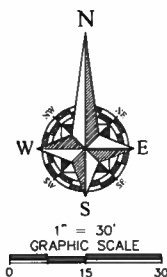
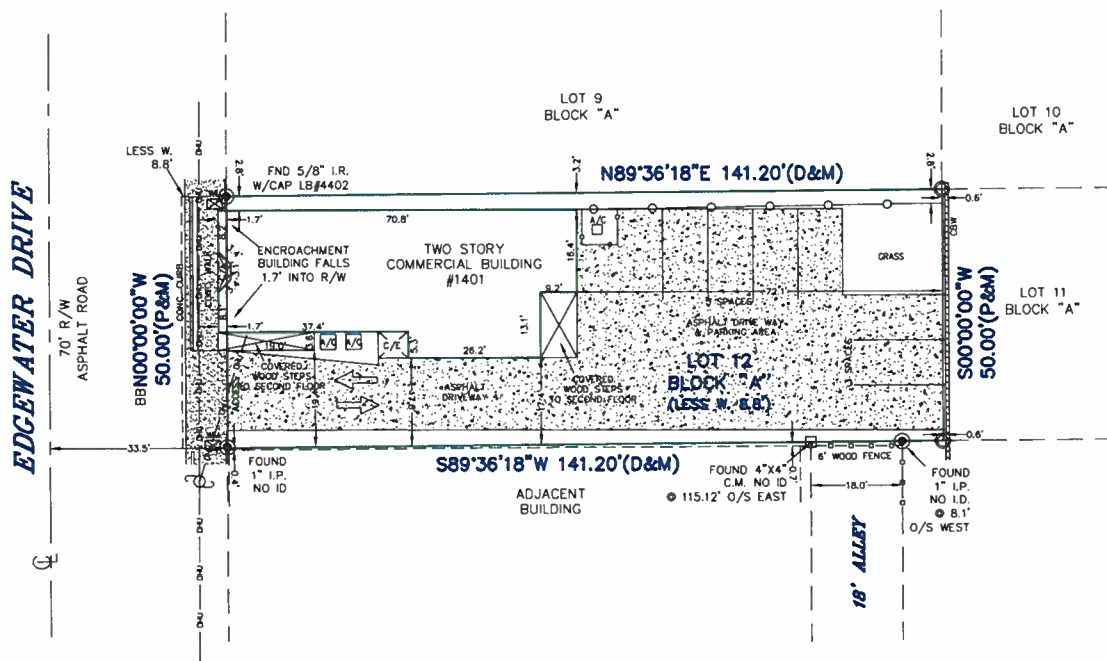


# BOUNDARY SURVEY



## PROPERTY DESCRIPTION:

LOT 12 (LESS THE WEST 8.8 FEET OF SAID LOT FOR RIGHT OF WAY) BLOCK "A", IVANHOE GROVE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "H", PAGE 7, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



## LEGEND:

Δ = DELTA/CENTRAL ANGLE  
A/C = AIR CONDITIONER  
BB = BEARING BASIS  
C = CALCULATED  
CB = CHORD BEARING  
CBW = CONCRETE BLOCK WALL  
C.M. = CONCRETE MONUMENT  
CNA = CORNER NOT ACCESSIBLE  
CONC. = CONCRETE  
COV. = COVERED

ASPHALT = [Pattern]  
CONCRETE = [Pattern]  
BRICK = [Pattern]  
PAVERS = [Pattern]

— = LINE BREAK  
— = CENTERLINE  
— = RIGHT-OF-WAY LINE  
— = BUILDING SETBACK LINE  
— = PVC-VINYL FENCE/VF  
— = WOOD FENCE/WF  
— = CHAIN LINK FENCE/CLF  
— = OVERHEAD UTILITY LINES

