

## LEGAL DESCRIPTION OF PROPERTY SURVEYED:

THE EAST 50 FEET OF LOT 2; ALL OF LOT 3; LOT 4 (LESS THE WEST 33 FEET THEREOF); AND LOT 7 (LESS THE WEST 33 FEET THEREOF, AND ALSO LESS ANY PART OF LOT 7 CONTAINED IN THE FOLLOWING DESCRIPTION: BEGIN AT THE SOUTHEAST CORNER OF LOT 8, RUN THENCE NORTH 128.03 FEET; THENCE WEST 347.75 FEET; THENCE SOUTH 69 DEGREES 47 MINUTES 22 SECONDS EAST 370.57 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK "F", FERN TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 28 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

## ALSO

ALL OF LOTS 9 AND 10 AND LOT 8 (LESS: BEGIN AT THE SOUTHEAST CORNER OF LOT 8, RUN THENCE NORTH 128.02 FEET; THENCE WEST 347.75 FEET; THENCE SOUTH 69 DEGREES 47 MINUTES 22 SECONDS EAST 370.57 FEET TO THE POINT OF BEGINNING) BLOCK "F", FERN TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

## BOUNDARY SURVEY

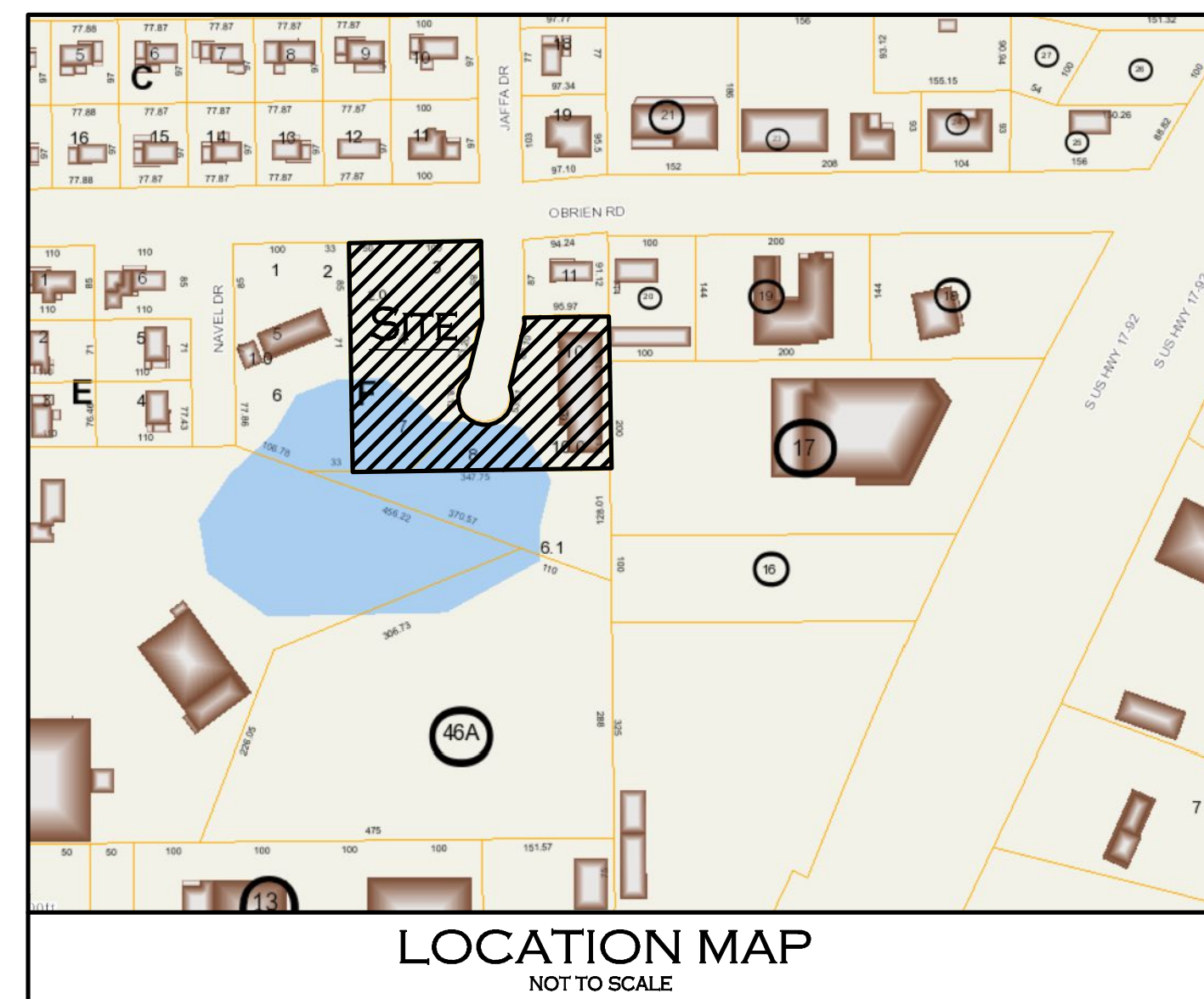
SHOWING EXISTING CONDITIONS FOR PARCEL RE-ZONING

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST

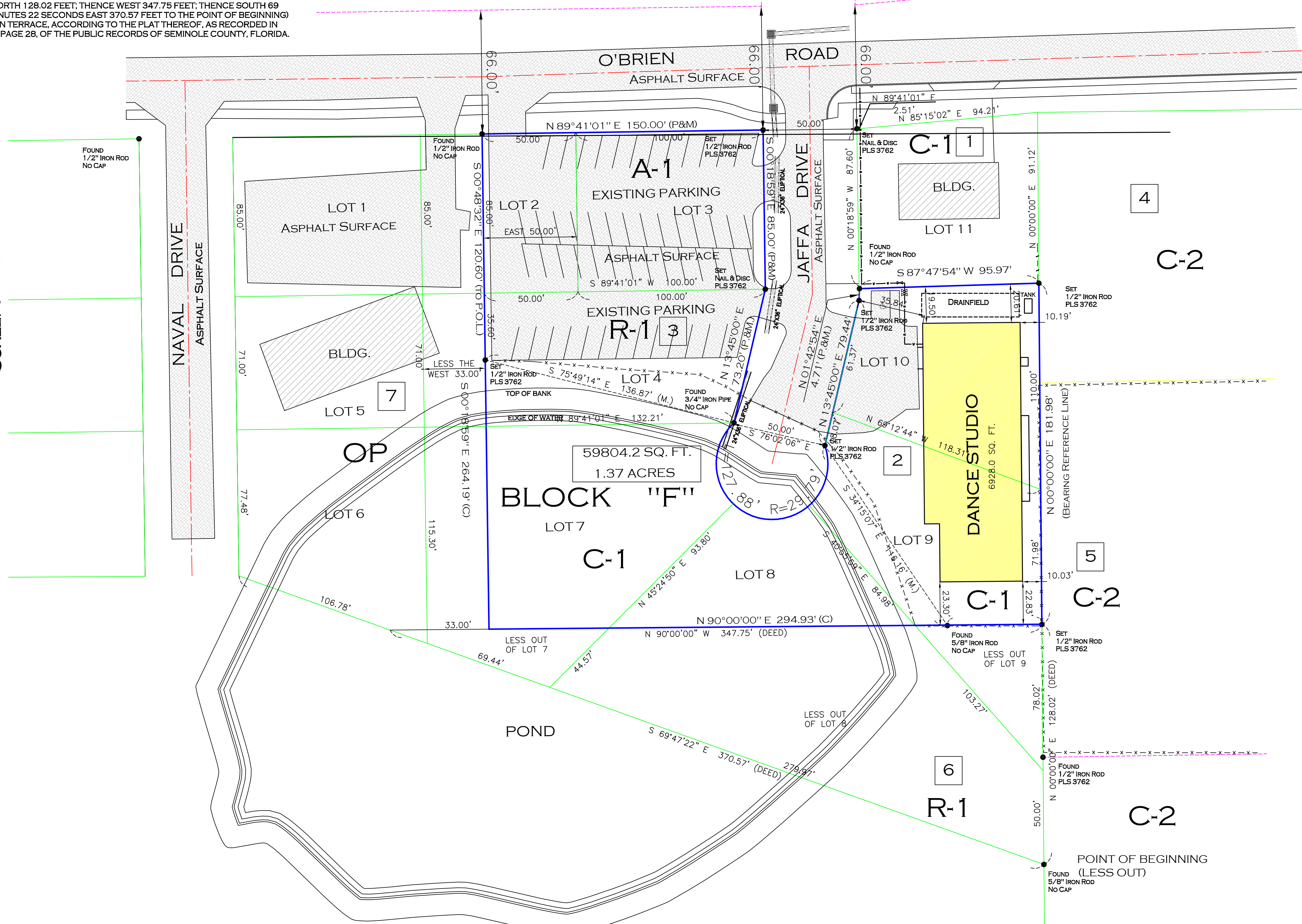
SEMINOLE COUNTY, FLORIDA

PARCEL NO: 19-21-30-507-F00-002

PARCEL NO: 19-21-30-507-OF00-0100



SCALE: 1" = 30'



- 1 PARCEL:1921305070F000110  
OWNER: TAME PROPERTIES LLC  
ADDRESS: 171 OBRIEN RD, FERN PARK FL 32730
- 2 PARCEL:1921305070F000100  
OWNER: WALSH PATRICIA A  
ADDRESS: OBRIEN RD, FERN PARK FL 32730
- 3 PARCEL:1921305070F000020  
OWNER: WALSH PATRICIA A  
ADDRESS: 160 JAFFA DR, FERN PARK FL 32730
- 4 PARCEL: 1921305070F000061  
OWNER: TAME PROPERTIES LLC  
ADDRESS: 151 OBRIEN RD, FERN PARK FL 32730
- 5 PARCEL: 192130300020000000  
OWNER: FLORIDA SPIEL LLC  
ADDRESS: 8550 S 17-92 HWY, MAITLAND FL 32751
- 6 PARCEL:19213030001700000  
OWNER: STINGRAY MGMT LLC  
ADDRESS: JAFFA DR, MAITLAND FL 32751
- 7 PARCEL:1921305070F000010  
OWNER: GAESER JEFFREY B;  
GAESER JEFFREY B LIVING TRUST  
ADDRESS: 207 OBRIEN RD, FERN PARK FL 3273

## GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON AN ASSUMED DATUM AS NOTED.
- BEARINGS REFERENCED TO LINE NOTED B.R.
- NO UNDERGROUND IMPROVEMENTS OR NON-VISIBLE INSTALLATIONS HAVE BEEN LOCATED
- ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO OBSTRUCTED CORNERS. DIMENSIONS ARE AS SHOWN.
- SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS RECORD.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.
- NO UTILITIES WERE LOCATED IN FIELD UNLESS OTHERWISE SHOWN ON DRAWING

