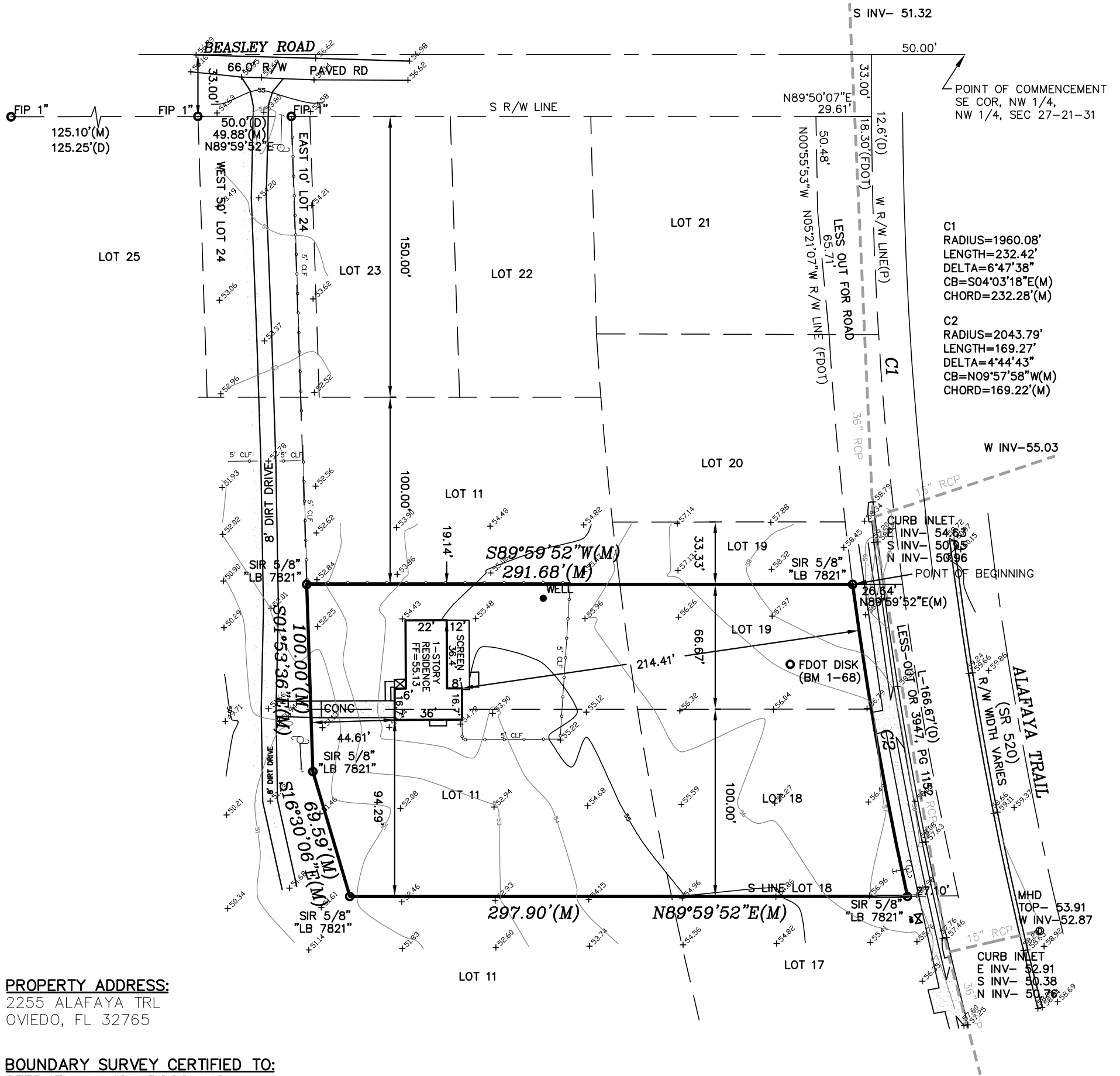


**LEGAL DESCRIPTION**

A PORTION OF ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, AND BEING PART OF LOTS 11 AND 19, AND ALL OF LOT 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; LESS THAT PORTION TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 1152, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST (CENTERLINE OF SR 520 AND CENTERLINE OF BEASLEY ROAD) RUN THENCE WITH CENTERLINE OF BEASLEY ROAD, WESTERLY 50 FEET, THENCE RUN SOUTHERLY 33 FEET, TO SOUTH R/W LINE OF BEASLEY ROAD, THENCE SOUTH WITH WEST R/W OF SR 520, 18.6 FEET, THENCE WITH WEST R/W IN ON A CURVE TO THE LEFT HAVING A RADIUS OF 1960.08 FEET, THROUGH A CENTRAL ANGLE OF 6°47'38", FOR A CURVE DISTANCE OF 232.42 FEET TO THE NORTH LINE OF THE SOUTH 1/3 OF LOT 19, ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°59'52" WEST, ALONG SAID NORTH LINE, 26.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'52" WEST 291.68 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 10 FEET OF LOT 24, SAID ALAFAYA TRAIL SUBDIVISION; THENCE RUN SOUTH 01°53'36" EAST, ALONG SAID LINE, 100.00 FEET; THENCE RUN SOUTH 16°30'06" EAST, 69.59 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 18, SAID ALAFAYA TRAIL SUBDIVISION; THENCE RUN NORTH 89°59'52" EAST, 297.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL (SR 520) BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2043.79 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°44'43", FOR AN ARC DISTANCE OF 169.27 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 9°57'58" WEST, 169.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 49,812 SQUARE FEET, (1.14 ACRES), MORE OR LESS.



**PROPERTY ADDRESS:**  
2255 ALAFAYA TRL  
