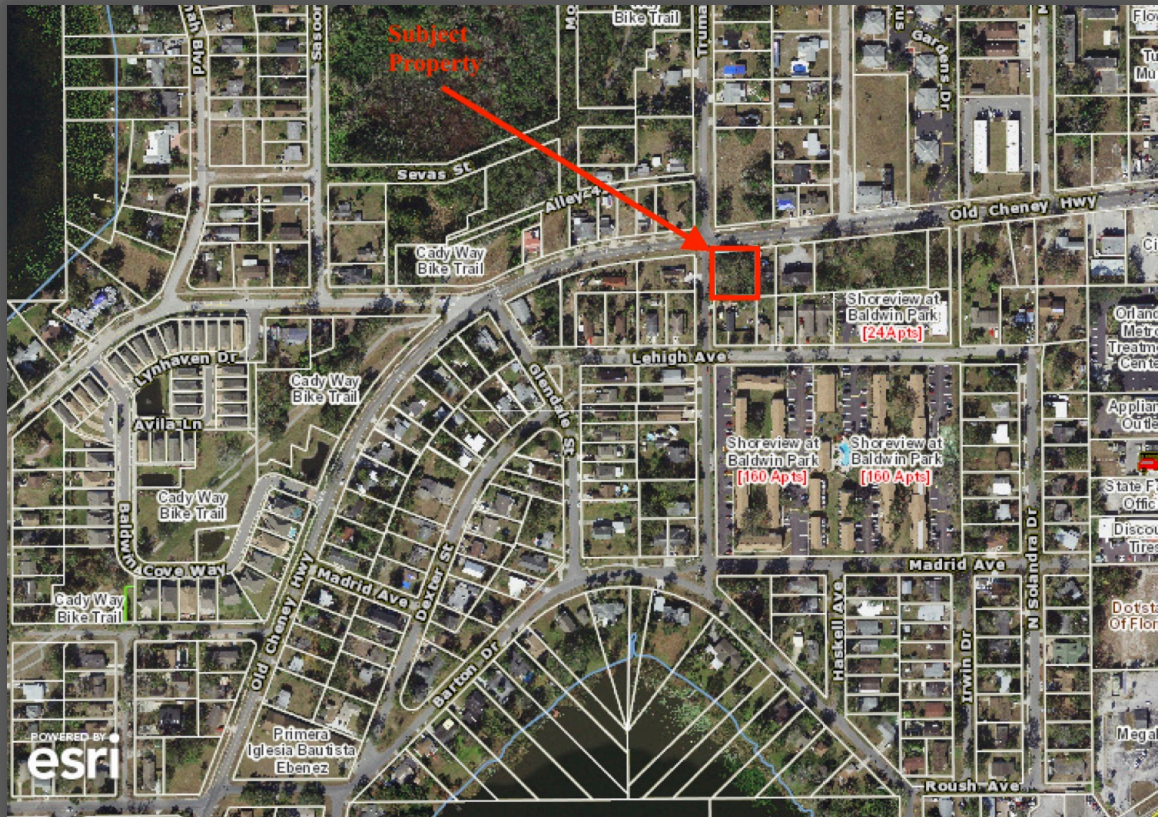


LAND FOR SALE

5478 OLD CHENEY HWY, ORLANDO, FL 32807

Offered price: \$119,900



- Corner Lot.
- 0.32 Acre.
- Zoning permits building 3 residential dwelling.
- Very close to Semoran Blvd and Colonial Dr.
- Very close to Baldwin Park.
- Close to Airport and shopping centers.



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ZONING VERIFICATION LETTER



February 5, 2018

Emad Tamimi
FL Enterprise, LLC
12472 Lake Underhill Rd. #135
Orlando, FL 32828

Dear Sirs:

This is in response to your request for verification of zoning and other information relating to the property located at 5478 Old Cheney Hwy, Orange County, Florida jurisdiction. Verification of zoning pertains only to uses permitted on the property and does not imply fulfillment of any development standard required for improvement of the property.

