

BOUNDARY & TOPOGRAPHIC SURVEY
 OF LANDS SITUATED IN
SECTION 31
 OF
TOWNSHIP 23 SOUTH, RANGE 30 EAST
 CITY OF ORLANDO
 ORANGE COUNTY, FL.

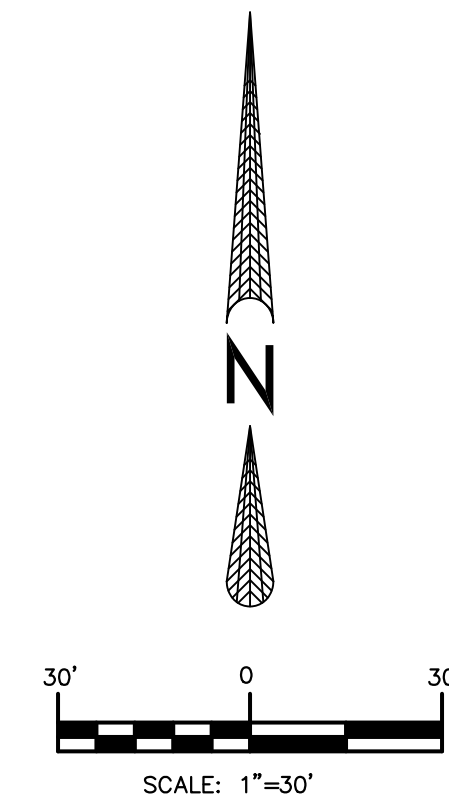
DESCRIPTION PREPARED:

THAT PORTION OF THOSE LANDS DESCRIBED IN DOCUMENT NUMBER 20220410417 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS PER OR 4259, PAGE 4093, SITUATED IN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 30 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,
 BEGINNING AT A POINT LOCATED 230.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHEAST ONE-QUARTER (NE-1/4) OF SAID SECTION 31, THENCE N00°07'59"W ALONG THE WEST LINE OF SAID SW-1/4 A DISTANCE OF 104.59 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE PLAT OF ORLANDO BOGGY CREEK LAND, AS PER PLAT BOOK 68, PAGE 142 OF SAID PUBLIC RECORDS; THENCE N72°50'14"E ALONG SAID SOUTH LINE A DISTANCE OF 575.43 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD AND A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1012.50 FEET TO WHICH CENTER BEARS N51°16'18"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°13'51" AN ARC DISTANCE OF 110.11 FEET; THENCE S72°50'14"W ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF SAID BOGGY CREEK LAND A DISTANCE OF 652.01 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE OF THE SW-1/4 OF THE NE-1/4 OF SAID SECTION 31 AND THE POINT OF BEGINNING. CONTAINING 61,262 SQUARE FEET, 1.4 ACRES MORE OR LESS.

TREE TABLE

TREE #	TYPE/DBH	TREE #	TYPE/DBH
1106	O14	1158	O10
1107	P10	1159	O14
1108	O12	1160	P10
1109	O12	1161	P8
1110	O18	1162	P12
1111	P12	1163	P8
1112	P12	1164	O8
1113	O14	1165	PA12
1114	O10	1166	O8
1115	O8	1167	O8
1116	O12	1168	O8
1117	P18	1169	O6
1118	O8	1170	G5
1119	P18	1171	G5
1120	O18	1172	G5
1121	O8	1173	G5
1122	O16	1174	G5
1123	O12	1175	O8
1124	O8	1176	O8
1125	O6	1177	O12
1126	O8	1178	O18
1127	O22	1179	O24
1128	O6	1180	O14
1129	O6	1181	O10
1130	O18	1182	O6
1131	O14	1183	O10
1132	PA16	1184	O8
1133	O8	1185	O8
1134	O8	1186	O12
1136	MA10	1187	O16
1137	P10	1188	O6
1138	O10	1189	P14
1139	O10	1190	P16
1140	O10	1191	O12
1141	O10	1192	P12
1142	P10	1193	P10
1143	P10	1194	O12
1144	O14	1195	O16
1145	O18	1196	P12
1146	P16	1197	O28
1147	O12	1198	O12
1148	O12	1199	O12
1149	O10	1200	O10
1150	O8	1201	O14
1151	P12	1202	O14
1152	P12	1203	O14
1153	P10	1204	P10
1154	O20	1205	P8
1155	O28	1206	P8
1156	O20	1207	P12
1157	O14	1208	O10

