

Final Survey

Legal Description:

PARCEL 1: Lot 21, WINTER PARK CIRCLE, according to the plat thereof as recorded in Plat Book "J", Page 12, Public Records of Orange County, Florida (Less begin at the Southwest corner of Lot 21, run thence Northwesterly 23 feet along the West line, thence Northeasterly 107.3 feet to a point on the East line 25 feet North of the Southeast corner, thence South to the Southeast corner, thence Westerly 102.1 feet to the POINT OF BEGINNING.)

CERTIFIED TO: E2H 291 CIRCLE, LLC Fidelity National Title Insurance Co. Smith Mackinnon, PA E2H 301 Circle, LLC
E2 Homes, LLC E2H Properties, LLC Florida State Title Services, LLC First American Title Insurance Company

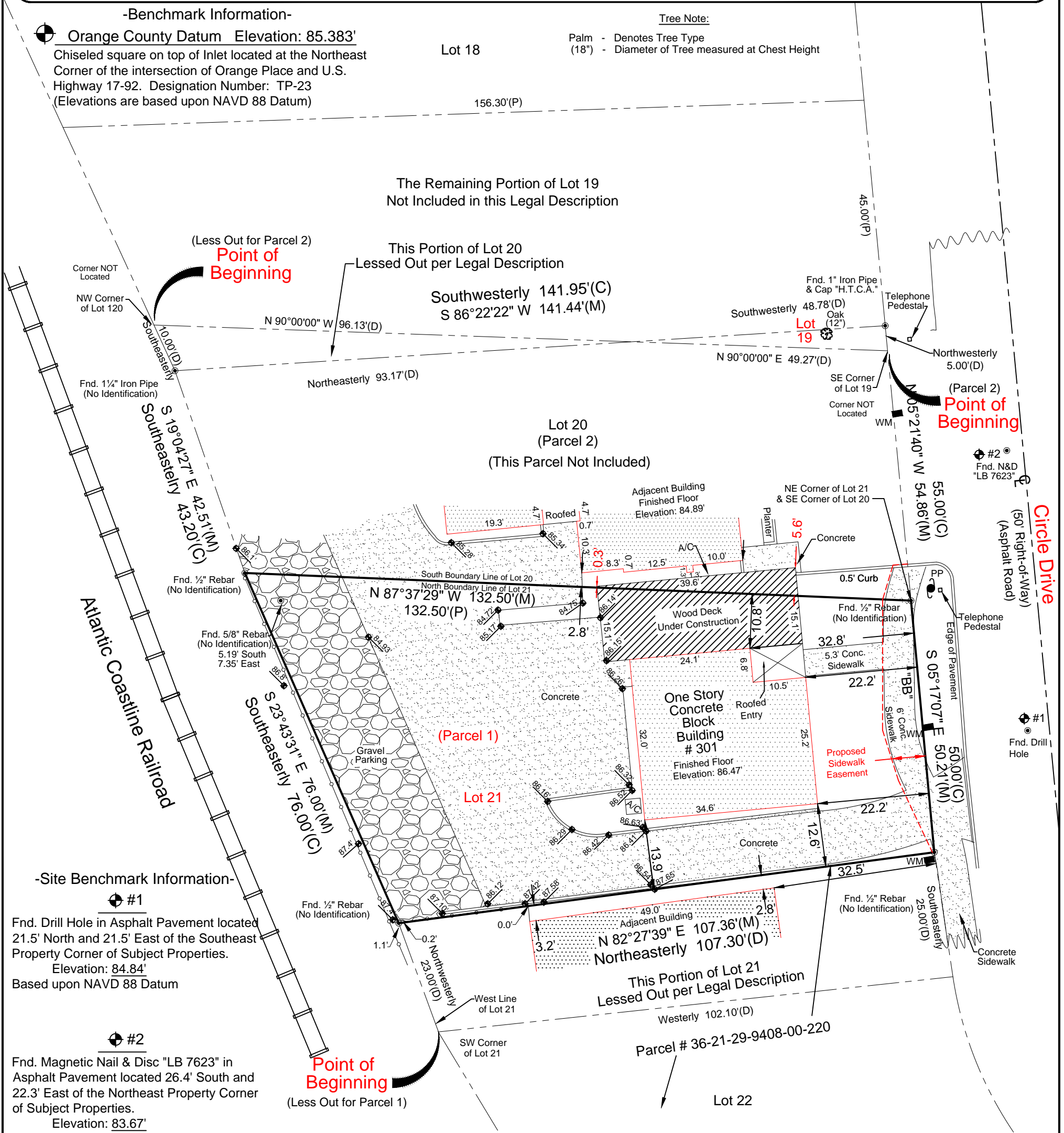
Flood Zone: X
Community Number : 12095C
Panel: 0255 F
Date: 9/25/2009

-Benchmark Information-

Orange County Datum Elevation: 85.383'
Chiseled square on top of Inlet located at the Northeast Corner of the intersection of Orange Place and U.S. Highway 17-92. Designation Number: TP-23 (Elevations are based upon NAVD 88 Datum)

Tree Note:

Palm - Denotes Tree Type
(18") - Diameter of Tree measured at Chest Height



-Site Benchmark Information-

#1
Fnd. Drill Hole in Asphalt Pavement located 21.5' North and 21.5' East of the Southeast Property Corner of Subject Properties.
Elevation: 84.84'
Based upon NAVD 88 Datum

#2
Fnd. Magnetic Nail & Disc "LB 7623" in Asphalt Pavement located 26.4' South and 22.3' East of the Northeast Property Corner of Subject Properties.
Elevation: 83.67'
Based upon NAVD 88 Datum

Revised Building Ties: 04-20-15

Revised Certifications: 04-22-15

Foundation Survey: 08-15-17

Final Survey: 12-15-17

Field Date: 04-13-15 Date Completed: 04-15-15
Drawn By: SP File Number: IS-20857

-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
□	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- 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 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 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. Ireland & Associates Surveying Inc. and the signing 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 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 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, P.S.M. 6637, 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.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandssurveying.com
Office-407.678.3366 Fax-407.320.8165

