PAGE 1 OF 1

BOUNDARY SURVEY

LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE NORTH 100 FEET, THENCE EAST 200 FEET, THENCE SOUTH 100 FEET, THENCE WEST 200 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH THAT 20 FOOT EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 29, 1977 IN OFFICIAL RECORDS BOOK 1135, PAGE 1536, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

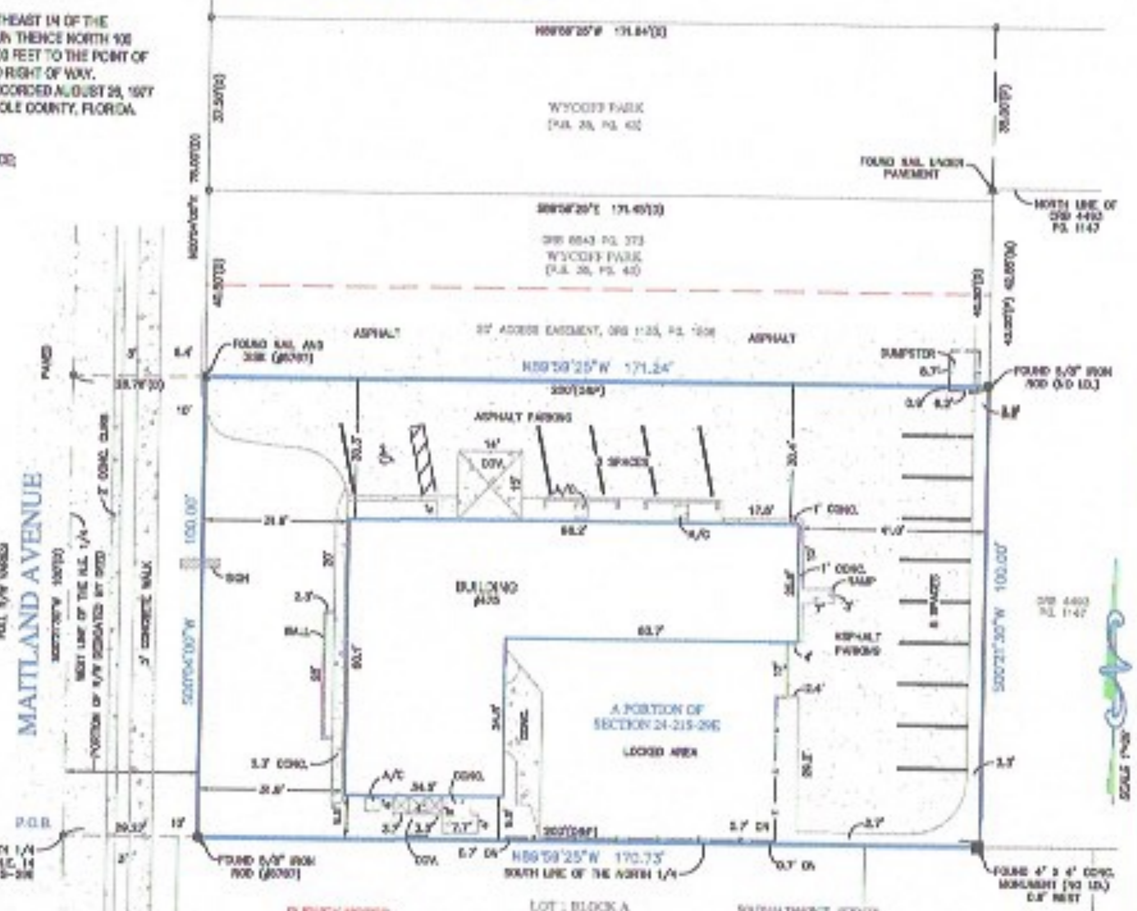
CERTIFIED TO:
, GASDICK STANTON EARLY, P.A; OLD REPUBLIC NATIONAL TITLE ASSURANCE;

COMMUNITY NUMBER: 120290
PANEL: 0165
SUFFIX: F
FLOOD ZONE: X
FIELD WORK: 7-16-2019

PROPERTY ADDRESS:
475 MAITLAND AVENUE
ALTAMONTE SPRINGS, FL 32701

SURVEY NUMBER: 325102

CLIENT FILE NUMBER: 2349.00014



MAITLAND AVENUE
FULL R/W VARIES
P.O.B.
S.W. CORNER OF THE NORTH 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4 OF SEC. 24-21S-29E
PAVED
2' CONC. CURB
3' CONCRETE WALK
WEST LINE OF THE N.E. 1/4
PORTION OF R/W DEDICATED BY DEED
S00°04'00"W 100.00'
S00°21'30"W 100.00'
N89°59'25"W 171.24'
N89°59'25"W 170.73'
N89°59'25"W 171.84'(D)
S89°59'25"E 171.45'(D)
WYCOFF PARK
(P.B. 28, PG. 43)
ORB 6643 PG. 373
20' ACCESS EASEMENT, ORB 1135, PG. 1536
ASPHALT
ASPHALT PARKING
FOUND SAIL AND 3386 (ILLEGIBLE)
FOUND 5/8" IRON ROD (ILLEGIBLE)
FOUND SAIL UNDER PAVEMENT
NORTH LINE OF ORB 4493 PG. 1147
DUMPSTER
FOUND 4" X 4" CONC. MONUMENT (NO I.D.) 0.8' WEST
BUILDING #475
A PORTION OF SECTION 24-21S-29E
LOCKED AREA
COV.
CONC.
SIGN
WALL
A/C
3 SPACES
8 SPACES
SOUTH LINE OF THE NORTH 1/4
LOT 1 BLOCK A
SOUTH ALTAMONTE HEIGHTS (P.B. 4, PG. 8)
LOT 4 BLOCK A
ORB 4493 PG. 1147
SCALE 1"=20'

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD	●	= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
+ X.XX	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES:
- CONC. DRIVE CROSSING INTO 6' U.E. ON THE NORTHERLY SIDE OF LOT.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
- PROPERTY SUPPLIED BY CITY WATER AND SEWER.
- ACCESS TO PROPERTY PROVIDED BY 20' ACCESS EASEMENT THAT IS NORTH OF SUBJECT PROPERTY.

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(Kenneth Osborne) Digitally signed by Kenneth Osborne Date: 2019.07.20

(Ridneys)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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