OVIDO, FL 32765

**BOUNDARY SURVEY CERTIFIED TO:**  
STEPHEN & LISA BOCCHINO

**LEGEND & ABBREVIATIONS**

FIR	= FOUND IRON ROD
FIP	= FOUND IRON PIPE
N/D	= NAIL & DISK
SIR	= SET IRON ROD
CMON	= CONCRETE MONUMENT
PSM	= PROFESSIONAL SURVEYOR & MAPPER
LB	= LICENSED BUSINESS
CB	= CHORD BEARING
R/W	= RIGHT OF WAY
FDOT	= FLORIDA DEPT OF TRANSPORTATION
CONC	= CONCRETE
COV	= COVERED
A/C	= AIR CONDITIONER
WV	= WATER VALVE
RCP	= REINFORCED CONCRETE PIPE
CLF	= CHAIN LINK FENCE
OR	= OFFICIAL RECORDS (BOOK)
PG	= PAGE
(P)	= PLAT DIMENSION
(M)	= FIELD MEASURED
⊙	= CENTERLINE
WM	= WATER METER
⊕	= POWER POLE

**SURVEYOR'S NOTES:**

1. BASIS OF BEARING - THE SOUTH LINE OF LOT 18, ALAFAYA TRAIL SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING N88°50'00"E, PER PLAT.
2. DATE OF FIELD SURVEY: JUNE 5, 2019; RECALC PROPERTY AND RE-WRITE LEGAL DESCRIPTION 10/11/19
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING BUILDING TIES.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12117C0190F, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.
7. SURVEY FILE NUMBER: 19-05-062
8. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) SPECIFICALLY TO FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) TTVL, SNFD AND ORL1.
9. AT THE REQUEST OF THE REALTOR DAVE AXEL, THE LEGAL DESCRIPTION WAS REVISED AND REWRITTEN BASED ON THE DESCRIPTIONS OF THE PARCEL TO THE NORTH.

**BOUNDARY SURVEY**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*This item has been electronically signed and sealed by Faun M. Hoffmeier, P.S.M. on [Date/Time Stamp shown] using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*

*[Signature]*  
FAUN M. HOFFMEIER, P.S.M., LS. 6552  
H&H SURVEY CONSULTANTS, LLC LB 7821