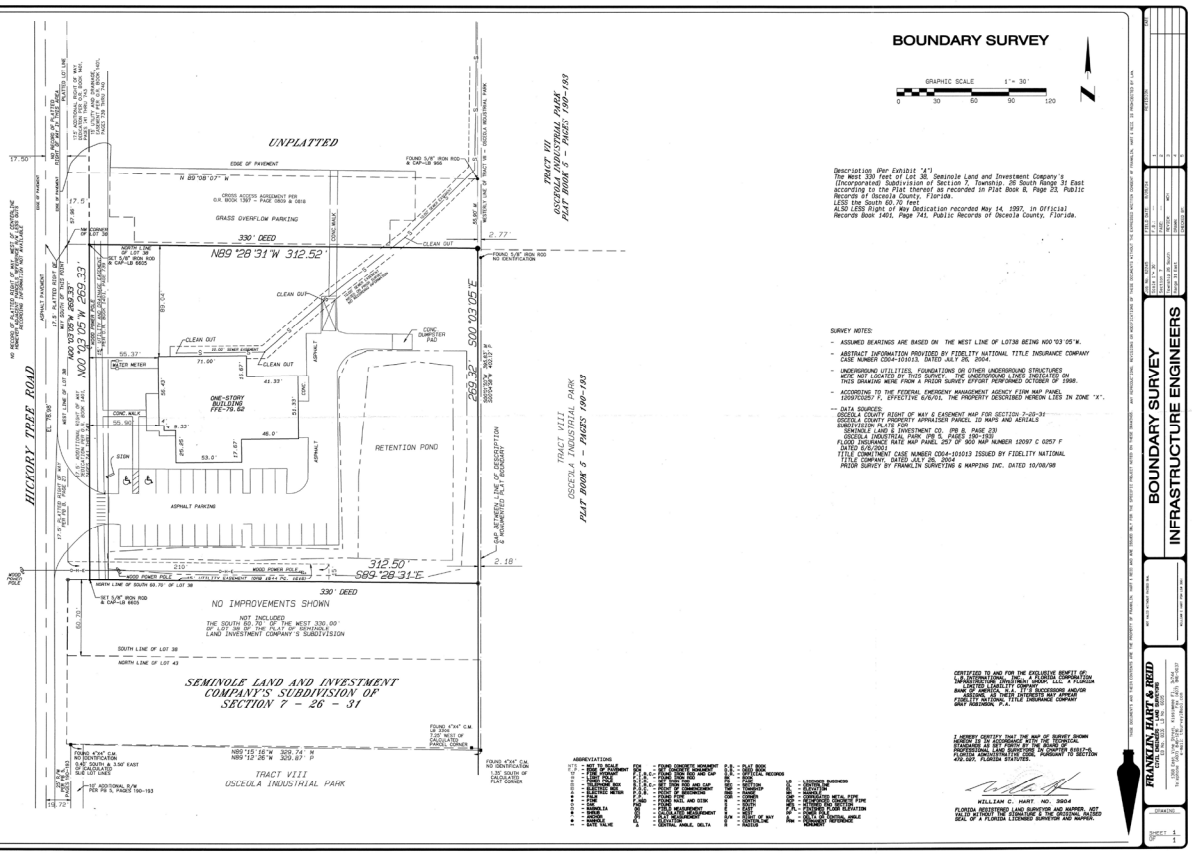

BOUNDARY SURVEY

GRAPHIC SCALE 1" = 30'
0 30 60 90 120

Description (Per Exhibit "A")
The West 330 feet of Lot 38, Seminole Land and Investment Company's (Incorporated) Subdivision of Section 7, Township 26 South Range 31 East according to the Plat thereof as recorded in Plat Book B, Page 23, Public Records of Osceola County, Florida.
LESS the South 60.70 feet
ALSO LESS Right of Way Dedication recorded May 14, 1997, in Official Records Book 1401, Page 741, Public Records of Osceola County, Florida.

SURVEY NOTES:
- ASSUMED BEARINGS ARE BASED ON THE WEST LINE OF LOT38 BEING N00°03'05"W.
- ABSTRACT INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY CASE NUMBER CO04-101013, DATED JULY 26, 2004.
- UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY. THE UNDERGROUND LINES INDICATED ON THIS DRAWING WERE FROM A PRIOR SURVEY EFFORT PERFORMED OCTOBER OF 1998.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL 12097C0257 F, EFFECTIVE 6/6/01, THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X".

