Boundary Survey

Legal Description:

SEE BELOW

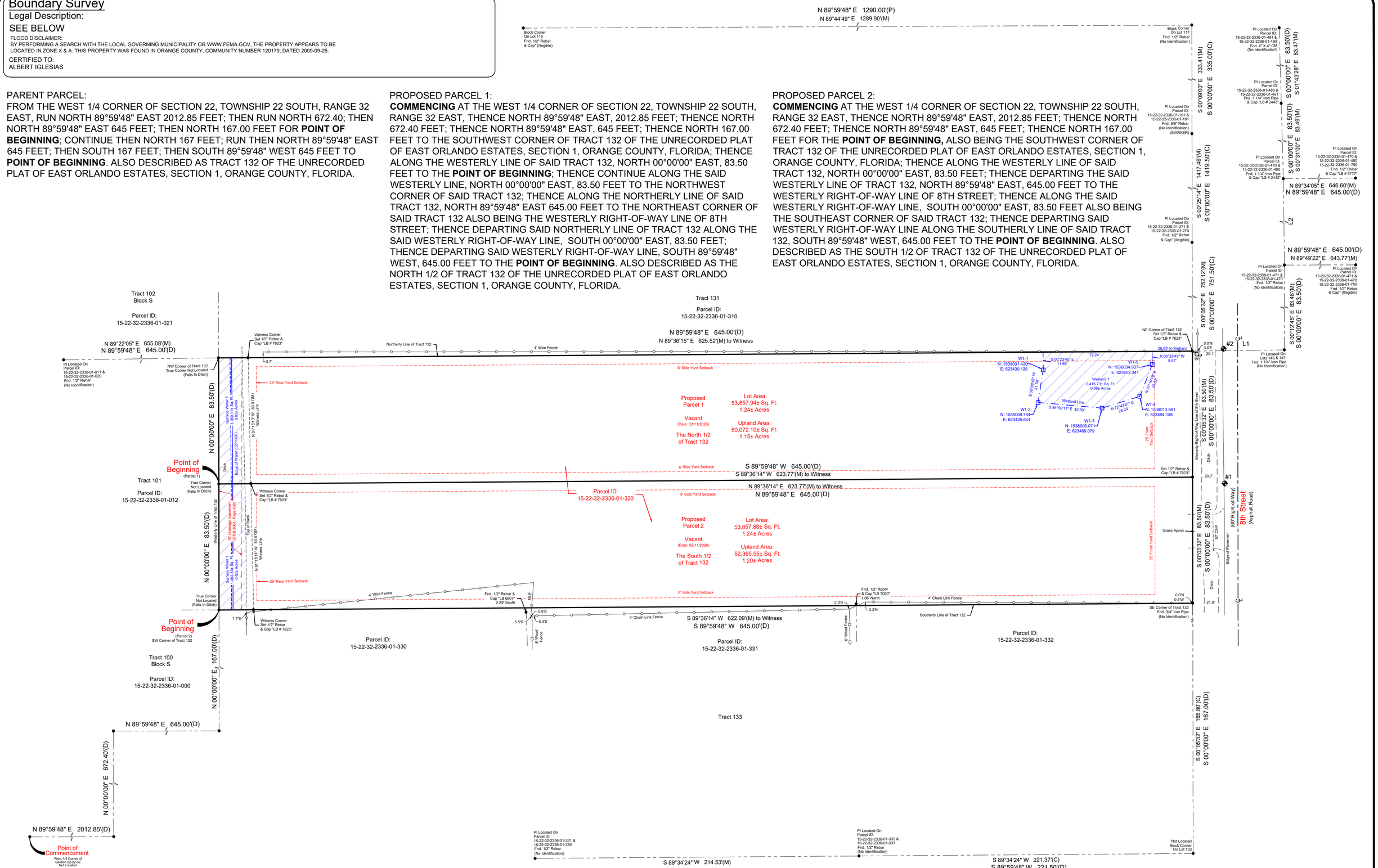
FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X & A. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2009-09-25.

