

LEGEND

- AC AIR CONDITIONER
- BFP BACKFLOW PREVENTER
- CATVRI CABLE TV RISER
- CB CONCRETE BLOCK
- CLF CHAIN LINK FENCE
- CM CONCRETE MONUMENT
- CONC. CONCRETE
- D DEED
- EJB ELECTRIC JUNCTION BOX
- EP EDGE OF PAVEMENT
- FFE FINISH FLOOR ELEVATION
- HWF HOE WIRE FENCE
- ID IDENTIFICATION
- IP IRON PIPE
- IPC IRON PIPE AND CAP
- IR IRON ROD
- LB LICENSED BUSINESS
- M MEASURED
- MB MAIL BOX
- REC. RECOVERED
- S.R. STATE ROAD
- TOS TOP OF BANK
- TOS TOE OF SLOPE
- WF WETLAND FLAG
- WM WATER METER
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT

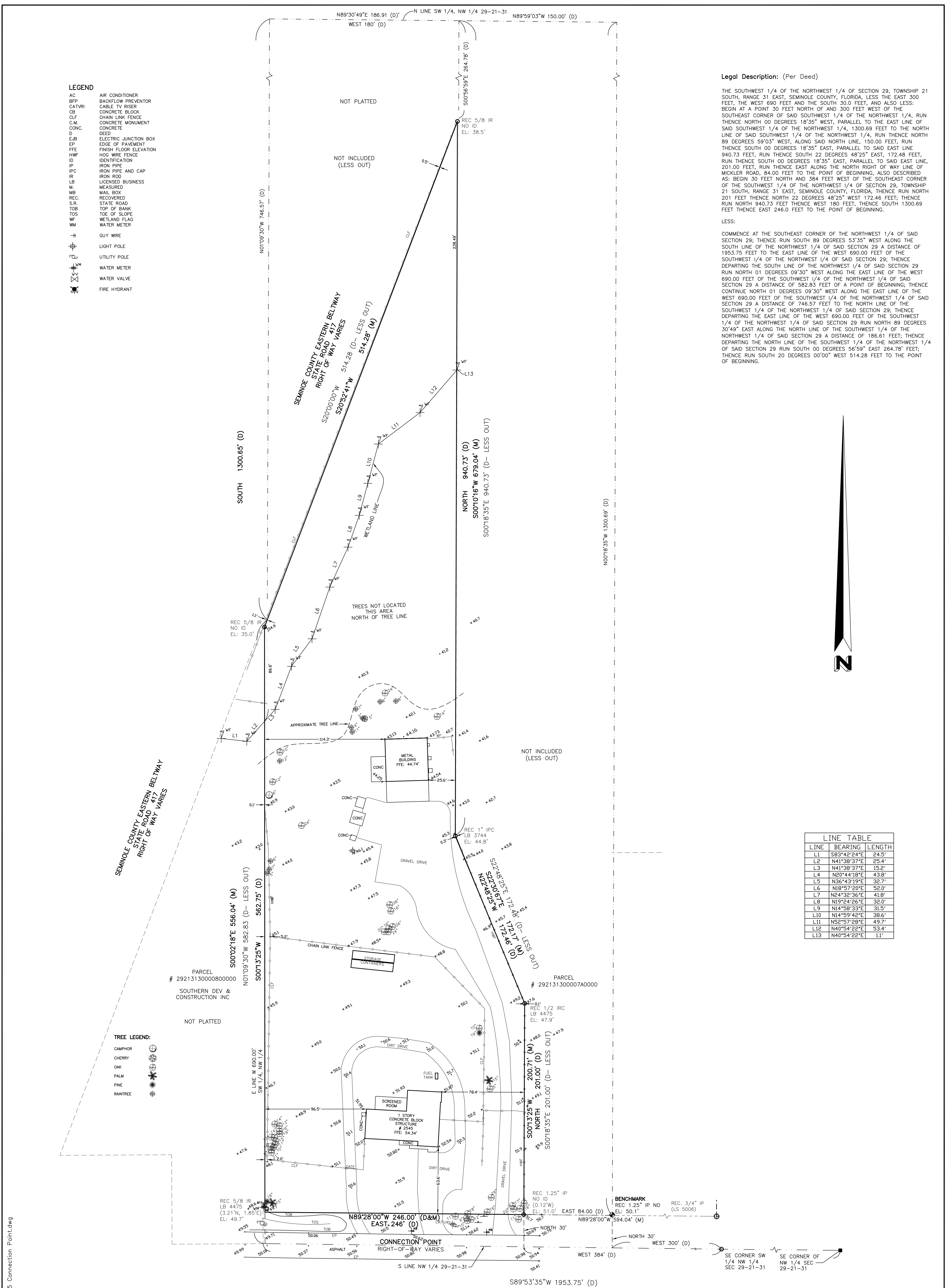
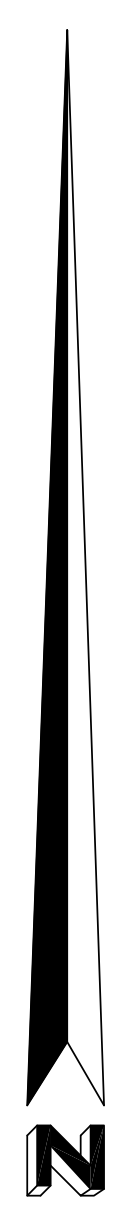
Legal Description: (Per Deed)

