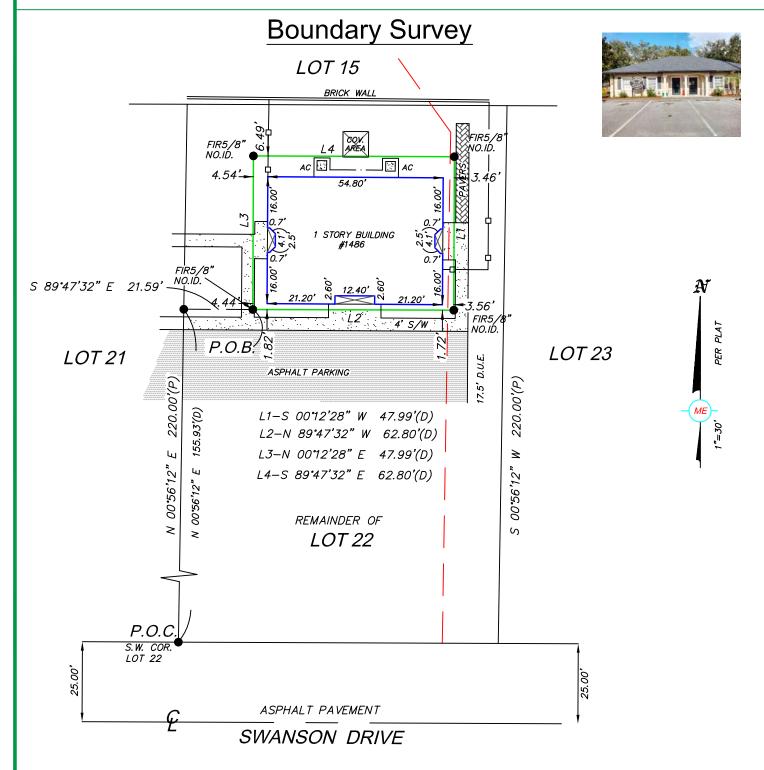


Legal Description:

Professional Land Surveyors

A portion of Lot 22, Wheeler Corners Phase II, as recorded in Plat Book 52, Pages 99 and 100, of the Public Records of Seminole County, Florida, more particularly described as follows: Commencing at the Southwest corner of Lot 22, Wheeler Corners Phase II, as recorded in Plat Book 52, Pages 99 and 100, of the Public Records of Seminole County, Florida; thence N. 00degrees 56 minutes 12 seconds E. along the West line of said Lot 22, 155.93 feet; thence departing said West line, S. 89 degrees 47 minutes 32 seconds E, 21.59 feet to the Point of Beginning; thence N. 00 degrees 12 minutes 28 seconds E., 47.99 feet; thence S. 89 degrees 47 minutes 32 seconds E., 62.80 feet; thence S. 00 degrees 12 minutes 28 seconds W., 47.99 feet; thence N. 89 degrees 47 minutes 32 seconds W., 62.80 feet to the Point of Beginning.



ALKOLI Investments LLC Champion Title & Closing Chicago Title Insurance Company Citizens Bank of Florida

Map Number 12117C Panel: 0195

Suffix: F F.I.R.M. Date: 09/28/2007 Flood Zone: X

Date of Survey: 01/05/2022 **Completed**: 01/05/2022

Address: 1486 Swanson Drive Oviedo, Florida 32765 File Number # 1486 Swanson Drive

- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have <u>NOT</u> been Researched for Gaps, Overlaps and/or Hiatus.
- 3). Subject to any Easements and/or Restrictions of Record. 4). Building Ties are NOT to be used to reconstruct Property Lines.
- 5). Fence Ownership is NOT determined.
- 6). Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- 7). Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this endeavor. Title Survey Services and the signing surveyor ass NO Liability for the Accuracy of this Determination.

- Found Iron Pipe Length (Arc) Measured Nail & Disk
- Point of Curvature
 Page
 Point of Intersectior
 Point of Beginning
 Point on Line
 Power Pole
 Permanent Referer
 Monument
 Point of Tangency
 Radius
 Rebar & Cap
 Recovered
 Roofed
 Right of way

I hereby Certify that this Boundary Survey of the above Described Property Is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5-J-05.172 Florid Administrative Codes. Pursuant to Section 472.027 Florida Statutes. ∟and J-05.172 Florida

#5828 Hified Parties Nicholas S. Frazzitta vey is intended ONLY for the y NOT VALID UNLESS Signed an



Professional Land Sur 9939 Carolina Street Oviedo, Fl. 32765 www.titlesurveyservices.com
Office-321-263-9933 Email: titlesurveys@gmail.com