

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 2, ALAQUA LAKES PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 70 THROUGH 80, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FLOOD INFORMATION:

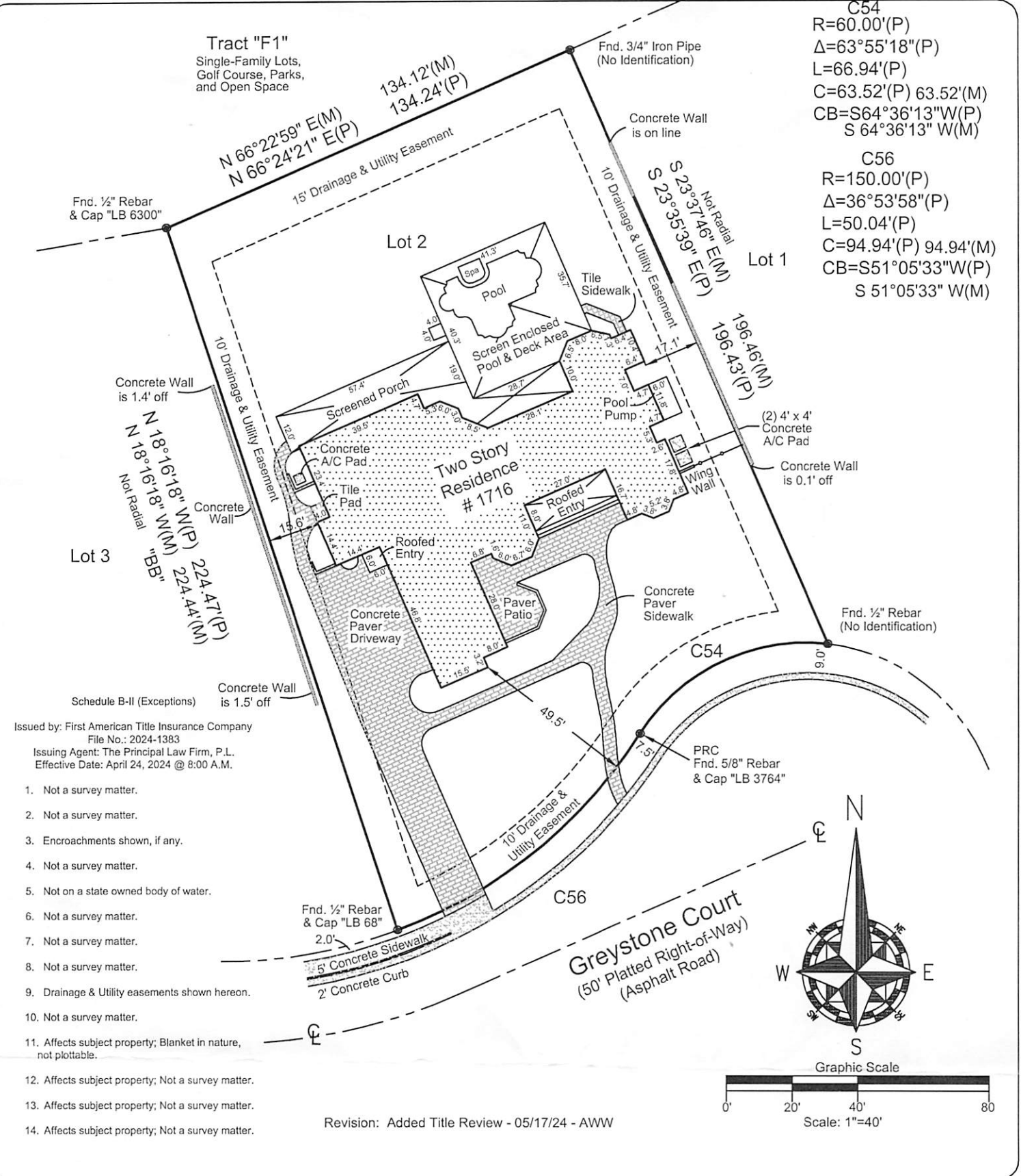
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 9/28/2007.

CERTIFIED TO:

BRIAN STEKETEE; THE PRINCIPAL LAW FIRM, P.L. ; FIRST AMERICAN TITLE INSURANCE COMPANY; FIRST NATIONAL BANK OF AMERICA; ITS SUCCESSORS AND/OR ASSIGNS



1716 GREYSTONE COURT, LONGWOOD, FLORIDA 32779



Issued by: First American Title Insurance Company
File No.: 2024-1383
Issuing Agent: The Principal Law Firm, P.L.
Effective Date: April 24, 2024 @ 8:00 A.M.

1. Not a survey matter.
2. Not a survey matter.
3. Encroachments shown, if any.
4. Not a survey matter.
5. Not on a state owned body of water.
6. Not a survey matter.
7. Not a survey matter.
8. Not a survey matter.
9. Drainage & Utility easements shown hereon.
10. Not a survey matter.
11. Affects subject property; Blanket in nature, not plottable.
12. Affects subject property; Not a survey matter.
13. Affects subject property; Not a survey matter.
14. Affects subject property; Not a survey matter.

Field Date: 5/9/2024 Date Completed: 05/10/24
Drawn By: .P. File Number: JS-11642 U

-Legend-	
C	- Calculated
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.

-POINTS OF INTEREST-
DRIVEWAY AND SIDEWALK OVER EASEMENT

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 IRELAND 6637 LB: 7623
This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

PATRICK IRELAND & ASSOCIATES SURVEYING, INC.
NO. 6637 STATE OF FLORIDA
FLORIDA LAND SURVEYOR

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