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE EAST 300 FEET, THE WEST 890 FEET AND THE SOUTH 30.0 FEET, AND ALSO LESS: BEGIN AT A POINT 30 FEET NORTH OF AND 300 FEET WEST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 00 DEGREES 18'35" WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1300.69 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN THENCE NORTH 89 DEGREES 59'03" WEST, ALONG SAID NORTH LINE, 150.00 FEET, RUN THENCE SOUTH 00 DEGREES 18'35" EAST, PARALLEL TO SAID EAST LINE 940.73 FEET, RUN THENCE SOUTH 22 DEGREES 48'25" EAST, 172.48 FEET, RUN THENCE SOUTH 00 DEGREES 18'35" EAST, PARALLEL TO SAID EAST LINE, 201.00 FEET, RUN THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF MICKLER ROAD, 84.00 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS: BEGIN 30 FEET NORTH AND 384 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN NORTH 201 FEET THENCE NORTH 22 DEGREES 48'25" WEST 172.46 FEET; THENCE RUN NORTH 940.73 FEET THENCE WEST 180 FEET, THENCE SOUTH 1300.69 FEET THENCE EAST 246.0 FEET TO THE POINT OF BEGINNING.

LESS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH 89 DEGREES 53'35" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29 A DISTANCE OF 1953.75 FEET TO THE EAST LINE OF THE WEST 690.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE DEPARTING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29 RUN NORTH 01 DEGREES 09'30" WEST ALONG THE EAST LINE OF THE WEST 690.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29 A DISTANCE OF 582.83 FEET OF A POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 09'30" WEST ALONG THE EAST LINE OF THE WEST 690.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29 A DISTANCE OF 746.57 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE DEPARTING THE EAST LINE OF THE WEST 690.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29 RUN NORTH 89 DEGREES 30'49" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29 A DISTANCE OF 186.61 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29 RUN SOUTH 00 DEGREES 56'59" EAST 264.78 FEET; THENCE RUN SOUTH 20 DEGREES 00'00" WEST 514.28 FEET TO THE POINT OF BEGINNING.

LINE	BEARING	LENGTH
L1	S83°42'24"E	24.5'
L2	N41°38'37"E	25.4'
L3	N41°38'37"E	15.2'
L4	N20°44'18"E	43.8'
L5	N36°43'19"E	32.7'
L6	N18°57'20"E	52.0'
L7	N24°32'56"E	41.8'
L8	N19°24'26"E	32.0'
L9	N14°58'33"E	31.5'
L10	N14°59'42"E	38.6'
L11	N52°57'28"E	49.7'
L12	N40°54'22"E	53.4'
L13	N40°54'22"E	11.1'



SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 29, Township 21 S., Range 31 E., Seminole County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership.
5. All easements of which the surveyor has knowledge of, or has been furnished, have been noted on this map.
6. No title data has been provided to this surveyor unless otherwise noted.
7. Bearings shown hereon are assumed relative to the North right-of-way line of Connection Point; said bearing being N89°28'00"W (assumed).
8. According to the Federal Insurance Rate Map, this property lies in Zone "X", Community Panel number 1211700190 F, Dated: 9/28/2007.
9. Elevations shown hereon are based on Seminole County benchmark #8131905, having an elevation of 47.43' relative to NAVD 88.
10. Wetland Line shown hereon is based on wetland flags placed by others and located in field on October 7, 2021.
11. The benchmark utilized was a PKNL in the driveway of 2588 Connection Point, having an elevation of 44.81 feet.
12. No field work was done on the date of this recertification.
13. The upland acreage of the property is 3.14 acres (136,934 square feet) more or less.

REVISIONS	
Rev. _____	Date: _____
Rev. _____	Date: _____
Rev. RECERTIFICATION— UPLAND ACREAGE	Date: 2/22/22

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
2545 CONNECTION POINT
FOR
HUDSON ENGINEERING

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No: M-089
Field Date: 10/15/21
Drawn By: SEH
Field By: ME/JR
Scale: 1"=40'

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