FLOOD ZONE INFORMATION:  
MAP NUMBER: 12095C 0235.F  
DATE: 09/25/2009  
ZONE: X

CERTIFIED TO:  
ROBERT HIGH  
STACIE HIGH  
FIRST AMERICAN TITLE INSURANCE COMPANY  
EDGEWATER TITLE COMPANY

D = DESCRIBED  
d/b/o = DOING BUSINESS AS  
D.E. = DRAINAGE EASEMENT  
D.U.E. = DRAINAGE & UTILITY EASEMENT  
EOP = EDGE OF PAVEMENT  
EOW = EDGE OF WATER  
F = FIELD  
FF ELEV = FINISHED FLOOR ELEVATION  
I.D. = IDENTIFICATION  
I.R. = IRON ROD  
I.P. = IRON PIPE  
L = ARC LENGTH  
LS = LAND SURVEYOR  
LB = LAND SURVEYING BUSINESS  
M = MEASURED  
NR = NON-RADIAL  
O.R. = OFFICIAL RECORDS  
P = PLAT  
PC = POINT OF CURVATURE  
PCC = POINT OF COMPOUND CURVATURE  
PCP = PERMANENT CONTROL POINT  
PI = POINT OF INTERSECTION  
— = UTILITY POLE  
— = SET 1/2" I.R. & CAP LB #7020  
— = FOUND PROPERTY CORNER  
— = FOUND CONCRETE MONUMENT  
— = WELL — = UTILITY RISER  
— = GAS METER  
— = GUYWIRE  
— = FIRE HYDRANT

POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POL = POINT ON LINE  
PRC = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
PT = POINT OF TANGENT  
R = RADIUS  
RAD = RADIAL  
RP = RADIUS POINT  
R/W = RIGHT OF WAY  
S/W = SIDEWALK  
TBD = TO BE DETERMINED  
TOB = TOP OF BANK  
(TYP) = TYPICAL  
U.R. = UTILITY ROOM  
U.E. = UTILITY EASEMENT  
WM = WATER METER  
WPP = WOOD POWER POLE  
C/E = COVERED ENTRANCE

## NOTES:

- 1: THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.
- 2: THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- 3: DO NOT RECONSTRUCT PROPERTY LINES FROM INTERIOR IMPROVEMENTS. (BUILDINGS, FENCES ETC...)
- 4: NO FOOTINGS OR OVERHANGS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- 5: NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
- 6: NO WETLANDS AND/OR OTHER NATURAL FEATURES HAVE BEEN LOCATED EXCEPT AS SHOWN.
- 7: THIS SURVEY SHALL NOT BE USED FOR DESIGN OR CONSTRUCTION WITH OUT PRIOR WRITTEN AUTHORIZATION FROM THE SIGNING SURVEYOR.
- 8: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

Bradley Cox  
STATE OF FLORIDA  
05/04/20

BRADLEY G. COX, PSM #25567 (DATE)  
CERTIFICATE OF AUTHORIZATION LB #7020

Bradley Cox & Associates



Land Surveying  
405 W. 25th Street  
Sanford, Florida 32771  
Phone (407) 323-9202  
Fax (407) 324-9661

WWW.BRADLEYCOXSURVEYING.COM

## ADDRESS:

1401 EDGEWATER DRIVE  
ORLANDO, FLORIDA 32804

JOB # BCA24757

DRAWN BY: LD

CHECKED BY: BC

FIELD BY: JB

(FIELD DATE:) 05/01/20

REVISIONS:

LOT 9  
BLOCK "A"

ESS W.  
8.8'

FND 5/8" I.R.  
W/CAP LB#4402

N89

BBN00°00'00"W  
50.00'(P&M)

CONC CURB

DHU

DHU

DHU

DHU

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DHU

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DHU

8.2'

1.7'

8.2'

5.4'

3.1'

8.1'

1.7'

19.0'

37.4'

5.6'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

19.0'

FOUND  
1" I.P.  
NO ID

70.8'

TWO STORY  
COMMERCIAL BUILDING  
#1401

16.4'

9.2'

13.1'

26.2'

ASPHALT  
DRIVEWAY

COVERED  
WOOD STEPS  
TO SECOND FLOOR

S89°36'18"W 141.20'

ADJACENT  
BUILDING

33.5'

DHU

DHU

DHU

DHU

DHU

DHU

DHU