Boundary Survey

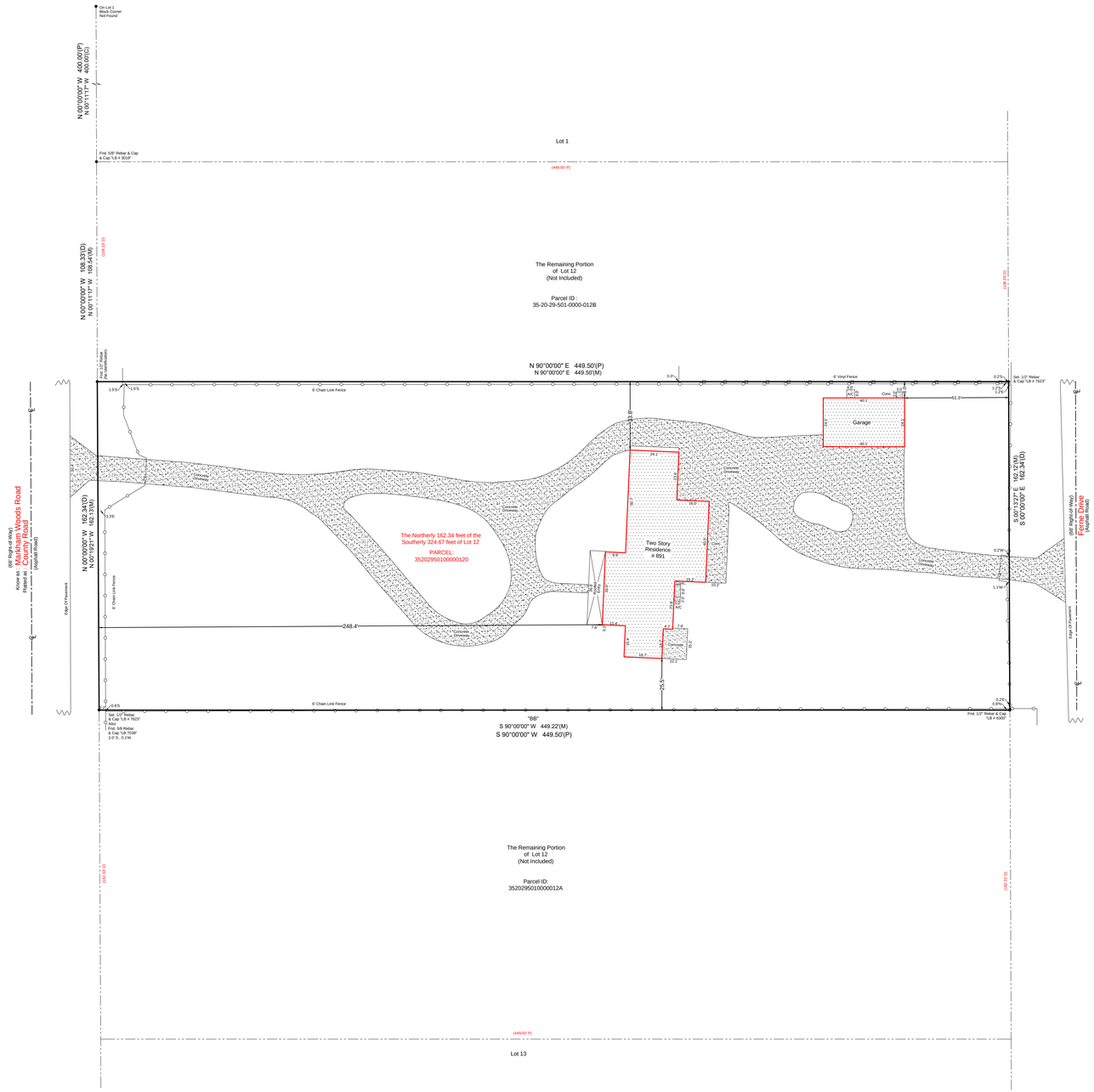
Legal Description:

THE NORTHERLY 162.34 FEET OF THE SOUTHERLY 324.67 FEET OF LOT 12, DES PINAR ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 52, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Flood Zone : By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in Seminole County, community number 120289, dated 9/28/2007.

CERTIFIED TO : TIRLOCHAN S CHENAL AND HARJINDER K CHEHAL; DOMINION TITLE COMPANY; CHICAGO TITLE INSURANCE COMPANY

891 Markham Woods Rd
Longwood, FL 32779



Graphic Scale

0 15' 30' 60'

Scale: 1"=30'

Field Date: 03/26/20	Date Completed: 03/30/20
Drawn By: AH	File Number: IS-72174

-Legend-

C	- Calculated	PC	- Point of Curvature
Ac	- Acreage	PCP	- Point of Curve
C.B.	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	RadC	- Radial
FND	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	S	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	∠	- Angle (Internal Angle)
	- Wood Fence	CLF	- Chain Link Fence

Notes:

>Survey is Based upon the Legal Description Supplied by Client, Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.

>Subject to any Easements and/or Restrictions of Record.

>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".

>Building Ties are NOT to be used to reconstruct Property Lines.

>Fence Ownership is NOT determined.

>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.

>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.

>Use of This Survey for Purposes other than Intended, Without Written Permission from the Land Surveyor, is Prohibited. 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 Hereon 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. Without Further Investigation, this Land Surveying surveyor assume NO Liability for the Accuracy of this Determination.

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 Prepared by me or 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 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Date: 03/30/20
Patrick K. Ireland PSM#6637 FCB Cert. LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID Unless Signed and Embossed with Surveyor's Seal.

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