

ALAFAYA TRAIL (S.R. 434)
 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP
 (R/W WIDTH VARIES)
 (R/W WIDTH VARIES)

LINE TABLE (C)

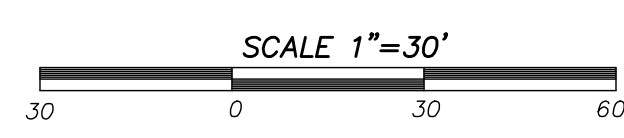
LINE	BEARING	LENGTH
L-1	S00°41'36"E	6.82'
L-2	N89°30'33"E	21.98'
L-3	S73°21'10"E	18.90'
L-4	S00°41'36"E	35.56'
L-5	S89°18'24"W	5.25'
L-6	S00°41'36"E	10.44'
L-7	N89°18'24"E	5.25'

LINE TABLE (D)

LINE	BEARING	LENGTH
L-1	S00°39'55"E	6.82'
L-2	N89°32'14"E	21.98'
L-3	S73°19'29"E	18.90'
L-4	S00°39'55"E	35.56'
L-5	S89°20'05"W	5.25'
L-6	S00°39'55"E	10.44'
L-7	N89°20'05"E	5.25'

LEGAL DESCRIPTION
 THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE WEST 50 FEET THEREOF FOR ROAD AND LESS THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS SHOWN IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3985, PAGE 1601, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- (1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
 - (2) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING SEMINOLE COUNTY BENCHMARKS:
 BM 3060701 - FOUND 4" X 4" CONCRETE MONUMENT WITH SEMINOLE COUNTY DISK STAMPED "3060701" ELEVATION 67.501
 BM 3060801 - FOUND 4" X 4" CONCRETE MONUMENT WITH SEMINOLE COUNTY DISK STAMPED "3060801" ELEVATION 73.500
 - (3) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE SYSTEM 1983 EAST ZONE, BASED ON THE SOUTH LINE OF TRACT "D" CANTERBURY COVE, ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 96 THROUGH 98, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 89°44'10" EAST.
 - (4) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
 - (5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
 - (6) THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0190 F, MAP REVISED: SEPTEMBER 28, 2007.
 - (7) THIS SURVEY IS CERTIFIED TO: JEL LAND DEVELOPMENT, LLC.; WESTCOOR LAND TITLE INSURANCE COMPANY.
 - (8) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
 - (9) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
 - (10) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.
 - (11) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBTSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
 - (12) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 6-17-06, PREPARED BY WESTCOOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 27, 2015, THOSE INSTRUMENTS INCLUDED IN SCHEDULE B, SECTION II, OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
 - (13) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.



- LEGEND**
-SET 5/8" IRON BAR WITH CAP
 - ◊WOOD POWER POLE
 -TRAFFIC SIGN
 -GUY ANCHOR
 -CABLE TV BOX
 -TELEPHONE RISER
 -ELECTRIC BOX
 - ◆TEMPORARY BENCHMARK
 - P.O.C.....POINT OF COMMENCEMENT
 - P.O.B.....POINT OF BEGINNING
 - R/WRIGHT-OF-WAY
 - P.B.PLAT BOOK
 - O.R.B.....OFFICIAL RECORDS BOOK
 - PG.PAGE
 - LB.LICENSE BUSINESS
 - S.R.STATE ROAD
 - EL.ELEVATION
 - (D)DEED
 - (C)CALCULATED
 - NAVDNORTH AMERICAN VERTICAL DATUM
 - RCPREINFORCED CONCRETE PIPE
 - INV.INVERT
 - F.O.FIBER OPTIC
 - CONC.....CONCRETE
 - B.W.F.....BARB WIRE FENCE
 - TOBTOP OF BANK

DAVID A. WHITE, P.S.M.
 FLORIDA REGISTRATION NO. 4044
 PEC - SURVEYING AND MAPPING, LLC.
 CERTIFICATE OF AUTHORIZATION L.B. #7808
 DATE OF FIELD SURVEY: 03-01-2013
 DATE OF SIGNATURE: 03-01-2013

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
 LOCATED IN
 SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

JOB NO.:	13-
DATE:	DATE
DRAWN BY:	T.W.B.
CHECKED BY:	D.A.W.
F.B.:	FIELD-BOOK
PAGE(S):	PAGES

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579
 DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

C:\15-014 JEL Ebaugh\15-014 BOUNDARY.dwg Feb 06, 2015 - 12:17pm