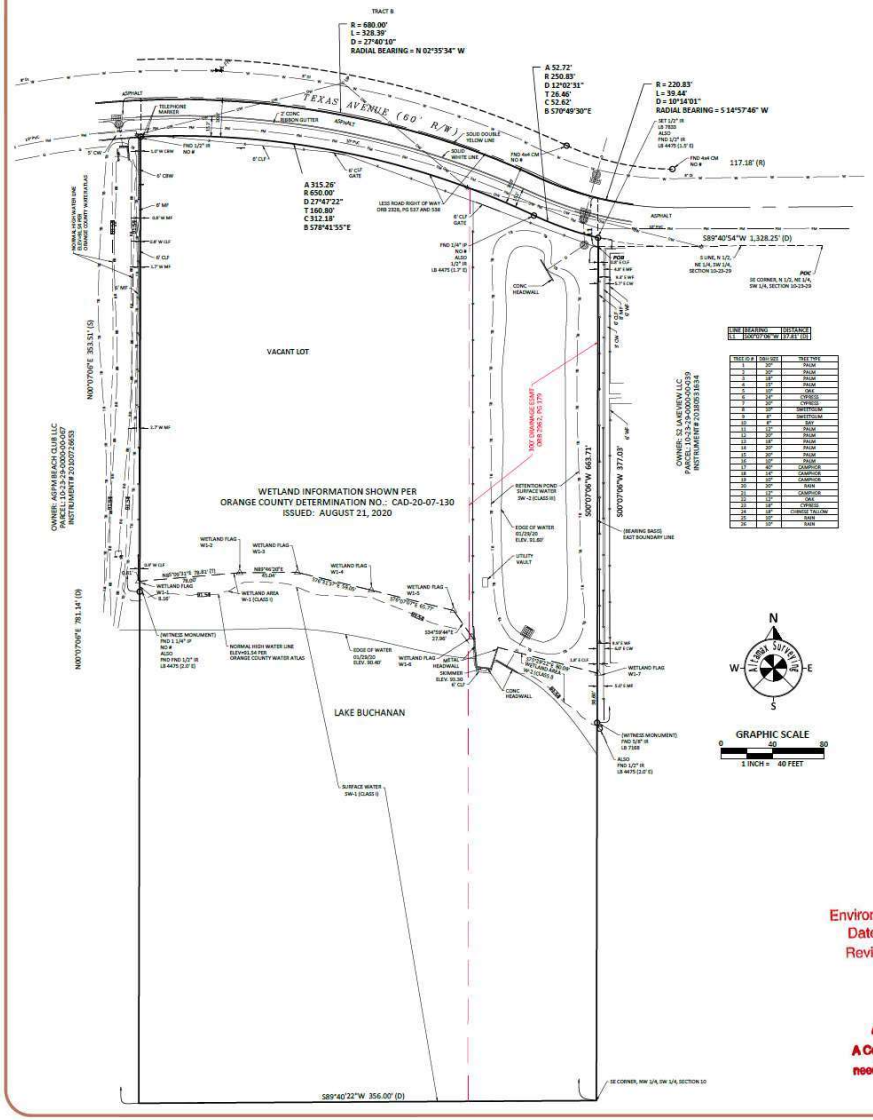
# BOUNDARY SURVEY




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S00°07'06" W | 17.83' (D) |

| TREE ID # | DBH (IN) | TREE TYPE |
|---|---|---|
| 1 | 20" | PALM |
| 2 | 20" | PALM |
| 3 | 18" | PALM |
| 4 | 15" | PALM |
| 5 | 10" | OAK |
| 6 | 24" | CYPRESS |
| 7 | 20" | CYPRESS |
| 8 | 10" | SWEETGUM |
| 9 | 8" | SWEETGUM |
| 10 | 8" | BAY |
| 11 | 12" | PALM |
| 12 | 10" | PALM |
| 13 | 18" | PALM |
| 14 | 20" | PALM |
| 15 | 24" | PALM |
| 16 | 20" | PALM |
| 17 | 30" | CAMPHOR |
| 18 | 18" | CAMPHOR |
| 19 | 10" | CAMPHOR |
| 20 | 10" | CAMPHOR |
| 21 | 10" | CAMPHOR |
| 22 | 12" | OAK |
| 23 | 18" | CYPRESS |
| 24 | 10" | CHINESE TALLOW |
| 25 | 10" | BAIN |
| 26 | 10" | BAIN |

