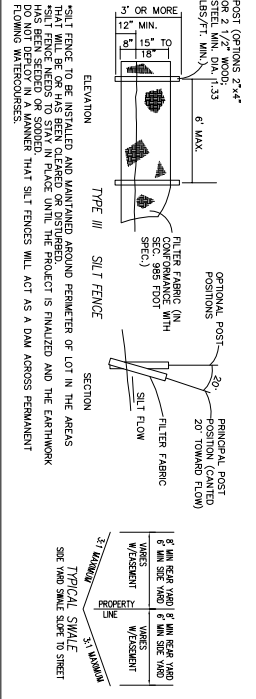


LEGAL DESCRIPTION
TRACT 14,
CAPE ORLANDO ESTATES UNIT 2A,
AS RECORDED IN PLAT BOOK Z, PAGE 82-85,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.14	N84.47.31"W
L2	34.09	S16.59.34"W
L3	45.92	S73.06.15"E
L4	70.73	S15.42.22"E
L5	0.49	N80.10.01"W
L6	59.17	N53.47.55"W
L7	24.45	S14.56.48"W
L8	22.18	S45.33.59"E
L9	15.32	N52.16.33"E
L10	36.79	S46.21.14"E
L11	15.08	S45.36.24"W
L12	23.09	N87.09.34"W
L13	25.37	N07.09.56"E
L14	102.20	S75.49.09"W
L15	14.90	S36.33.14"W
L16	73.95	N74.17.14"W
L17	15.97	S04.04.28"E
L18	68.74	S80.20.58"E
L19	24.44	N87.07.30"E
L20	14.66	S00.08.27"E
L21	52.80	N81.00.50"E
L22	27.68	S40.19.23"W
L23	41.56	S25.07.02"E
L24	20.87	S75.17.26"E
L25	54.62	N02.35.23"W
L26	47.50	N81.10.15"E
L27	153.84	S89.18.44"W
L28	157.88	S89.42.03"W
L29	155.61	S89.20.19"W
L30	162.69	S89.25.32"W



LEGEND & ABBREVIATIONS

- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- N/D = NAIL & DISK
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- E/P = EDGE OF PAVEMENT
- PP = POWER POLE
- A/C = AIR CONDITIONER
- D.U.E. = DRAINAGE & UTILITY ESM'T
- WB.F. = WOOD BOARD FENCE
- LB = LICENSED BUSINESS
- (D) = DEED DIMENSION
- (M) = FIELD MEASURED
- ☉ = CENTERLINE
- ☉ = WATER METER
- ☉ = POWER POLE
- ☉ = PROPOSED DRAINAGE ARROW
- ☉ = GROUND ELEVATION
- ☉ = PROPOSED ELEVATION

CAD 21-07-163	17,370 SF, 0.40 AC
WETLAND	17,370 SF, 0.40 AC
W-1	2,965 SF, 0.07 AC
W-2	1,118 SF, 0.03 AC
W-3	7,436 SF, 0.19 AC
TOTAL	207,900 SF, 4.77 AC

131 W Broadway, Suite 1001, Oviedo, FL 32765

TRACT 15

630.00' (P)

TRACT 15A

N90°00'00"E (P)

S00°00'00"E (P&M)

TRACT 16

300.00' (M)
330.00' (P)

SIR 5/8"
LB 7821"

TRACT 13

630.00' (P&M)

SIR 5/8"
LB 7821"

SURVEYOR'S NOTES:

1. BASIS OF BEARING – THE WESTERLY LINE OF LOT 14, CAPE ORLANDO ESTATES UNIT 2A, AS RECORDED IN PLAT BOOK Z, PAGE 82-85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AS BEING N00°00'00"E, PER DEED.
2. DATE OF FIELD SURVEY: JUNE 8, 2021, REV 9/1/21
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING BUILDING TIES.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
6. SURVEY FILE NUMBER: 21-04-056
7. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12095C0500F, EFFECTIVE DATE SEPTEMBER 25, 2009, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND MORE SPECIFICALLY TO FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS, ORLI, TTL, & SNEF).

BOUNDARY SURVEY CERTIFIED TO:

KEVIN TOLBERT

PROPERTY ADDRESS:

