

MAP OF BOUNDARY SURVEY

LEGEND

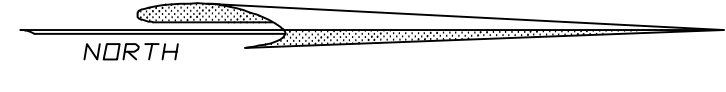
- A/C = AIR CONDITIONER
- BFE = BASE FLOOD ELEVATION
- BLDG = BUILDING
- BLK = BLOCK
- BM = BENCHMARK
- BNG = BENCHMARK
- (C/P) = CALCULATED
- (C/S) = CALCULATED TELEVISION CROSS
- CBSS = CONCRETE BLOCK STRUCTURE
- CHD = CHORD
- C/L = CENTERLINE
- C/LF = CHAIN LINK FENCE
- CMF = CONCRETE MONUMENT FOUND
- CONC = CORRUGATED METAL PIPE
- COR = CORNER
- (D) = DEED
- DB = DEED BOOK
- DA = DELTA ANGLE
- ELEV = ELEVATION
- ENC = ENCROACHMENT
- EOP = EDGE OF PAVEMENT
- ESMT = EASEMENT
- FB = FIELD BOOK
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIN = FINISHED FLOOR
- FNC = FENCE
- FPL = FLOOR
- FPLA = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- IRS = 5/8" IRON ROD SET 1/8 7838"
- LS = LICENSED BUSINESS NUMBER
- (LS) = (R/S) or (P/S) REGISTERED OR PROFESSIONAL LAND SURVEYOR
- (M) = MEASURED
- NDF = NAIL & DISK FOUND
- NOS = 1 1/4" NAIL & DISK SET 1/8 7838"
- NSVD = NATIONAL GEODETIC VERTICAL DATUM
- NO. = NUMBER
- O/H = OVERHEAD
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PLD = PUBLIC UTILITY & DRAINAGE EASEMENT
- PU = PUBLIC UTILITY EASEMENT
- PNT = PAVEMENT
- R = RADIUS
- REF = REFERENCE
- RNG = RANGE
- R/W = RIGHT OF WAY
- SEC = SECTION
- SFLA = SPECIAL FLOOD HAZARD AREAS
- TEL = TELEPHONE RISER
- TYP = TOWNSHIP
- UP = UTILITY POLE
- WD = WOOD
- WIT-COR = 5/8" IRON ROD SET WITH CAP WITNESS LB 7838"
- WM = WATER METER