- = (O10) OAK TREE 10" AT BREAST HEIGHT
- = (P12) PALM TREE 12" AT BREAST HEIGHT
- ⊗ = (P10) PINE TREE 10" AT BREAST HEIGHT
- ⊗ = (MA10) MAGNOLIA 10" AT BREAST HEIGHT



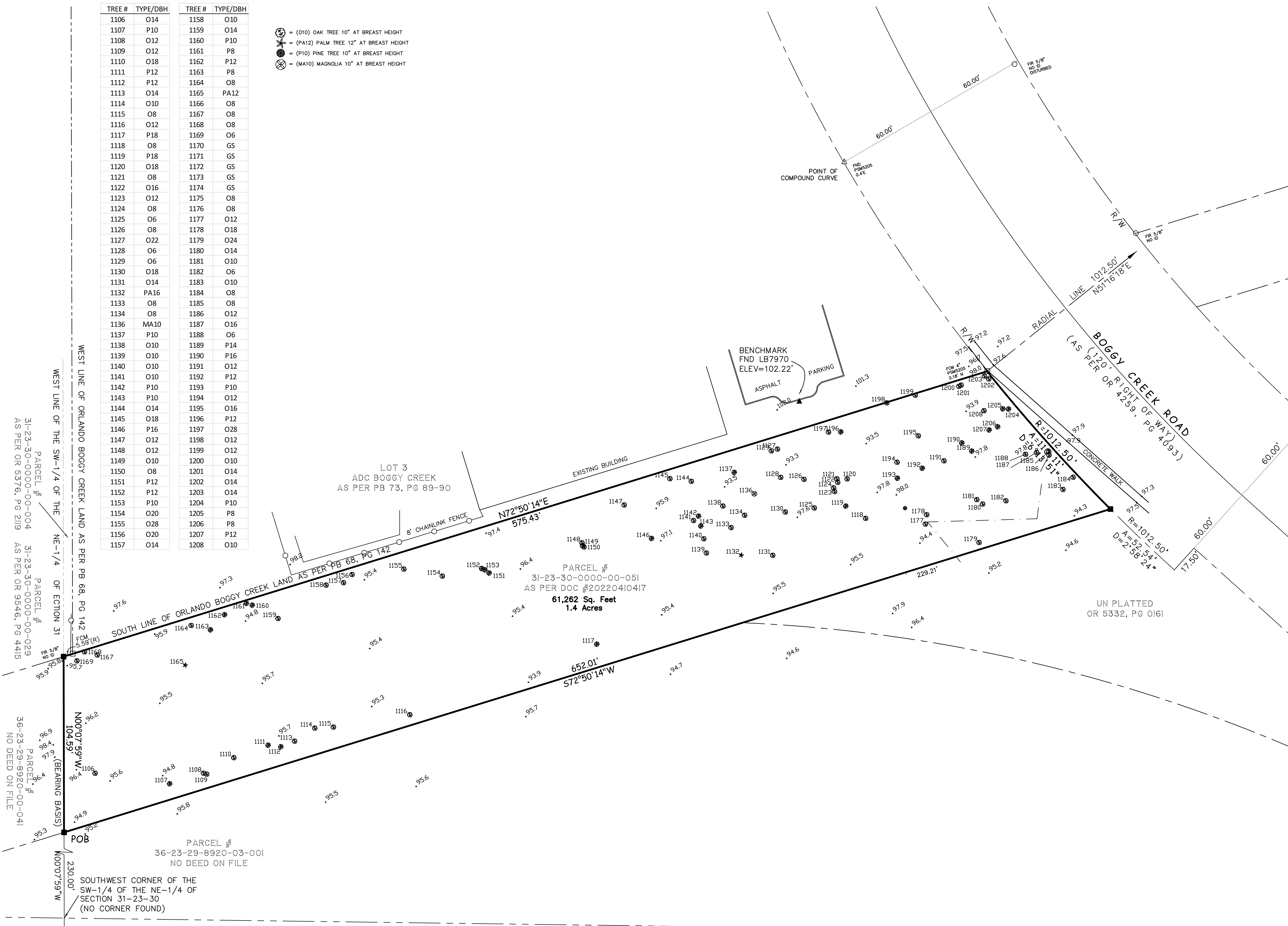
LEGEND:

