



AccuMap Surveying, LLC

2919 Montfichet Lane
Winter Park, FL 32792

Invoice

Invoice D...	Invoice #:
6/29/2010	596

Bill To:
Groves Investment Properties C/O; Christopher Fojo, CCIM Pan American Real Estate Advisors, LLC 1398 Windy Ridge Ct. Longwood, Fl. 32750

P.O. Number:	Due Date:	Project:
	6/29/2010	SC1-21A

Date	Description	Amount
6/29/2010	Boundary Survey of Lot 761, Plan of Longwood, as per Plat Book 1, Page 21, Seminole County, Florida. Property Address: 440 E. Warren Avenue, Longwood, Florida 32750 Thank You! We appreciate the opportunity to provide you with surveying services.	250.00

Please make check payable to: AccuMap Surveying, LLC	Total	\$250.00
	Payments/Credits	\$0.00
	Balance Due	\$250.00

TELEPHONE
407 657 2568



FAX
407 657 7933



EMAIL
dah@accumapfl.com



WEB
www.AccuMapFL.com

MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 761, PLAN OF LONGWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

E. WARREN AVENUE
50' WIDE RIGHT-OF-WAY

SOUTH EDGE OF ASPHALT PAVEMENT

0.8' WIDE CONCRETE CURB

OHU OHU OHU OHU OHU OHU

RECOVERED 1/2" REBAR
NO IDENTIFICATION

50'(P)

N89°58'13"W 149.86'(M)

S89°58'18"E 50.24'(M)

N89°56'27"E 99.98'(M)

RECOVERED 1/2" REBAR
WITH L.B. #6300 CAP
BEARING BASIS



0.0' E.

N00°09'29"W

S00°04'34"E

0.1' E.

LOT 759

LOT 761
VACANT

LOT 763

100'(P)

100.19'(M)

99.95'(M)

100'(P)

FENCE CORNER IS
0.3' N., 0.0' E.

0.9' N.

50'(P)

FENCE CORNER IS
0.5' N., 0.1' W.

RECOVERED 1/2" IRON
PIPE, NO IDENTIFICATION

S89°45'09"W 50.09'(M)

LOT 760

LOT 760

LOT 762

SURVEYOR'S NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF E. WARREN AVENUE HAVING AN ASSUMED BEARING OF N90°00'00"E.

UNDERGROUND, AERIAL AND/OR NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON. THIS SURVEYOR HAS NOT DONE ANY TITLE RESEARCH. SURVEY PREPARED SOLELY FOR A TRANSFER OF TITLE CLOSING.

(P) DENOTES A PLAT DISTANCE AND/OR DIRECTION.

(M) DENOTES A MEASURED DISTANCE AND/OR DIRECTION.

L.B. DENOTES LICENSED LAND SURVEYING BUSINESS.

L.S. DENOTES INDIVIDUAL LICENSED LAND SURVEYOR.

P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER.

— □ — □ — DENOTES A WOOD PRIVACY FENCE.

— OHU — OHU — DENOTES OVERHEAD UTILITY LINE(S).

□ DENOTES A FOUND 5/8" REBAR WITH L.S. #4200 CAP.

⊙ DENOTES A WOOD UTILITY POLE.

| DENOTES A METAL POST AND SIGN.

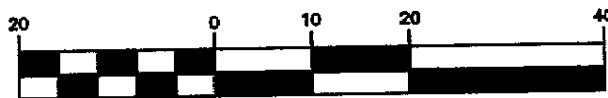
SURVEY DATE (LAST DATE OF FIELD WORK): 06-28-10.

FLOOD ZONE DETERMINATION:

HAVING EXAMINED THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS THE OPINION OF THIS SURVEYOR THAT THE HEREON DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" DEFINED ON SAID F.I.R.M. AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." SEE MAP NO. 12117C0155 F, DATED 09\28\2007.

CERTIFIED SOLELY AND EXCLUSIVELY TO:
GROVES INVESTMENT PROPERTIES
PAN AMERICAN REAL ESTATE ADVISORS, LLC

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

REVISION	DATE

AccuMap
We draw the line around your piece of the sunshine

SURVEYING, LLC
Certificate of Authorization Number L.B. 7541
2919 MONTFICHET LANE WINTER PARK, FL 32792
Telephone 407-657-2568 Fax 407-657-7933

THIS IS TO CERTIFY THAT A FIELD SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PERFORMED FOR THE SOLE PURPOSE DESCRIBED HEREON AND THAT THIS DRAWING IS A REPRESENTATION OF THAT SURVEY AND MEETS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61G-17, F.A.C. THIS SURVEY PREPARED FOR THE SALE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY AND/OR INDIVIDUAL WHOSOEVER.