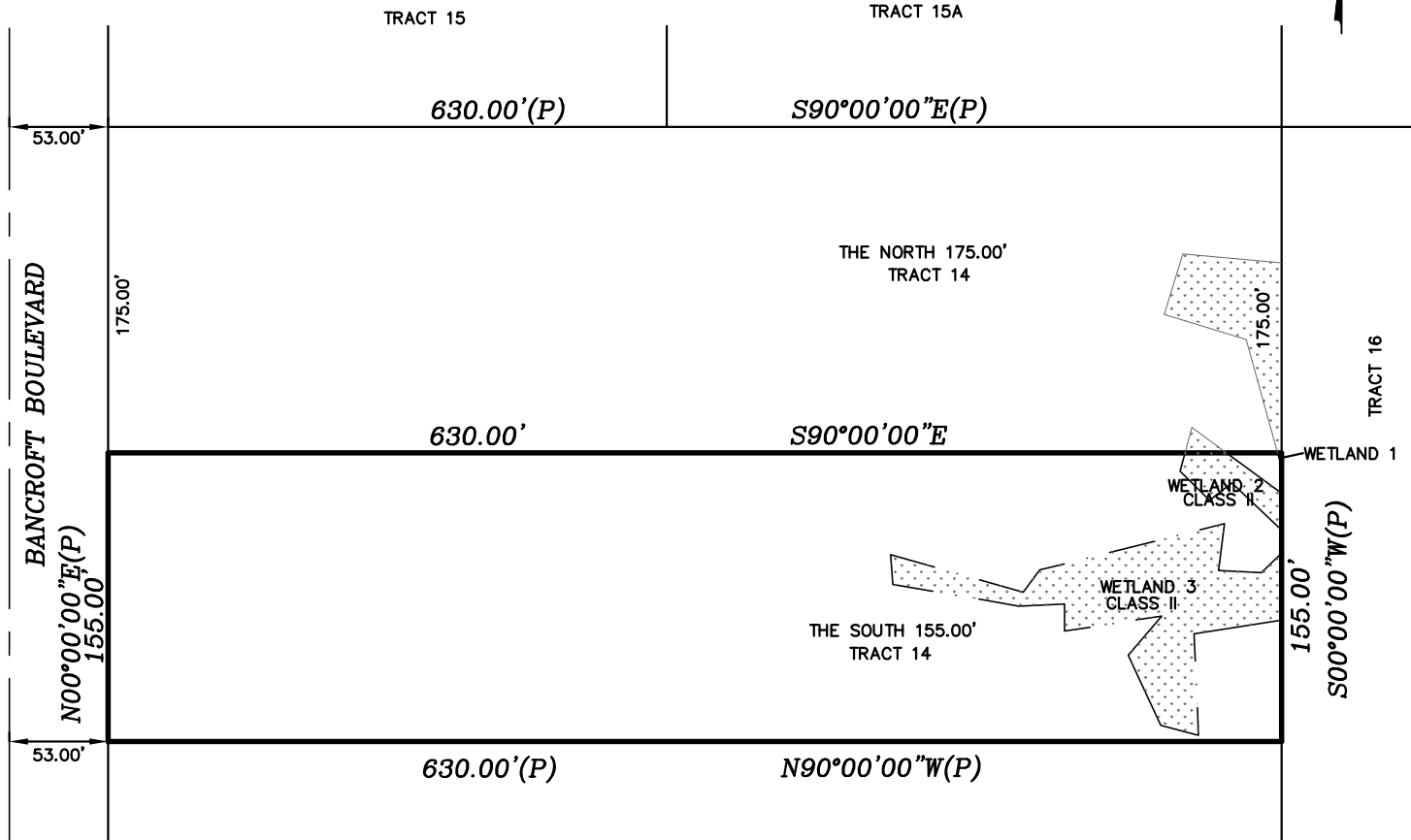
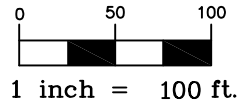
BANCROFT BOULEVARD
ORLANDO, FL 32833
PARCEL #13-23-32-7600-00-140

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 30-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

This form has been electronically signed and sealed by Faun M. Hoffmeier, PSM on [Date] (Time Stamp shown) using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FAUN M. HOFFMEIER, P.S.M., L.S. 6652
H&H SURVEY CONSULTANTS, LLC LB 7821
Faun Hoffmeier
Date: 2021.09.01 15:01:35 -0400

PARCEL SPLIT
situated in
Section 13, Township 23 South, Range 32 East,
Orange County, Florida



CAD 21-07-163
UPLAND- 89,240 SF, 2.05 AC
WETLAND W-1- 8 SF
WETLAND W-2- 966 SF
WETLAND W-3- 7,436 SF
TOTAL- 97,650 SF, 2.24 AC

MAP OF DESCRIPTION

SHEET 1 OF 2

THIS IS NOT A SURVEY

DESCRIPTION ON SHEET 2 OF 2

PREPARED FOR:

KEVIN TOLBERT

DATE: 6/14/21 SCALE: 1"=100'

PROJECT #: 21-04-056A-1

DESIGN: FMH

CHECKED: DWH



Digitally signed by
Faun Hoffmeier
Date: 2021.09.01
14:56:59 -04'00'

FAUN M. HOFFMEIER, P.S.M. 9/1/21
PROFESSIONAL SURVEYOR AND MAPPER #LS6552
STATE OF FLORIDA

Phone: (407) 542-4977

L.B. #7821



131 W Broadway, Suite 1001, Oviedo, FL 32765

PARCEL SPLIT
 situated in
Section 13, Township 23 South, Range 32 East,
Orange County, Florida

LEGAL DESCRIPTION:
 THE SOUTH 155.00 FEET OF TRACT 14,
 CAPE ORLANDO ESTATES UNIT 2A,
 AS RECORDED IN PLAT BOOK Z, PAGE 82-85,
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
3. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH. NO PROPERTY CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT 14, CAPE ORLANDO ESTATES UNIT 2A, AS RECORDED IN PLAT BOOK Z, PAGE 82-85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING N90°00'00"E, PER PLAT.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED IN THE FIELD.

SKETCH ON SHEET 1 OF 2

SHEET 2 OF 2

PREPARED FOR:
 KEVIN TOLBERT
 DATE: 6/14/21 SCALE: N/A
 PROJECT #: 21-04-056A-2
 DESIGN: FMH CHECKED: DWH

9/1/21	REVISED PER COMMENTS
DATE	REVISIONS

Phone: (407) 542-4977

L.B. #7821



131 W Broadway, Suite 1001, Oviedo, FL 32765