- ▲ = (SND) SET PK NAIL AND DISK (LB7970)
- = (SRO) SET 5/8" IRON ROD & CAP (LB7970)
- = (SCM) SET CONCRETE MONUMENT
- △ = (FND) FOUND NAIL AND DISK
- = (FRO) FOUND IRON ROD AND CAP (LB7970)
- = (FCM) FOUND 4"x4" CONCRETE MONUMENT (FSM5205)
- ⊗ = (FIP) FOUND 1" IRON PIPE
- ⊕ = FOUND DRILL & X-CUT
- BOC = BACK OF CURB
- (C) = CALCULATED
- NSF = NO CORNER FOUND
- Δ = CENTRAL ANGLE
- C = CHORD LENGTH
- C# = CURVE NUMBER
- CB = CHORD BEARING
- CBS = CONCRETE BLOCK STRUCTURE
- CBW = CONCRETE BLOCK WALL
- C/L = CENTERLINE OF RIGHT-OF-WAY
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- DOC = DOCUMENT NUMBER
- EL = ELEVATION
- EOP = EDGE OF PAVEMENT
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- FEE = FINISHED FLOOR ELEVATION
- A = ARC LENGTH
- LB = LICENSED BUSINESS
- LS = LIFT STATION
- (M) = MEASURED
- MES = MITERED END SECTION
- (R) = RECORD
- NAV8 = NORTH AMERICAN VERTICAL DATUM (1988)
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- P.K. = PARKER KEYHOLE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- x^{spot} = SPOT ELEVATION

SURVEYOR'S NOTES:

- PREPARED AS A BOUNDARY & TOPOGRAPHIC SURVEY. DATE OF LAST FIELDWORK: 03/20/2023
- MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- PARCEL MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
- IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
- MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- PARCEL LIES IN FLOOD ZONE "X", A NON-FLOOD HAZARD AREA AS SHOWN ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL 12095C0430F, DATED 09/25/09.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NE-1/4 OF SECTION 31 AS BEARING N00°07'59"W ASSUMED. ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF ORLANDO BENCHMARK # 11-068 WITH A PUBLISHED ELEVATION OF 96.159 AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- SOME TOPOGRAPHIC FEATURES OR SYMBOLS MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF SUCH FEATURES IS THE CORRECT LOCATION.
- DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

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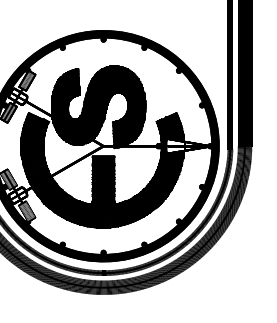


I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN FLORIDA. I HAVE REVIEWED THE MAP AND THE FIELD NOTES AND I AM SURE THAT THE MAP ACCURATELY REPRESENTS THE SURVEY DATA. I HAVE ALSO REVIEWED THE INFORMATION PROVIDED BY THE CLIENT AND I AM SURE THAT THE INFORMATION IS TRUE AND CORRECT. THIS SURVEY IS NOT VALID UNLESS IT IS ACCOMPANIED BY THIS STATEMENT. MY OFFICE ADDRESS IS: WEST LAKE BRANITZER ROAD, ALTAMONTE SPRINGS, FL 32714. ELLIS SURVEYS LLC, LICENSE # 12095C0430F.

REVISIONS:
 DATE: _____
 DESCRIPTION: _____

PREPARED FOR:
 COMPASS DEVELOPMENT
 MANAGEMENT, INC.

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PROJECT NO. 23-1253
 SCALE: 1"=30'
 DRAWN BY: BAE
 CHECKED BY: MGEI
 DATE DRAWN: 03/27/2023
 FIELD BOOK/PAGE: FILE