

**STATE ROAD NO. 15 & 600  
(U.S. HIGHWAY 17-92) ORLANDO AVENUE**  
(VANDERPOOL AVENUE BY PLAT)  
106' RIGHT OF WAY  
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 15/600, SECTION 75030-2205 & 75030-2502

LINE #	BEARING	LENGTH
L1	N00°06'42"E	41.71'(F)
L2	N89°38'31"W	0.72'(F)
L3	N00°21'29"E	20.56'(F)
L4	N89°38'31"W	0.96'(F)
L5	N00°21'29"E	172.83'(F)
L6	S89°36'42"W	0.84'(F)
L7	S00°06'42"W	193.39'(F)
L8	N00°06'42"E	50.52'(F)
L9	N89°38'31"W	0.60'(F)
L10	N00°21'32"E	138.51'(F)
L12	S00°06'42"W	138.51'(F)

- LEGEND & ABBREVIATIONS:**
- = SET 5/8" IRON ROD "SSMC LB 2108" UNLESS OTHERWISE NOTED
  - ⊙ = SET NAIL W/DISC "SSMC LB 2108" UNLESS OTHERWISE NOTED
  - ◇ = UTILITY POLE
  - ⊥ = RAILROAD SPIKE
  - ⊢ = NON-TRAFFIC SIGN
  - (C) = CALCULATED
  - (F) = FIELD
  - (M) = RIGHT OF WAY MAP
  - (P) = PLAT
  - LB = LICENSED BUSINESS
  - LS = LICENSED SURVEYOR
  - ID = IDENTIFICATION
  - STA = STATION
  - LT = LEFT
  - RT = RIGHT
  - POC = POINT OF COMMENCEMENT
  - POB = POINT OF BEGINNING
  - CCR = CERTIFIED CORNER RECORD
  - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION

SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST FOUND 5/8" IRON ROD & CAP "SSMC LB 2108" CCR#93330

**DESCRIPTION:**  
THAT PART OF:  
LOTS 12 THROUGH 20, BLOCK B, GEO. H. PACKWOOD'S PLAN OF THE TOWN OF MAITLAND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 26 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
(The above described lands being described and recorded in Official Record Book 11006, Page 2775 of the Public Record of Orange County, Florida.)

**PART A**  
Commence at the Southeast corner of Section 25, Township 21 South, Range 29 East run South 89 degrees 36 minutes 42 seconds West, 713.88 feet along the South line of the Southeast quarter of said Section 25 to the Southerly projection of the existing West right of way line as shown on the Florida Department of Transportation Right of Way Map for State Road No. 15 & 600, Section No. 75030-2205 & 75030-2502 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida run North 00 degrees 06 minutes 42 seconds East, 41.71 feet along said Southerly projection and existing West right of way line to the POINT OF BEGINNING; thence departing said existing West right of way line, North 89 degrees 38 minutes 31 seconds West, 0.60 feet to a point; thence North 00 degrees 21 minutes 29 seconds East, 20.56 feet to a point; thence North 89 degrees 38 minutes 31 seconds West, 0.96 feet to a point; thence North 00 degrees 21 minutes 29 seconds East, 172.83 feet to a point; thence South 89 degrees 38 minutes 31 seconds East, 0.84 feet to the said existing West right of way line and also known as Point A; thence South 00 degrees 06 minutes 42 seconds West, 193.39 feet along said existing West right of way line to the POINT OF BEGINNING.  
Containing 224 square feet, more or less.

**AND**

**PART B**  
Commence at said Point A, run North 00 degrees 06 minutes 42 seconds East, 50.52 feet along said existing West right of way line to the POINT OF BEGINNING; thence departing said existing West right of way line, North 89 degrees 38 minutes 31 seconds West, 0.60 feet to a point; thence North 00 degrees 20 minutes 46 seconds East, 138.51 feet to a point; thence South 89 degrees 38 minutes 32 seconds East, 0.03 feet to said existing West right of way line and also known as Point B; thence South 00 degrees 06 minutes 42 seconds West, 138.51 feet along said existing West right of way line to the POINT OF BEGINNING.  
Containing 44 square feet, more or less.

**AND**

**PART C**  
Commence at said Point B, run North 00 degrees 06 minutes 42 seconds East, 36.20 feet along said existing West right of way line to the POINT OF BEGINNING; thence departing said existing West right of way line, North 89 degrees 38 minutes 31 seconds West, 1.88 feet to a point; thence North 00 degrees 22 minutes 58 seconds East, 110.96 feet to a point; thence South 89 degrees 27 minutes 02 seconds East, 1.35 feet to said existing West right of way line; thence South 00 degrees 06 minutes 42 seconds West, 110.94 feet along said existing West right of way line to the POINT OF BEGINNING.  
Containing 179 square feet, more or less.

CONTAINING IN AGGREGATE: 447 square feet, more or less.