CERTIFIED TO: RIVERSIDE, LLC

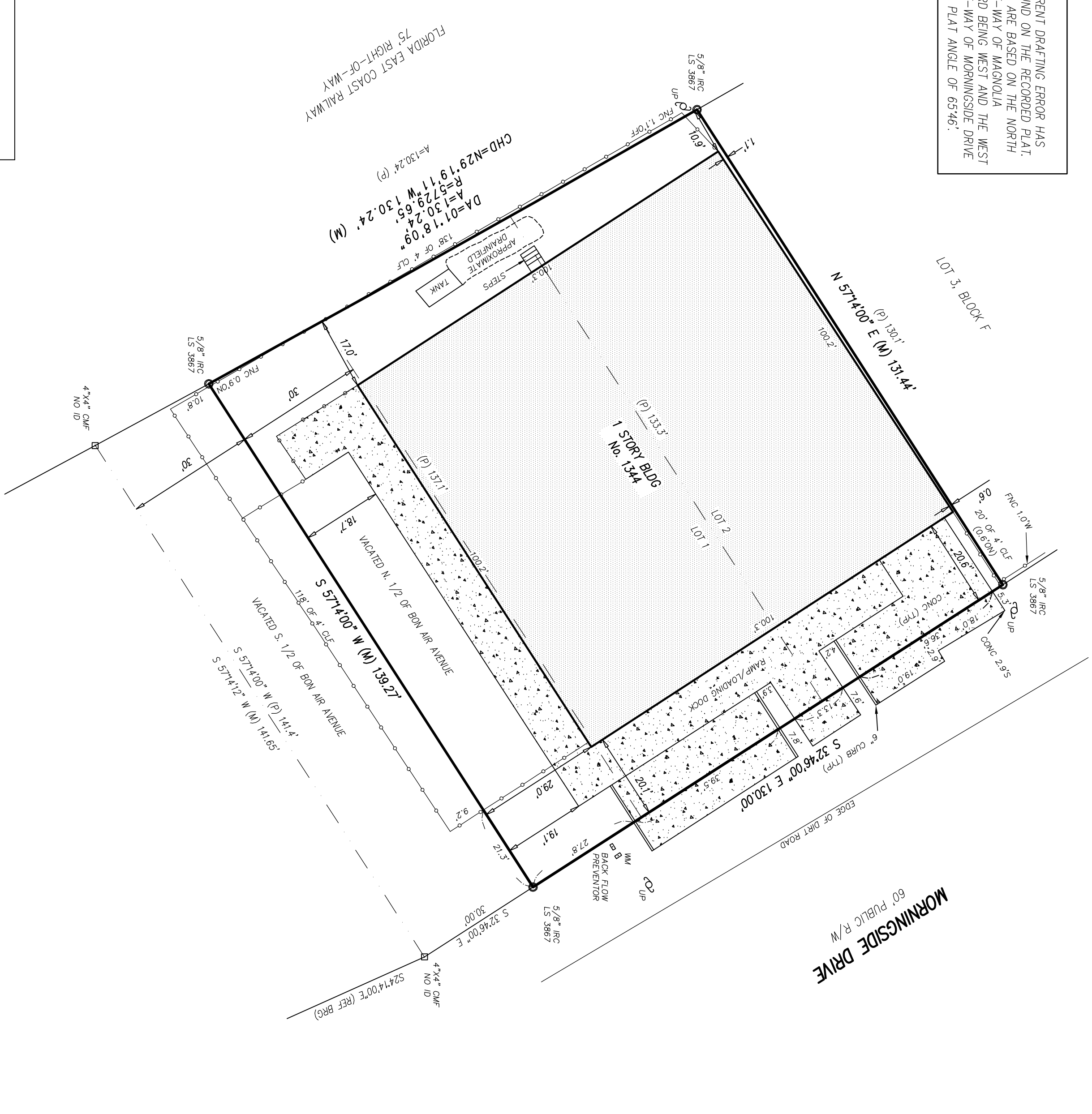
- NOTES:**
1. BEARINGS BASED ON W. R/W BEING S 2414.00" E AS PER PLAT (SEE SKETCH)
 2. ELEVATIONS BASED ON _____
 3. FLOOD ZONE "X" MAP No. 12009G0528E COMMUNITY No. 120025, NOVEMBER 19, 1997. FLOOD ZONE INFORMATION DEPICTED HEREON IS APPROXIMATE. FEMA RETAINS SOLE AUTHORITY REGARDING BOUNDARY AND EXTENT OF SFHA.
 4. HORIZONTAL CLOSEURE MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN LAND AS PER FLORIDA STATUTE 61G17-6.003
 5. BEARINGS, DISTANCES OR ANGLES SHOWN ARE THE SAME AS PLAT.
 6. DEED OR RECORD UNLESS SHOWN OTHERWISE.
 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 8. THE SURVEYOR HAS NOT LOCATED NOR ATTEMPTED TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, OR STRUCTURES OTHER THAN THOSE THAT MAY BE SHOWN HEREON.
 9. ONLY BOUNDARY CORNER MONUMENTS AS SHOWN HEREON ARE TO BE USED FOR THE LOCATION AND CONSTRUCTION OF IMPROVEMENTS UNLESS OTHERWISE INDICATED THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR ATTORNEY'S TITLE OPINION.

BOUNDARY	DATE: 10/10/11	JOB No. 31052
		FB 11-9-18
		MORNING/L1BF

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NOTE:
 AN APPARENT DRAFTING ERROR HAS BEEN FOUND ON THE RECORDED PLAT. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY OF MAGNOLIA BOULEVARD BEING WEST AND THE WEST RIGHT-OF-WAY OF MORNINGSIDE DRIVE HAVING A PLAT ANGLE OF 65.46°.



CERTIFICATION:
 I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5A-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 10/10/11
 JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA No. 6133
 DRAWN BY: JED SCALE 1 INCH = 20 FEET