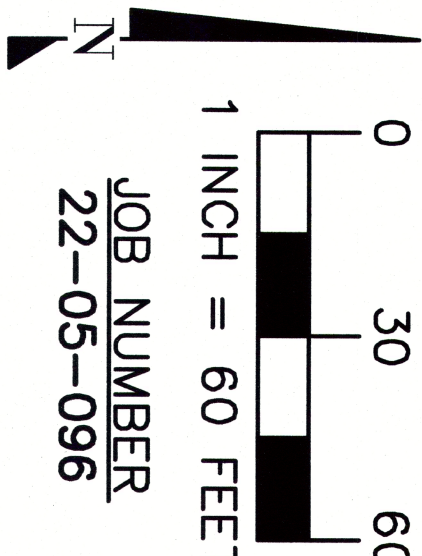




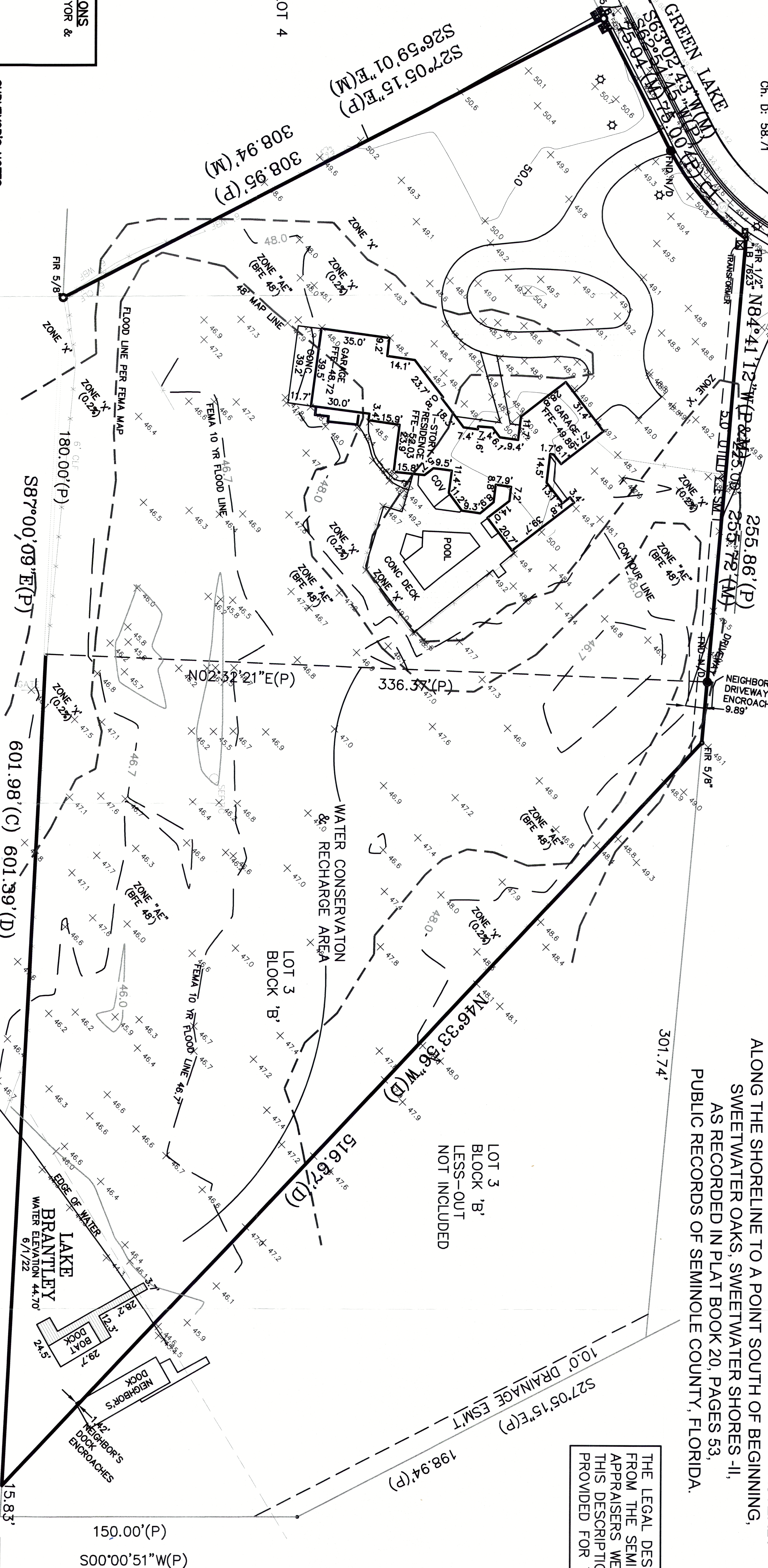
L: 58.26
R: 125.00
D: 027°09'44"
Ch. B: N49°19'53"E
Ch. D: 58.71

