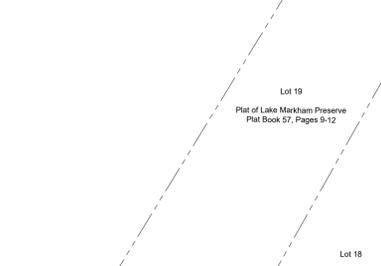


Boundary Survey
Parent Legal Description:
 PART OF LOT 28A: THE WEST 377.8 FEET OF THE NORTH 296.5 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST.
 LOT 28B: THE NORTH 296.5 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS AND EXCEPT THE WEST 377.8 FEET.
 LOT 17: THE NORTH 296.5 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS AND EXCEPT ANY PART IN LAKE MARKHAM ROAD.
 AND
 THE SOUTH 366.50 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR LAKE MARKHAM ROAD
 AND
 THE SOUTH 366.5 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

FLOOD DISCLAIMER:
 BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X / X500 / AE (WITH A BASE FLOOD ELEVATION OF 46.8'). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:
 GILBERT MILLER AND JAMEE MILLER



- Site Benchmark Information-**
- #1
Rec. Nail & Dial "L.B. 7623" in Pavement.
Elevation: 58.22
 - #2
Rec. Nail & Dial "L.B. 7623" in Pavement.
Elevation: 58.12
- Benchmark Information-**
Seminole County Benchmark
 Designation: 8150103
 Elevation: 69.85
 (Elevations are based upon NAVD 88 Datum)

-Additional Notes-
 *Per Client, all internal improvements to be demolished upon approval of lot split.

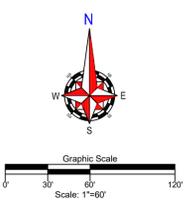
Legend

C	Calculated	PC	Point of Curvature
CB	Concrete Block	PI	Point of Intersection
CM	Concrete Monument	P.O.B.	Point of Beginning
CL	Chain Link	P.O.L.	Point on Line
D	Ditch	PP	Power Pole
E	Easement	PRR	Permanence Reference
EE	Easement	R	Radius
F	Fence	RT	Right of Way
FE	Fenced Area	R&C	Rebar & Cap
FF	Flooded Area	RE	Rebar
FL	Flood Line	RS	Rebar
M	Manhole	S&L	Set "L" Rebar & "L" Cap
ND	Non-Drain	TL	Traverse Line
CRB	Concrete Retention Basin	UE	Utility Easement
PA	Post	US	Utility Structure
W	Well	VA	Variable Width Right-of-Way
WV	Well	W	Wood Fence
WV	Well	W	Wood Fence

Field Date: 08/04/25
Date Completed: 08/22/25
Drawn By: JW
File Number: IS-112163

Notes:
 -Survey is based upon the legal description supplied by client.
 -All utility easements and/or encroachments are shown as they exist on the date shown. No liability is assumed for any encroachments or easements not shown.
 -Building lines are NOT to be used to reconstruct property lines.
 -Fence ownership is NOT determined.
 -Road changes, underground utilities and/or footers have NOT been located UNLESS otherwise noted.
 -Basic tanks and/or overhead 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 shall be construed to give any rights or benefits to anyone other than those certified.
 -Flood Zone Determination (Zone X, X500, AE) is shown as a courtesy and is not a part of this survey. This client shall be responsible for any flood zone determination.
 -This Survey is intended for use as a Certified Plat. This Survey NOT VALID UNLESS RECORDED AND ENCLOSED WITH SURVEYOR'S SALES.

Patrick K. Ireland, P.S.M. 6637, L.B. 7623
Ireland & Associates Surveying, Inc.
 800 Currency Circle, Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165



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