This will serve to verify that the following described property:

LAKE BARTON PARK M/16 LOTS 11 & 12 BLK A, Parcel ID #21-22-30-4312-01-110,

is located in an R-3, Multiple-Family Dwelling District. The R-3 district is primarily residential in character with residential uses at high population densities.

The Orange County Comprehensive Policy Plan Future Land Use Map (FLUM) designates this property as Low Medium Density Residential (LMDR) and the R-3 zoning is consistent with the Map. The LMDR land use allows up to 10 dwelling units per acre. The subject property is .32 acres, therefore 3 dwelling units may be constructed subject to the requirements of the district.

We appreciate the opportunity to provide this information and should you require further assistance please contact our office at your convenience.

Sincerely,

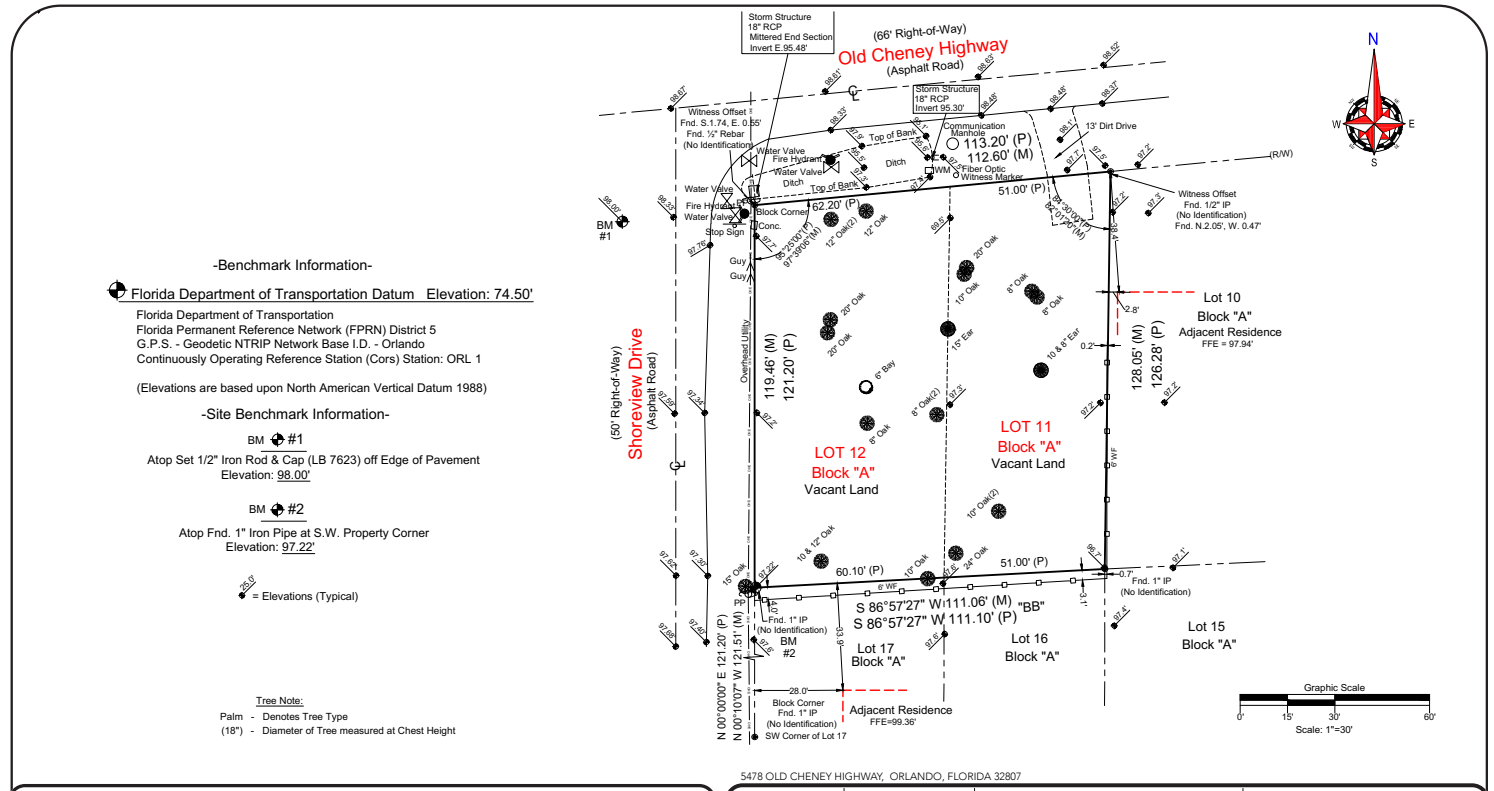
A handwritten signature in black ink that reads "Amy Bean".