-- DATA SOURCES:
OSCEOLA COUNTY RIGHT OF WAY & EASEMENT MAP FOR SECTION 7-26-31
OSCEOLA COUNTY PROPERTY APPRAISER PARCEL ID MAPS AND AERIALS
SUBDIVISION PLATS FOR
SEMINOLE LAND INVESTMENT CO. PB B, PAGE 23
OSCEOLA INDUSTRIAL PARK PB 5, PAGES 190-193
FLOOD INSURANCE RATE MAP PANEL 257 OF 800 MAP NUMBER 12097 C 0257 F DATED 6/6/2001
TITLE COMMITMENT CASE NUMBER CO04-101013 ISSUED BY FIDELITY NATIONAL TITLE COMPANY, DATED JULY 26, 2004
PRIOR SURVEY BY FRANKLIN SURVEYING & MAPPING INC. DATED 10/08/98

ABBREVIATIONS

@ - AND TO SCALE	FCM - FOUND CONCRETE MONUMENT	P.O.B. - POINT OF BEGINNING	O.R. - OFFICIAL RECORDS		
ASPH - ASPHALT PAVEMENT	FIP - FOUND IRON PIPE	P.O.C. - POINT OF COMMENCEMENT	P.B. - PLAT BOOK		
CONC - CONCRETE	FIR - FOUND IRON ROD	PP - POWER POLE	PG. - PAGE		
CLEAR - CLEAR	FIRC - FOUND IRON ROD AND CAP	PSM - PROFESSIONAL SURVEYOR & MAPPER	R/W - RIGHT OF WAY		
CLF - CHAIN LINK FENCE	FND - FOUND	R - RADIUS			
CM - CONCRETE MONUMENT	FPC - FOUND PIPE AND CAP	R/C - RADIUS POINT TO CENTER			
CMP - CORRUGATED METAL PIPE	FRC - FOUND ROD AND CAP	RCP - REINFORCED CONCRETE PIPE			
COR - CORNER	FRD - FOUND ROD AND DISC	RD - ROAD			
CPP - CORRUGATED PLASTIC PIPE	FRM - FOUND RODS MONUMENT	RGE - RANGE			
DE - DRAINAGE EASEMENT	FRS - FOUND ROD SET	RP - RADIUS POINT			
EL - ELEVATION	FSM - FOUND SURVEY MONUMENT	SEC - SECTION			
FF - FINISH FLOOR	FTP - FOUND TRAVERSE POINT	SET - SET 5/8" IRON ROD & CAP LB 6605			
GV - GAS VALVE	Δ - CENTRAL ANGLE, DELTA	TWP - TOWNSHIP			

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF: LAW OFFICES OF [illegible], P.A., FIDELITY NATIONAL TITLE INSURANCE COMPANY, [illegible], A FLORIDA LIMITED LIABILITY COMPANY AND [illegible] AND THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR FIDELITY NATIONAL TITLE INSURANCE COMPANY GRAY ROBINSON, P.A.

I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM C. HART NO. 3904
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, NOT VALID UNLESS THIS SURVEY BEARS THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS DRAWING AND TECHNOLOGY ON THE PROPERTY OF FRANKLIN, HART & REID AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT NOR BE ASSIGNED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF FRANKLIN, HART & REID. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FRANKLIN, HART & REID.

FRANKLIN, HART & REID
CIVIL ENGINEERS • LAND SURVEYORS
1200 Park Central Blvd. South, Suite 400, Pompano Beach, Florida 33064
Phone: (954) 788-3500 Fax: (954) 788-3501
LB #3591

BOUNDARY SURVEY
INFRASTRUCTURE ENGINEERS

REVISIONS	BY
1	
2	
3	
4	

JOB NO. 8202	
DATE 4-9-04	
SCALE 1"=30'	
DRAWN BY JP	
CHECKED BY WCH	
FIELD BOOK 1	
FIELD DATE 8/20/04	

DRAWING

SHEET 1 OF 1

S:\Projects\INFRASTRUCTURE ENGINEERS\SURVEY\8202 SITE.dwg