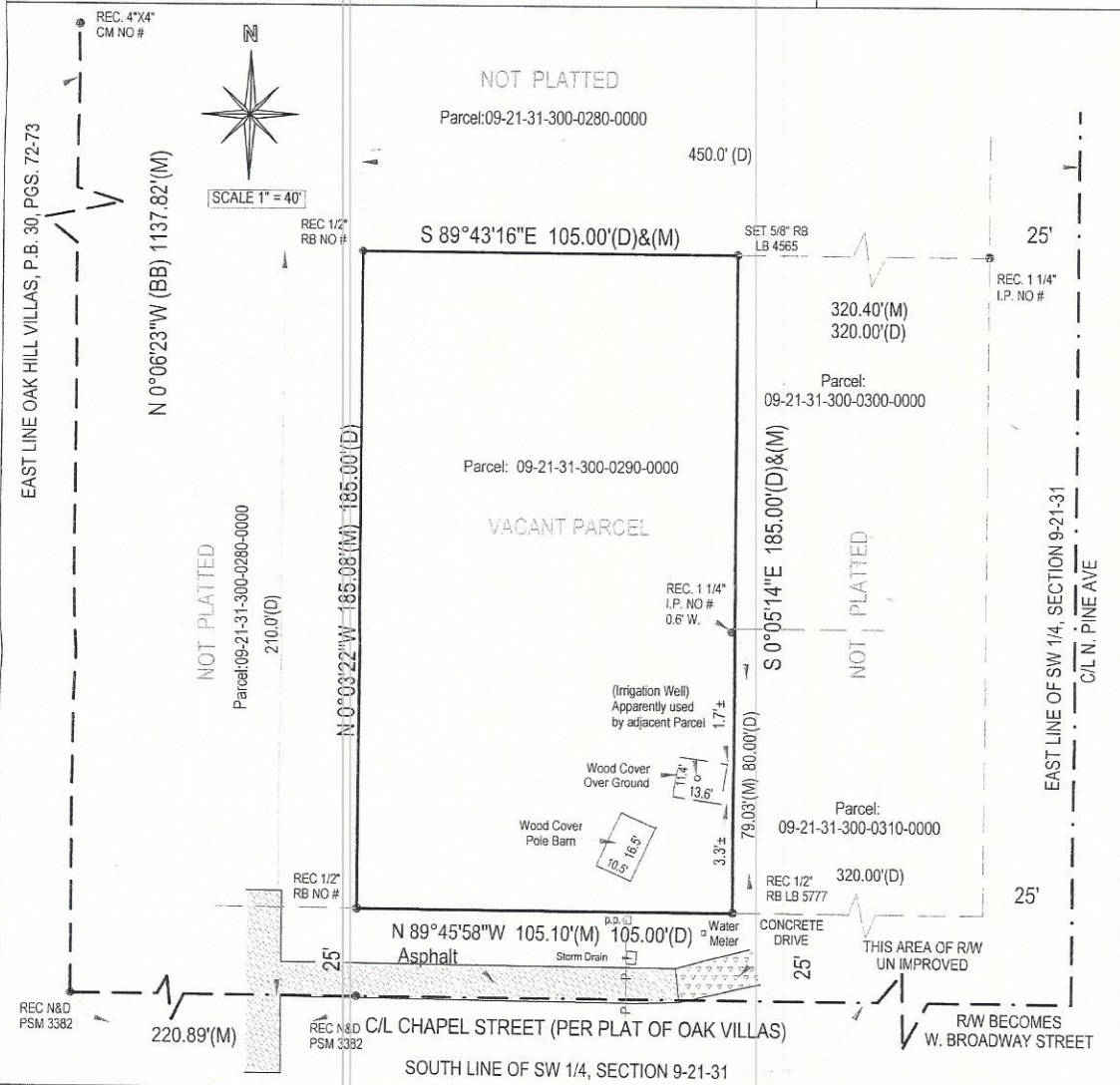
Fax: 407-835-9337



Map data ©2015 Google 200 ft

NOTES:
 1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTIES ARE SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD.
 2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC IF SHOWN IS +/-.
 3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY.
 4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
 5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
 6. PROPERTY HEREON LOCATED IN ZONE * X * PER F.I.R.M. COMMUNITY PANEL NO. 12117C 0190 F DATED 09-28-07.
 7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.

Boundary
 And
 Mapping
 Associates, Inc.
 LAND SURVEYORS
 LB 4565
 109 WEST ORANGE STREET
 ALTAMONTE SPRINGS, FL.
 32714
 PH. (407) 696-1155



DESCRIPTION: THE WEST 105 FEET OF THE EAST 450 FEET OF THE SOUTH 210 FEET OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
 NEW EARTH PROPERTIES, LLP
 FIRST SERVICE TITLE OF FLORIDA, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

ORDERED BY:

 First Service Title of Florida
 1755 W Broadway St Oviedo, FL 32765
 Phone: (407) 359-1404

JOB NO.: 14-1260
 DATE FIELD: 08-22-14
 SIGNED: 08-25-14
 DRAWN BY: RWJ
 P.C.: RP
 CHECKED BY: RWJ

LEGEND	
REC. - RECOVERED	CONCRETE
I.P. - IRON PIPE	PAVERS / BRICK
I.C. - ILLIGIBLE CAP #	PRC - POINT OF REVERSE CURVE
C.M. - CONCRETE MONUMENT	R.P. - RADIUS POINT
RB - REBAR	R - RADIUS
RAD. - RADIAL	L - LENGTH OF ARC
N.R. - NOT RADIAL	S.E. - SIDEWALK EASEMENT
N&D - NAIL & DISC	U.E. - UTILITY EASEMENT
(P) - PER PLAT	D.E. - DRAINAGE EASEMENT
(M) - AS MEASURED	L.E. - LANDSCAPE EASEMENT
(D) - PER DESCRIPTION	P.E. - POOL EQUIPMENT
O.L. - ON LINE	P.P. - POWER POLE
P.C. - POINT OF CURVATURE	—X— CHAIN LINK / WIRE FENCE
P.T. - POINT OF TANGENCY	—□— WOODEN FENCE
R.W. - RIGHT-OF-WAY	—○— VINYL FENCE
	—A— ALUMINUM FENCE

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Six copies are authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-11 F.A.C. pursuant to section 472-027 Florida Statutes.

RODNEY W. JACKSON, PSM 6281

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.