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 DUSTIN HOLLOWAY, PSM (LS 6676)

REV	DATE	COMMENTS

4901 PATCH ROAD
 PARCEL ID: 14-23-30-5240-08-064
 BOUNDARY & TOPOGRAPHIC SURVEY
 1901 PATCH ROAD
 ORANGE COUNTY, FLORIDA, 32822

PROJECT: DEWITT-TOPO STATE PLANE
 H.C.S.: FL83-EF
 V.C.S.: NAVD88
 DRAWN BY: DWH
 CHECKED BY: DWH
 FIELD DATE: 08/12/2020
 PLOT DATE: 02/10/2021
 SCALE: 1" = 50'
 PAGE: 1 OF: 1

V-BT1

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 SURVEY IS NOT VALID WITHOUT PHYSICAL OR ELECTRONIC SURVEYOR SIGNATURE AND SEAL.

This item has been electronically signed and sealed by Dustin Holloway, PSM on [Date/Time Stamp shown] using a digital signature. Printed copies of this document are not copyrighted, signed and sealed and the signatures must be verified on any electronic copies.

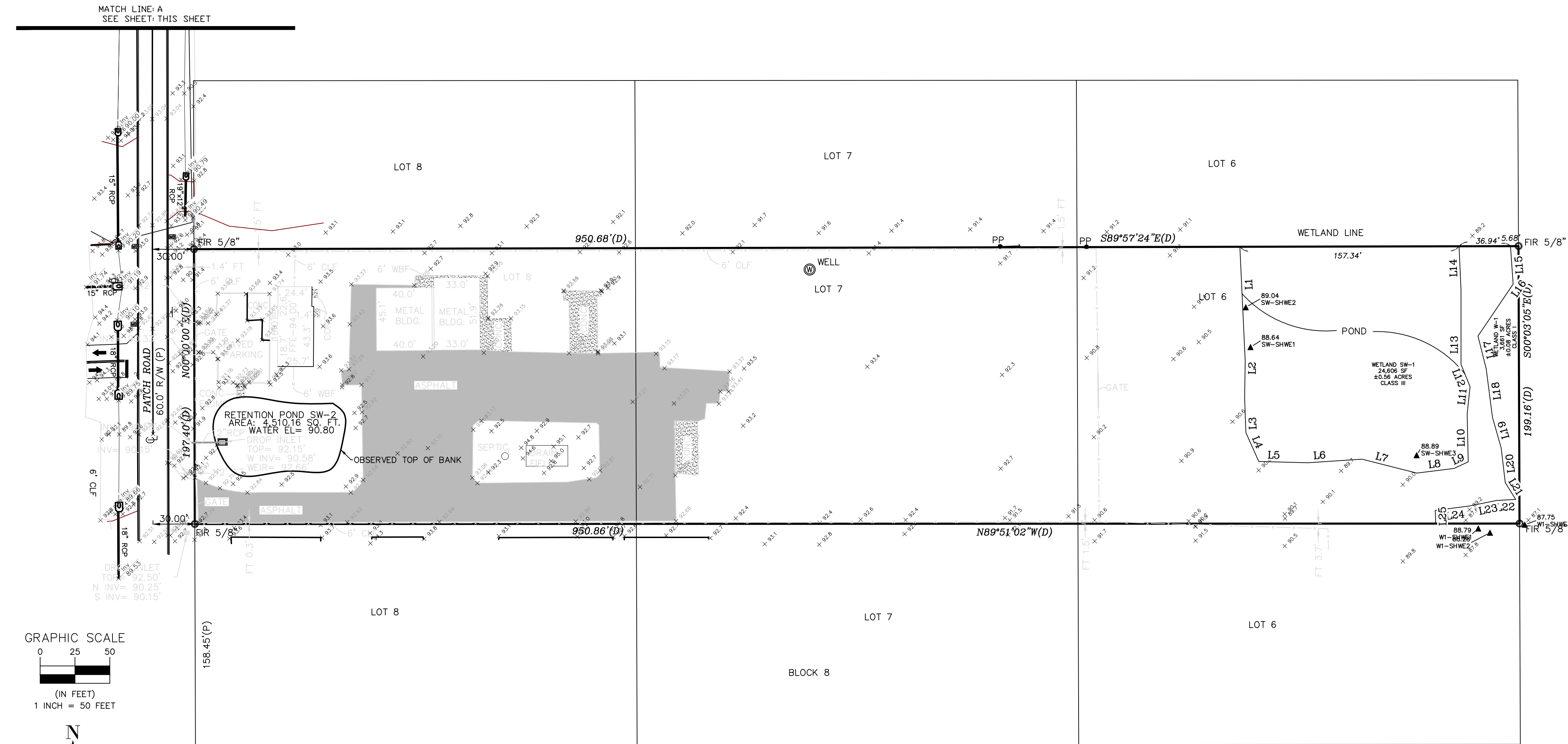
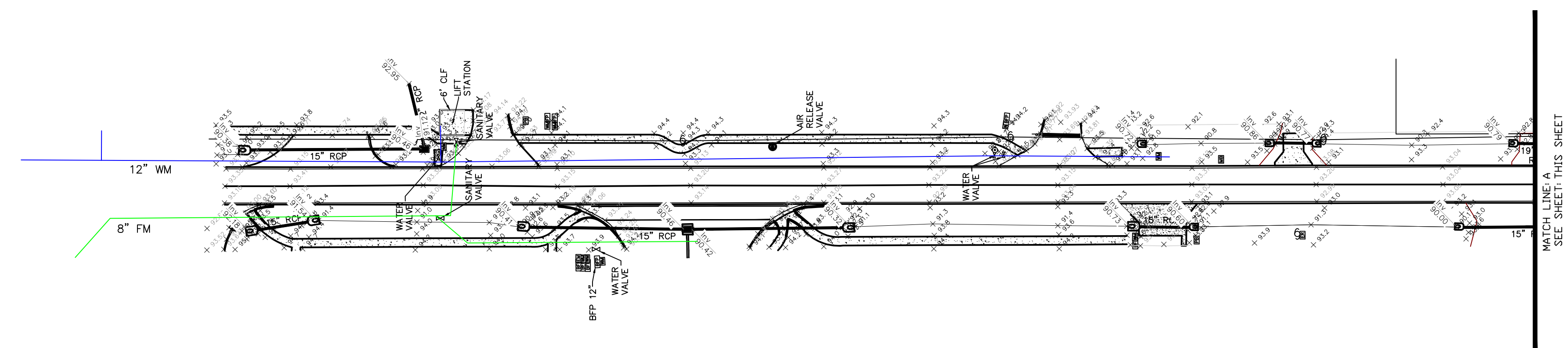
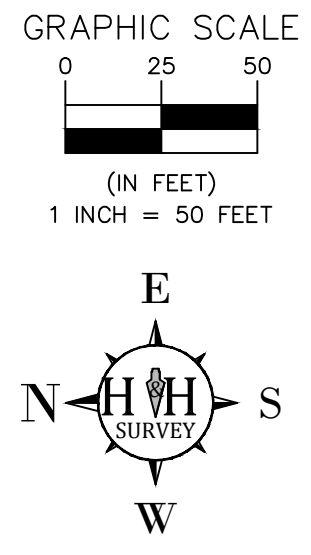
DUSTIN HOLLOWAY, PSM LS 6676
 H & H SURVEY CONSULTANTS, LLC
 LB 7821
 SIGNING DATE: 02/10/2021