## LEGEND AND ABBREVIATIONS

F.I.R.	FOUND IRON ROD	CL	CLEAR	W.M.	WATER METER	P	PLAT	C	CALCULATED	L	LENGTH	S/W	SIDEWALK
CEN	CENTRAL ANGLE/DELTA	F.F.	F.F. FINISHED FLOOR	R.T.	RIGHT OF TANGENCY	P.B.	PLAT BOOK	D/W	DEVELOPED	W.C.	WITNESS CORNER	CH	CHORD
N.T.S.	NOT TO SCALE	T.B.M.	T.B.M. TEMPORARY BENCHMARK	R.O.W.	RIGHT OF WAY	P.B.M.	PLAT BOOK MEASURED	C/A	COVERED AREA	B.M.	BENCHMARK	U.E.	UTILITY EASEMENT
D.S.	DEED BOOK	R.A.D.	R.A.D. RADIAL	O.R.B.	OFFICIAL RECORDS BOOK	C/L	CENTERLINE	P.O.C.	POINT OF COMMENCEMENT	G.U.L.	GRASSY UTILITY	P	PAGE
G.V.	GROUND VERTICAL	F.D.	F.D. FOUND	O.R.B.	OFFICIAL RECORDS BOOK	F.P.K.	FOUND PARKER KALON NAIL	P.O.C.	POINT OF COMMENCEMENT	M.H.	MANHOLE	C.M.	C.M. CONCRETE MONUMENT
T.V.	TV CABLE LINE	P.M.T.	P.M.T. PASSEMENT	T	TYPICAL	A/C	AIR CONDITIONER	P.E.	PERMANENT EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	C	CATCHER
P.R.C.	P.R.C. POINT OF REVERSE CURVE	D.S.	D.S. DENOTES SET NAIL AND DISK	T	TYPICAL	P.O.B.	POINT OF BEGINNING	S.R.	SET IRON ROD & CAP	C.B.	CATCHER	G.C.R.	GRASSY CORNER RECORD
L.P.	LIGHTPOST	ENCH	ENCLOSURE	T	TELEPHONE FACILITY	T	TYPICAL	S.R.	SET IRON ROD & CAP	C.B.	CATCHER	W.F.	WIRE FENCE
F.I.P.	FOUND IRON PIPE	F.C.M.	F.C.M. FOUND CONCRETE MONUMENT	T	TELEPHONE FACILITY	T	TYPICAL	S.R.	SET IRON ROD & CAP	C.B.	CATCHER	W.F.	WIRE FENCE
O.R.	OFFICIAL RECORDS	N.R.	N.R. NON RADIAL	T	TELEPHONE FACILITY	T	TYPICAL	S.R.	SET IRON ROD & CAP	C.B.	CATCHER	W.F.	WIRE FENCE
F.N.	FOUND NAIL	T.C.B.	T.C.B. TOP OF BANK	T	TELEPHONE FACILITY	T	TYPICAL	S.R.	SET IRON ROD & CAP	C.B.	CATCHER	W.F.	WIRE FENCE
D.	DESCRIPTION OR DEED	T.C.B.	T.C.B. TOP OF BANK	T	TELEPHONE FACILITY	T	TYPICAL	S.R.	SET IRON ROD & CAP	C.B.	CATCHER	W.F.	WIRE FENCE

## BEARING BASIS

BEARINGS ARE BASED ON THE EASTERLY LINE OF FERN TERRACE SUBDIVISION AS BEARING NORTH 0°00'00" EAST EAST PER RECORD PLAT.

## SPECIAL NOTES:

## SURVEY NOTES:

## FEMA FIRM INFORMATION

F.I.R.M. MAP ID: 12117C COMMUNITY NUMBER: 120289  
PANEL 0165 SUFFIX: F F.I.R.M. DATE: 09/28/2007  
FLOOD ZONE: "A"

## PROPERTY ADDRESS:

XXX OBRIEN ROAD &  
160 JAFFA DRIVE  
FERN PARK, FL 32730

## SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND MEETS OR EXCEEDS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER B-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND SUBJECT TO THE GENERAL NOTES AND RESTRICTIONS AS CONTAINED HEREIN.

## CERTIFIED TO:

PATRICIA A. WALSH 2008 FAMILY TRUST

CARL M. SMITH  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA  
NO. 3762  
DATE OF ISSUE: MARCH 24, 2019  
SIGNED: CARL MICHAEL SMITH, LAND SURVEYOR & MAPPER NO. 3762

FOR REFERENCE ONLY AND NOT TO BE USED FOR ANY OTHER PURPOSES  
THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
PHOTOCOPYING OR OTHER REPRODUCTION IS PROHIBITED. COPYRIGHTED MATERIAL ©

PROJECT NUMBER: 19-102

DRAWING INFO	REVISIONS
DRAWN BY: CMS	DATE: REVISION:
SURVEY NUMBER: 19-102	
APPROVED BY: CMS	
SURVEY DATE: 03/24/19	
SCALE: 1" = 30'	

**Cadastral Mapping Services, Inc.**

CENTRAL FLORIDA SURVEYING AND MAPPING DIVISION  
LB #7543

1006 TEAGUE COURT  
OVIEDO, FLORIDA 32765  
(407) 366-2531  
WWW.MYSURVEYORS.COM