Amy Bean
Sr. Development Coordinator

ZONING DIVISION

201 South Rosalind Avenue, 1st Floor ■ Reply To: Post Office Box 2687 ■ Orlando, FL 32802-2687
Telephone 407-836-3111 ■ FAX 407-836-5507 ■ orangecountyfl.net

SITE SURVEY



-Benchmark Information-

- Florida Department of Transportation Datum Elevation: 74.50'
- Florida Department of Transportation Florida Permanent Reference Network (FPRN) District 5
- G.P.S. - Geodetic NTRIP Network Base I.D. - Orlando
- Continuously Operating Reference Station (CORS) Station: ORL 1

(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

- BM #1
- Atop Set 1/2" Iron Rod & Cap (LB 7623) off Edge of Pavement
- Elevation: 98.00'
- BM #2
- Atop Fnd. 1" Iron Pipe at S.W. Property Corner
- Elevation: 97.22'
- Elevations (Typical)

Tree Note:

- Palm - Denotes Tree Type
- (18') - Diameter of Tree measured at Chest Height

BOUNDARY SURVEY

Legal Description:
 LOT 11 AND 12, BLOCK A, LAKE BARTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:
 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 ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 9/25/2009.

CERTIFIED TO:
 BENJAMIN FAUROT



5478 OLD CHENEY HIGHWAY, ORLANDO, FLORIDA 32807

Field Date: 1/8/2017	Date Completed: 11/10/2017
Drawn By: A.A.	File Number: S-42146
<ul style="list-style-type: none"> Calculated - Point of Curvature Concrete Block - Page Concrete Monument - Point of Intersection Concrete - Point of Beginning Drainage - Point on Line Drainage Easement - Power Pole Easement - Permanent Reference Monument F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Foundation IP - Iron Pipe M&D - Measurement M - Marker ORL - Official Records Book ORL - Official Records Book PL - Plat Book W - Wood Fence 	
<ul style="list-style-type: none"> 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 R - Rod Rad. - Radial R&C - Rod & Cap Rec. - Recovered RSL - Rooted Set 1/2" - Set 1/2" Relay & Rod Set 1.8" - Set 1.8" Relay & Rod UE - Utility Easement Water Meter - Water Meter Delta (Central Angle) - Delta (Central Angle) Chain Link Fence - Chain Link Fence 	

NOTES:

- Survey is Based upon the Legal Description supplied by Client.
- Adjacent Property Owners have NOT been interviewed for Setbacks, Overlaps and/or Encroachment.
- Subject to any Easements and/or Restrictions of Record.
- Setback Lines shown hereon are assumed and based upon the Law Devised with a "90"
- Building Ties are NOT to be used to reconstruct Property Lines.
- Private Ownership is NOT Guaranteed.
- House Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Metric Ties and/or Distances are approximate and MUST be verified by appropriate Utility Location Companies.
- Notes 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.

POINTS OF INTEREST:

NONE VISIBLE

FOR THE RECORD

Patrick K. Ireland, Surveyor License # 10537, LB 7623

This Survey is Provided ONLY for the use of Said Certified Party. This Survey NOT VALID UNLESS Signed and Enclosed with Surveyor's Seal

Ireland & Associates Surveying, Inc.
 1301 S. International Parkway Suite 2001
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

All information furnished regarding property for sale, rental or financing is from sources deemed reliable but not guaranteed



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