## DESCRIPTION:

FROM THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 29 EAST; RUN THENCE SOUTH 89°40'54" WEST ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) A DISTANCE OF 1,328.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°07'06" WEST 663.71 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 10; THENCE SOUTH 89°40'22" WEST 356.00 FEET; THENCE NORTH 00°07'06" EAST 781.14 FEET TO A POINT ON A CURVE, SAID POINT BEARING NORTH 02°35'34" WEST OF THE CENTER OF THE FOLLOWING DESCRIBED COURSE ; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS COMPONENT PARTS A RADIUS OF 680.00 FEET AND A CENTRAL ANGLE OF 27°40'10" FOR AN ARC DISTANCE OF 328.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING FOR ITS COMPONENT PARTS A RADIUS OF 220.83 FEET AND A CENTRAL ANGLE OF 10°14'01" FOR AN ARC DISTANCE OF 39.44 FEET TO A POINT OF BEARING SOUTH 14°57'46" WEST OF CENTER; THENCE SOUTH 00°07'06" WEST 57.81 FEET TO THE POINT OF BEGINNING. SAID PROPERTY LYING AND BEING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA. LESS THE ROAD RIGHT-OF-WAY ON THE NORTH AS PER OFFICIAL RECORDS BOOK 2328, AT PAGES 537 AND 538, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED EAST LINE OF THE SUBJECT PROPERTY; BEING: S00°07'06"W PER OFFICIAL DOCUMENT NO. 20130124161, OF THE PUBLIC RECORDS FOR ORANGE COUNTY, FLORIDA

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION (AS MARKED BY NVS) AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "AE" & "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0410F & MAP NO. 12095C0245F, COMMUNITY NO. 120179, UN-INCORPORATED ORANGE COUNTY, FLORIDA AND HAVING AN EFFECTIVE DATE OF 09/25/2009.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE

7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION C1143009, BEING: 93.503 FEET, (NAVD 88), PUBLISHED BY ORANGE COUNTY, FLORIDA.

8. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM.

RECEIVED
September 3, 2020
BY: E.P.D.

Approved By The
Orange County
Environmental Protection Division
Date: September 24, 2020
Reviewer: E. Rysak
CAD-20-07-130

**Approval of wetland line only.**
**A Conservation Area Impact permit is needed prior to any wetland impacts.**

## LAND AREA SUMMARY:

SITE:
258,106 SQUARE FEET OR 5.925 ACRES MORE OR LESS.

UPLAND:
99,951 SQUARE FEET OR 2.294 ACRES MORE OR LESS.

WETLAND W-1 (CLASS I):
2,818 SQUARE FEET OR 0.065 ACRES MORE OR LESS.

WETLAND W-2 (CLASS I):
1,844 SQUARE FEET OR 0.042 ACRES MORE OR LESS.

SURFACE WATER SW-1 (CLASS I):
132,521 SQUARE FEET OR 3.042 ACRES MORE OR LESS.

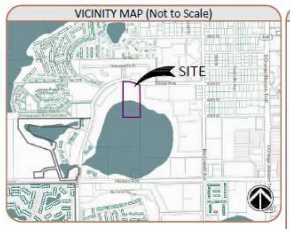
SURFACE WATER SW-2 (CLASS III):
20,972 SQUARE FEET OR 0.482 ACRES MORE OR LESS.

**Certified to:**
Myra Planning and Design, LLC

JAMES DENNIS BRAY
LICENSED
PSM6507
STATE OF
FLORIDA
Professional Surveyor and Mapper

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

VICINITY MAP (Not to Scale)




LEGEND

ADDRESS:
4101 S TEXAS AVENUE
ORLANDO, FL 32839

Job Information
JOB NO: 903813
CF NO: ORG-10-23-29-WETLAND
FIELD DATE: 01/29/2020
SCALE: 1" = 40'
DRAWN BY: SAH

Revisions

| Date: | Description | By: |
|---|---|---|
| 9/3/2020 | Add CAD Number | JB |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Digitally signed by James D Bray
DN: cn=James D Bray (#LB)
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c=US, o=Altamax Surveying, ou=PSM6507, 1.3.6.1.4.1.311.60.2.3=US, 1.3.6.1.4.1.311.60.2.1=FL, serialNumber=P06507, 2.5.4.42=James D, 2.5.4.4=Bray
Date: 2020.09.03 11:08:04-05'00'

James D. Bray PSM 6507

SHEET 1 OF 1