

SURVEYOR'S NOTES

1. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES.

2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.602(3).

3. THIS SURVEY IS LIMITED TO THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR DESCRIBING SAID PARCELS, THE LOCATION OF SURFACE IMPROVEMENTS WITHIN PROJECT LIMITS AS DESCRIBED IN THE CONTRACT, SPOT ELEVATIONS AND CONTOURS, STORM DRAINAGE AND SANITARY SEWER AS-BUILT, SUBSURFACE UTILITIES ASCE QUALITY B - GPR AND SURFACE IMPROVEMENTS, ENCROACHMENTS

4. HORIZONTAL DATA SHOWN HEREON AREA BASED ARE BASED ON NORTH AMERICAN DATUM OF 1983, 2012 ADJUSTMENT, FLORIDA STATE PLANE EAST REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATION "ORL1" RELATIVE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD (CCR) NUMBER 96675, BEING A NAIL & DISK AND HAVING THE COORDINATES OF 1528603.97, 5299448.61.

5. THE ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF ORLANDO BENCHMARK "09-036" BEING A 2" ALUMINUM DISK AND HAVING A RECORDED ELEVATION OF 104.781 .

6. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST AS BEING S00°30'10"E, ASSUMED.

7. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

8. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

9. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.

10. ORNAMENTAL PLANTS, HEDGES, SPRINKLER HEADS WERE NOT LOCATED UNLESS SHOWN HEREON.

16. A SUNSHINE 811 DESIGN TICKET (121506993) WAS OBTAINED TO DETERMINE THE UTILITY PROVIDERS WITHIN THE PROJECT LIMITS. THE PROJECT WAS SCANNED FOR UNDERGROUND UTILITIES USING ELECTRONIC DETECTION DEVICES AND GROUND PENETRATING RADAR (GPR). ANY UTILITIES FOUND WITHIN THE PROJECT LIMITS WERE SURFACE PAINTED AND FLAGGED WITH THE APPROPRIATE COLOR AS RECOGNIZED BY THE NATIONAL UTILITY LOCATING CONTRACTORS ASSOCIATION (NULCA). ANY UTILITIES MARKED BY ANOTHER FIRM WILL BE VERIFIED BY AN L&S DIVERSIFIED UTILITY LOCATOR.

17. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN. BEFORE DESIGN, CONSTRUCTION EXCAVATIONS, CONTACT SUNSHINE811.COM AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.

18. IT SHOULD BE UNDERSTOOD BY THE CLIENT THAT SOME UNDERGROUND UTILITIES MAY NOT BE MADE OF A CONDUCTIVE MATERIAL OR MAY NOT RETURN A GROUND PENETRATING RADAR (GPR) ECHO AND THEREFORE CANNOT BE DESIGNATED WITH ELECTRONIC PROSPECTING EQUIPMENT OR GPR IF PERFORMED.

19. L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS.

20. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.

21. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' OR SMALLER.

22. THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.

23. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

24. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS OR HIATUS.

25. THE SURVEYOR FOUND NO EVIDENCE OF A CEMETERY OR BURIAL GROUND ON THIS PROPERTY IN THE COURSE OF CONDUCTING FIELD WORK.

26. THE ADDRESS OF THE SITE PROPERTY IS 715 AVONDALE AVE & 520 CALLAHAN DR ORLANDO FL 32805.

27. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATION PROVIDED PER FEMA FLOOD INSURANCE RATE MAP 12095C0245F, 12/06/2006, 09/25/2009.