CERTIFIED TO:
ALBERT IGLESIAS

PARENT PARCEL:
FROM THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, RUN NORTH 89°59'48" EAST 2012.85 FEET; THEN RUN NORTH 672.40; THEN NORTH 89°59'48" EAST 645 FEET; THEN NORTH 167.00 FEET FOR **POINT OF BEGINNING**; CONTINUE THEN NORTH 167 FEET; RUN THEN NORTH 89°59'48" EAST 645 FEET; THEN SOUTH 167 FEET; THEN SOUTH 89°59'48" WEST 645 FEET TO **POINT OF BEGINNING**. ALSO DESCRIBED AS TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA.

PROPOSED PARCEL 1:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, THENCE NORTH 89°59'48" EAST, 2012.85 FEET; THENCE NORTH 672.40 FEET; THENCE NORTH 89°59'48" EAST, 645 FEET; THENCE NORTH 167.00 FEET TO THE SOUTHWEST CORNER OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 132, NORTH 00°00'00" EAST, 83.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE SAID WESTERLY LINE, NORTH 00°00'00" EAST, 83.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 132; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 132, NORTH 89°59'48" EAST 645.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 132 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF 8TH STREET; THENCE DEPARTING SAID NORTHERLY LINE OF TRACT 132 ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, 83.50 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°59'48" WEST, 645.00 FEET TO THE **POINT OF BEGINNING**. ALSO DESCRIBED AS THE NORTH 1/2 OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA.

PROPOSED PARCEL 2:
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, THENCE NORTH 89°59'48" EAST, 2012.85 FEET; THENCE NORTH 672.40 FEET; THENCE NORTH 89°59'48" EAST, 645 FEET; THENCE NORTH 167.00 FEET FOR THE **POINT OF BEGINNING,** ALSO BEING THE SOUTHWEST CORNER OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 132, NORTH 00°00'00" EAST, 83.50 FEET; THENCE DEPARTING THE SAID WESTERLY LINE OF TRACT 132, NORTH 89°59'48" EAST, 645.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 8TH STREET; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, 83.50 FEET ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 132; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE SOUTHERLY LINE OF SAID TRACT 132, SOUTH 89°59'48" WEST, 645.00 FEET TO THE **POINT OF BEGINNING**. ALSO DESCRIBED AS THE SOUTH 1/2 OF TRACT 132 OF THE UNRECORDED PLAT OF EAST ORLANDO ESTATES, SECTION 1, ORANGE COUNTY, FLORIDA.



N
W E
S

Graphic Scale
0' 20' 40' 80'
Scale: 1"=40'

L1
S 89°59'48" W 60.00'(P)
S 89°13'29" W 60.91'(M)

L2
S 00°00'00" E 167.00'(D)
S 01°34'21" E 164.49'(M)

Note:
Subject property falls within 100 Year Flood Zone "A", Elevation = 69.6'(NAVD88)(Per Orange County)

Note:
Wetlands area was determined by -
Thomson Environmental Consulting
2324 Leu Road
Orlando, Florida 32803

(M)-Measured Bearings shown hereon, are based upon the State Plane Coordinate System NAD 83 (East) Zone

Note: The Tract Numbers are Shown Per The Unrecorded Plat of East Orlando Estates

-Site Benchmark Information-

#1
Set Nail & Disk "LB # 7623" in Asphalt
Elevation: 68.93'

#2
Set Nail & Disk "LB # 7623" in Asphalt
Elevation: 68.65'

-Benchmark Information-

Orange County Benchmark
Designation Number: P1673019
Elevation = 66.090'
(Elevations are based upon NAVD 88)

Field Date: 11/12/24	Date Completed: 11/13/24
Drawn By: PB	File Number: IS-135985

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- 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	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	△	- Delta (Central Angle)
P.B.	- Plat Book	-○-	- Chain Link Fence
-□-	- Wood 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 Heron 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.

Revisions
Removed Wetlands - 01/10/24 - TCK
Lot Split - 02/17/26 - AWW

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 Standard 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 NO. 6637 STATE OF FLORIDA

Patrick K. Ireland PSM 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.

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