LEGAL DESCRIPTION
LOT 3, BLOCK "B",
LESS BEGIN 198.94 FEET S 27°05'15" E OF THE NORTHEAST CORNER, RUN N 27°05'15" W 198.94 FEET; THENCE N 84°41'12" W 301.74 FEET; THENCE S 46°33'56" E 516.87 FEET NORTHEASTERLY ALONG THE SHORELINE TO A POINT SOUTH OF BEGINNING, SWEETWATER OAKS, SWEETWATER SHORES -II, AS RECORDED IN PLAT BOOK 20, PAGES 53, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

JOB NUMBER
22-05-096



THE LEGAL DESCRIPTION WAS TAKEN FROM THE SEMINOLE COUNTY PROPERTY APPRAISERS WEBSITE. NO DEED WITH THIS DESCRIPTION WAS FOUND OR PROVIDED FOR THIS SURVEY.



LEGEND & ABBREVIATIONS

- PSM = PROFESSIONAL SURVEYOR & LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- FND = FOUND
- SET = SET "1/8 7821"
- IR[C] = IRON ROD [E CAP]
- N[IL]D = NAIL & DISK
- CMON = CONCRETE MONUMENT
- TYP = TYPICAL
- SIDEWALK
- CONC = CONCRETE
- PAVEMENT
- E/W = RIGHT-OF-WAY
- % = AIR CONDITIONER (3.5'x3.5' PAD)
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- WBF = WOOD BOARD FENCE
- OLF = CHAIN LINK FENCE
- D = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- (E) = PLAT
- (M) = MEASURED
- (L) = CLEANOUT
- WATER METER
- MAILBOX
- TELEPHONE METER
- TELEPHONE RISER
- ELECTRIC RISER
- POWER POLE
- SANITARY DRAINAGE SEPTIC TANK
- WELL MANHOLE
- OVERHEAD ELECTRIC CABLE
- WATER PIPE

SURVEYOR'S NOTES
1. BASIS OF BEARING - THE NORTHERLY LINE OF LOT 3, BLOCK "B", SWEETWATER OAKS, SWEETWATER SHORES -II, AS RECORDED IN PLAT BOOK 20, PAGES 53, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING N84°41'12"W, PER PLAT.
2. DATE OF FIELD SURVEY: 6/1/22
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 FENCE OR BUILDING TIES.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 1211700135F, EFFECTIVE DATE 09/28/2007, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, FLOOD ZONE "X", DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FOR 1% ANNUAL FLOOD CHANCE AND FLOOD ZONE "AE" DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE FLOOD ELEVATION OF 48 FEET.
7. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
8. SURVEY FILE NUMBER: 22-05-096
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND MORE SPECIFICALLY TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) SMD, ORL1 & FLEU.

LAKE BRANTLEY ISLES
AMENDED PLAT
PB 8, PG 97

BOUNDARY SURVEY CERTIFIED TO:
208 GREEN LAKE CIRCLE
LONGWOOD, FL 32779

PROPERTY ADDRESS:
ALAN D. WIGINTON REVOCABLE TRUST 2003
KANE AND KOLTUN, ATTORNEYS AT LAW
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOT SIZE:
3.77 ACRES TOTAL
3.63 ABOVE WATER LEVEL 6/1/22

- × 23.4 = GROUND ELEVATION
- = PROPOSED DRAINAGE
- ARROW = PROPOSED ELEVATION
- 12"x18" = PROPOSED 12"x18" CORRUGATED METAL PIPE

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 5J-17, FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

This item 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., S 6552
H&H SURVEY CONSULTANTS, LLC LB 7821
Faun Hoffmeier
Date: 2022.06.03 07:44:24
-04:00

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Longwood, FL 32719

AN "OFFICE COPY" 6/3/22