**SURVEYOR'S REPORT:**

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- 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.
- Features shown by symbol as indicated in the legend are not to scale.
- 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.
- Bearings shown hereon are based on the South line of the Southeast quarter of Section 25, Township 21 South, Range 29 East being South 89°36'42" West. Bearings and distances shown hereon are measured unless otherwise noted.
- Horizontal features shown on the map refer to a National Geodetic Survey point with designation "GIS 0131 KAREN MCKEE", PID number AK7129 and is relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Distances shown are GRID distances.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Improvements & Topographic features shown hereon are limited to areas per specific instructions of the client.
- Right of Way information shown hereon was determined by found monumentation, recorded plats, recorded Right of Way Maps, and information obtained on the Orange County Property Appraisers web site.
- The above described parcels contains 447 square feet, more or less.
- Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.

**NOTICE OF LIABILITY:**  
This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
e-mail: info@southesternsurveying.com  
Certification Number: 182108

**Boundary Survey**  
Project: Maitland City Center, LLC  
Maitland, Orange County, Florida  
State of Florida  
Department of Transportation  
Field Date: April 20, 2017  
Drawn By: BMD  
Scale: 1" = 20'

BY: [Signature]  
CRG

REVISION DATE: 06/14/2017  
REVISION: Revisions per FDOT

SHEET NUMBER 1 OF 2  
NOT VALID WITHOUT SHEETS 1 THROUGH 2

**DRAWING NUMBER**  
61069002  
SHEET NUMBER  
1 OF 2

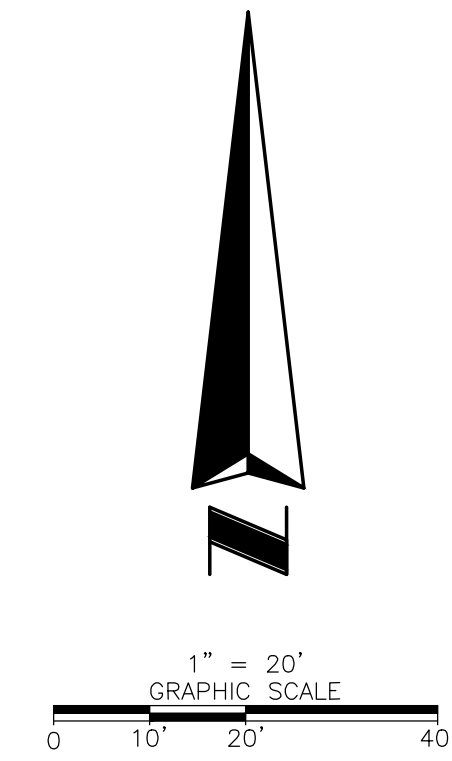
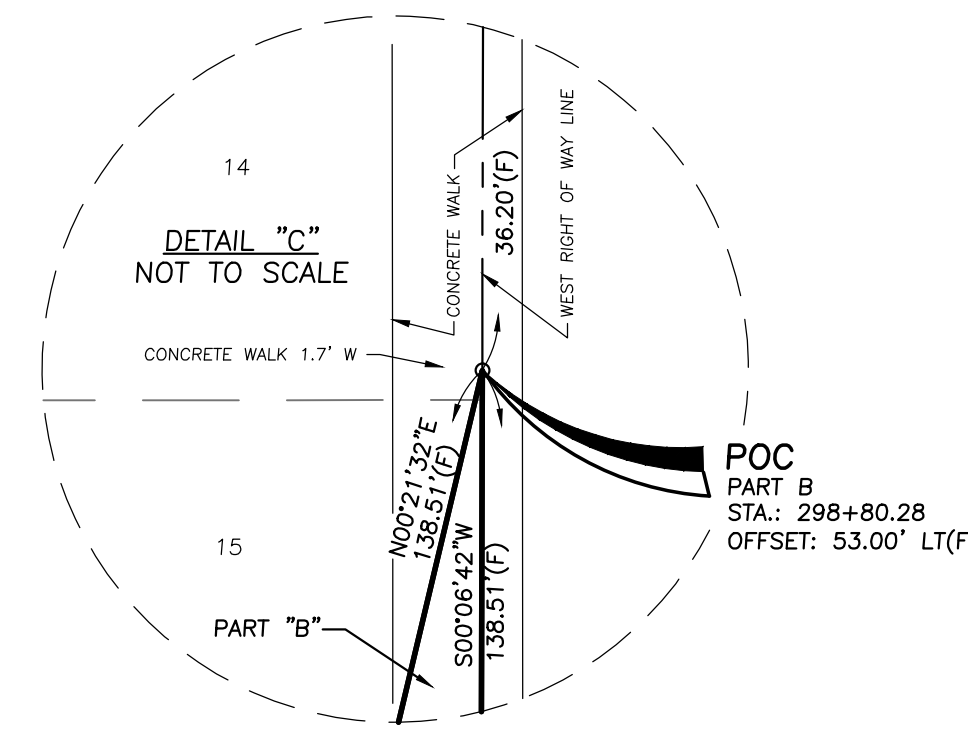
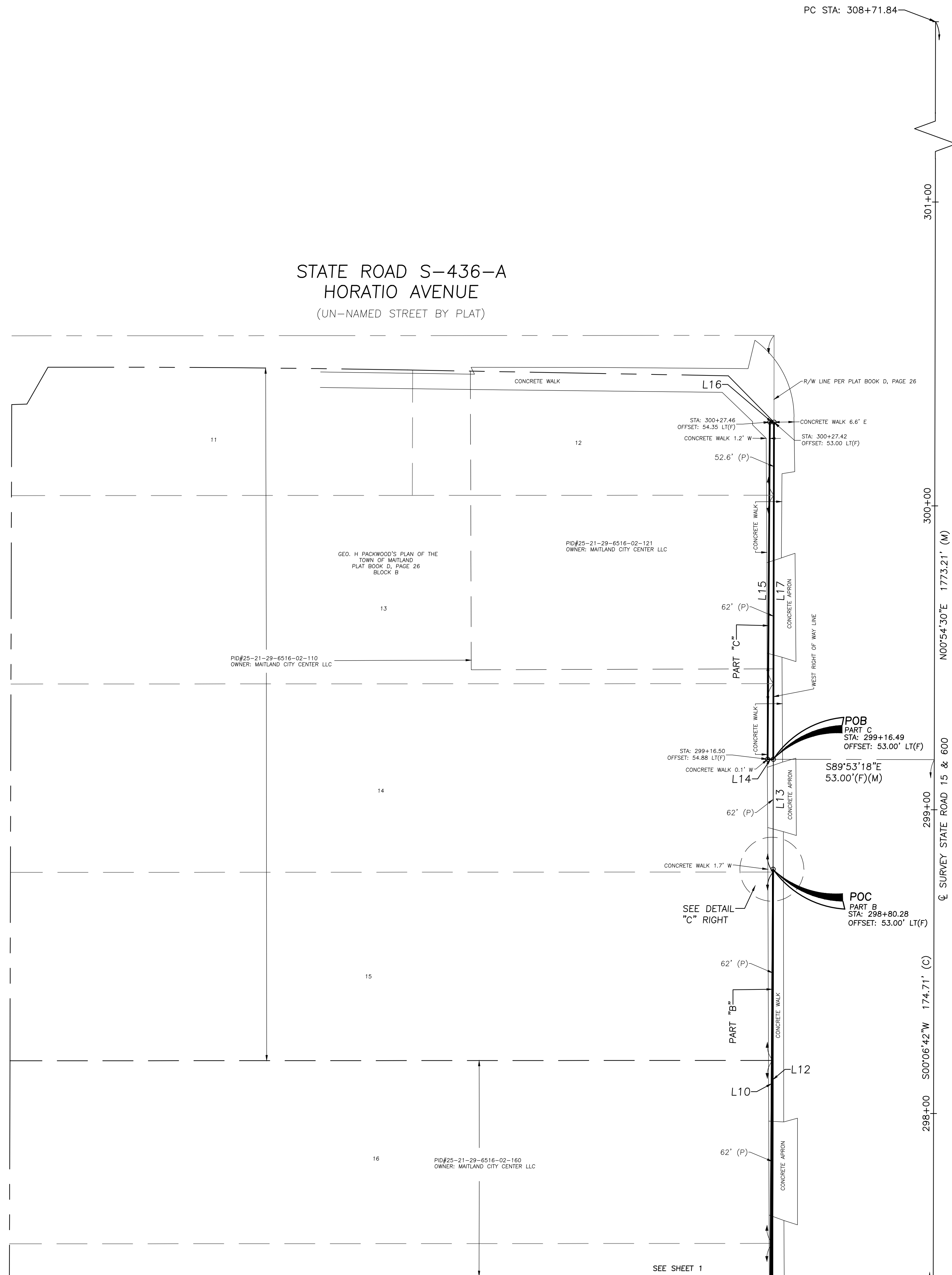
INDEPENDENCE LANE  
(INTER STREET BY PLAT)

STATE ROAD S-436-A  
HORATIO AVENUE  
(UN-NAMED STREET BY PLAT)

STATE ROAD NO. 15 & 600  
(U.S. HIGHWAY 17-92) ORLANDO AVENUE  
(VANDERPOOL AVENUE BY PLAT)

106' RIGHT OF WAY  
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 15/600, SECTION 75030-2205 & 75030-2502

LINE #	BEARING	LENGTH
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L12	S00°06'42"W	138.51'(F)
L13	N00°06'42"E	36.20'(F)
L14	N89°34'34"W	1.88'(F)
L15	N00°22'58"E	110.96'(F)
L16	S88°27'02"E	1.35'(F)
L17	S00°06'42"W	110.94'(F)



SEE SHEET 1 FOR NOTES,  
LEGEND AND DESCRIPTION.

DRAWING NUMBER  
**61069002**  
SHEET  
NUMBER

2 OF 2

Project:  
**Maitland City Center**  
Maitland, Orange County, Florida

Field Date: April 20, 2017  
Drawn By: BMD  
Scale: 1" = 20'

REVISION DATE	REVISION	BY
05/14/2017	Revisions per EDOT	CR/G

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Certification Number: LB2108

SHEET NUMBER 2 OF 2  
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1 THROUGH 2