LEGEND & ABBREVIATIONS

FIR = FOUND IRON ROD	● = TRANSFORMER
FIP = FOUND IRON PIPE	○ = POWER POLE
SIR = SET IRON ROD	⊗ = FIRE HYDRANT
PSM & MAPPER = PROFESSIONAL SURVEYOR & MAPPER	⊕ = TELEPHONE RISER
ESM'T = EASEMENT	▣ = DRAINAGE GRATE
CONC = CONCRETE	▣ = CABLE RISER
R/W = RIGHT OF WAY	⊙ = LIGHT POLE
E/P = EDGE OF PAVEMENT	⊙ = SIGN
FT = FENCE TIE	(P) = PLAT DIMENSION
A/C = AIR CONDITIONER	(M) = FIELD MEASURED
CLF = CHAIN LINK FENCE	(D) = DEED DIMENSION
WBF = WOOD BOARD FENCE	MES = MITERED END SECTION
LB = LICENSED BUSINESS	⊕ = CENTERLINE
PP = POWER POLE	
BLDG = BUILDING	

Line Table

Line #	Direction	Length
L1	S02°39'36"E	82.05
L2	S00°54'03"W	26.91
L3	S02°15'34"E	24.58
L4	S23°59'32"E	22.67
L5	S88°24'51"E	35.30
L6	N86°10'48"E	38.80
L7	S75°51'51"E	40.72
L8	N82°56'31"E	26.86
L9	N64°59'25"E	11.25
L10	N01°12'28"W	34.59
L11	N06°08'36"E	19.48
L12	N22°12'23"W	17.31
L13	N00°03'17"E	53.41
L14	N02°37'08"W	31.40
L15	S03°57'15"E	27.25
L16	S34°01'46"W	45.09
L17	S14°13'17"E	24.18
L18	S07°19'48"E	35.27
L19	S15°47'49"E	22.78
L20	S06°43'36"E	25.02
L21	S31°46'36"E	14.21
L22	S86°50'10"W	13.59
L23	S78°40'46"W	20.32
L24	S82°31'01"W	24.46
L25	S01°48'47"E	9.42



CAD 20-07-131
 UPLAND = 155,742 SF, 3.58 AC
 WETLAND W-1 CLASS I = 3,661 SF
 WETLAND SW-1 CLASS III = 24,808 SF
 RETENTION POND SW-2 = 4,510 SF
 TOTAL = 188,519 SF, 4.33 AC

SURVEYOR'S NOTES

- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC.
- THIS PROPERTY IS SUBJECT TO RECORDED OR UNRECORDED AGREEMENTS, ASSESSMENTS, EXCEPTIONS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, IF ANY, WHICH MAY NOT APPEAR ON THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), MORE PARTICULARLY TO THE FLORIDA PERMANENT REFERENCE SYSTEM (FPRS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ORL1, TTVL, & SNFD. NORTHINGS AND EASTINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, ZONE 0901 (FLORIDA EAST), MORE PARTICULARLY TO THE SAID FPRS CORS STATIONS.
- BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12095C0435F, EFFECTIVE DATE SEPTEMBER 25, 2009, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND ZONE A.
- THIS SURVEY USES A BASIS OF BEARING AS N00°00'00"E AS BEING THE WESTERLY LINE OF LOT 8, BLOCK 8, LOS TERRANOS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING AN ASSUMED BEARING.
- 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 OR PARTIES.
- SOME FEATURES SHOWN HEREON ARE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS PROVIDED BY ORANGE COUNTY UTILITIES DEPARTMENT G.I.S. DATA DATED 9/24/2020. THE SURVEYOR HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED.

LEGAL DESCRIPTION

PER DOC# 20200352099, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

A PART OF LOTS 6, 7, AND 8, BLOCK 8, LOS TERRANOS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 8; THENCE RUN NORTH 00 DEGREES 00'00" EAST, ALONG THE WEST LINE OF SAID LOT 8, 158.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 00'00" EAST, 197.40 FEET; THENCE RUN SOUTH 89 DEGREES 57'24" EAST, 950.68 FEET TO THE EAST LINE OF SAID LOT 8, BLOCK 8; THENCE RUN SOUTH 00 DEGREES 03'05" [SIC] ALONG THE EAST LINE OF SAID LOT 8, 199.16 FEET; THENCE RUN NORTH 89 DEGREES 51'02" WEST, 950.86 FEET TO THE POINT OF BEGINNING.