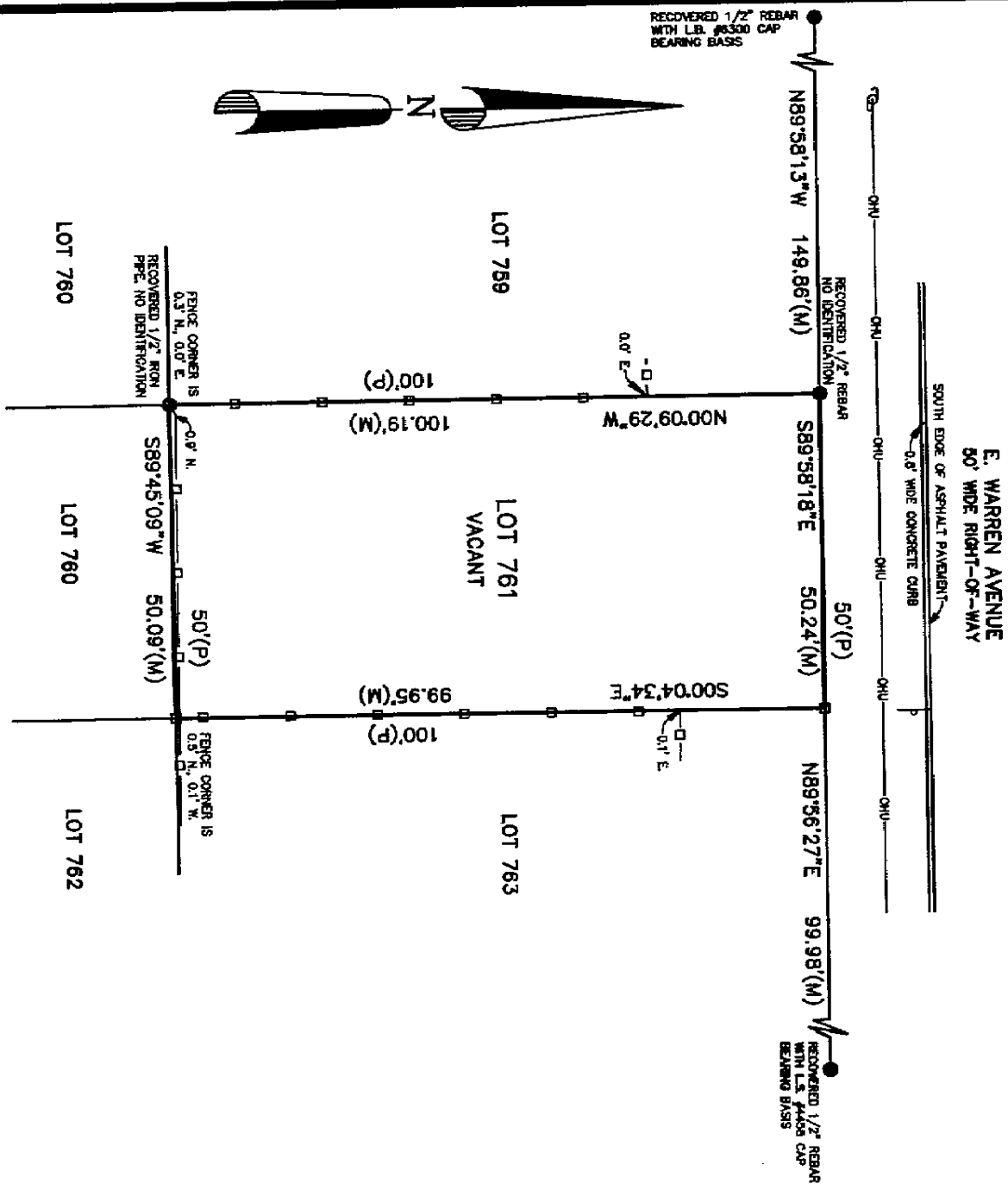
Donald A. Harne
Donald A. Harne, Florida License No. 4548
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

JOB NO.	SC1-21A
SCALE	1" = 20'
FIELD	DH, RBOT
DRAWN	DH
CHECKED	DH
DATE	06-28-10
SHEET 1 OF 1	

RECOVERED 1/2" REBAR WITH L.S. #445B CAP BEARING BASIS

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—OHU— DENOTES OVERHEAD UTILITY LINE(S).
□ DENOTES A FOUND 5/8\"/>

⊙ DENOTES A WOOD UTILITY POLE.
⊙ DENOTES A METAL POST AND SIGN.
SURVEY DATE (LAST DATE OF FIELD WORK): 08-28-10.

FLOOD ZONE DETERMINATION:
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Donald A. Home
Donald A. Home, Florida License No. 4546
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

JOB NO. SC1-21A
SCALE 1" = 20'
FIELD OH, R/BOT
DRAWN DH
CHECKED DH
DATE 06-28-10

SHEET 1 OF 1