28. THE SURVEYOR FOUND NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING FIELD WORK.

SYMBOL AND ABBREVIATION LEGEND:

	BENCHMARK LOCATION		MITERED END SECTION		DUCTILE IRON PIPE
	CABLE TELEVISION CABINET		YARD DRAIN		EAST/EASTING
	CABLE TELEVISION MARKER		FOUND BRASS OR ALUMINUM DISK		EDGE OF CONCRETE
	CABLE TELEVISION RISER		FOUND CONCRETE MONUMENT		ELEVATION
	CABLE TELEVISION VAULT		FOUND IRON PIPE		EDGE OF PAVEMENT
	ELECTRICAL CABINET		FOUND IRON ROD		EASEMENT
	CONCRETE GUY POLE		FOUND NAIL & DISK		FINISH FLOOR
	CONCRETE LIGHT POLE		FOUND X-CUT		FOUND
	CONCRETE POWER POLE		SET CONCRETE MONUMENT		HANDICAPPED
	FIBERGLASS LIGHT POLE		SET IRON ROD		HIGH DENSITY POLYETHYLENE PIPE
	GUY WIRE		SET NAIL & DISK		INVERT
	LANDSCAPE LIGHT		SET TRAVERSE POINT OR BENCHMARK		ARC LENGTH
	ELECTRICAL MANHOLE		TELECOMMUNICATION CABINET		LICENSED BUSINESS
	ELECTRICAL MARKER		TELECOMMUNICATION MANHOLE		LICENSED SURVEYOR
	METAL GUY POLE		TELECOMMUNICATION MARKER		NORTH/NORTHING
	METAL LIGHT POLE		TELECOMMUNICATION RISER		NAIL AND DISK
	POWER POLE		TELECOMMUNICATION VAULT		OFFICIAL RECORDS BOOK
	ELECTRICAL METER		TRAFFIC ELECTRIC CABINET		PLAT BOOK
	ELECTRICAL PANEL		PEDESTRIAN CROSS POLE		PAGE(S)
	ELECTRICAL RISER		SIGNAL MAST ARM		POINT OF CURVATURE
	TRANSFORMER		TRAFFIC ELECTRIC VAULT		PERMANENT CONTROL POINT
	ELECTRICAL VAULT		TREE BAY		PROPERTY LINE
	WOODEN GUY POLE		TREE CAMPHOR		POINT OF NON TANGENT
	WOODEN LIGHT POLE		TREE CEDAR		POINT OF BEGINNING
	WOODEN POWER POLE		TREE CHINA BERRY		POINT OF COMMENCEMENT
	FIBER OPTIC MARKER		TREE CREPE MYRTLE		PERMANENT REFERENCE MONUMENT
	FIBER OPTIC RISER		TREE CYPRESS		PARKING SPACE
	FIBER OPTIC VAULT		TREE ELM		PROFESSIONAL SURVEYOR AND MAPPER
	FORCE MAIN AIR RELEASE VALVE		TREE GREEN ASH		POINT OF TANGENT
	FORCE MAIN MARKER		TREE HICKORY		POLYVINYL CHLORIDE PIPE
	FORCE MAIN MANHOLE		TREE LAUREL OAK		RADIUS
	FORCE MAIN VALVE		TREE LIVE OAK		REINFORCED CONCRETE PIPE
	IRRIGATION VALVE		TREE MAGNOLIA		REGISTERED LICENSED SURVEYOR
	ANTENNA		TREE MAPLE		RIGHT OF WAY
	BOLLARD		TREE PALM		SOUTH
	CLEANOUT		TREE PECAN		TEST HOLE
	MAILBOX		TREE PINE		VITRIFIED CLAY PIPE
	MONITORING WELL		TREE SWEET GUM		WEST
	MULTI STAND SIGN		TREE SYCAMORE		CONTOUR
	SATELLITE		TREE TURKEY OAK		SPOT ELEVATION
	SINGLE STAND SIGN		TREE		BURIED CABLE TV
	SOIL BORING LOCATION		WATER AIR RELEASE VALVE		BURIED ELECTRICAL
	TEST HOLE LOCATION		BACKFLOW PREVENTER		BURIED FIBER OPTIC
	UNKNOWN MANHOLE		FIRE DEPARTMENT CONNECTION		BURIED FORCE MAIN
	UNKNOWN UTILITY RISER		FIRE HYDRANT		BURIED GAS
	UNKNOWN VALVE		HOSE BIBB		BURIED RECLAIMED WATER
	UNKNOWN VAULT		WATER MARKER		BURIED SANITARY SEWER
	UNKNOWN VENT		WATER METER		BURIED TELECOMMUNICATION
	WELL		WATER POST INDICATOR VALVE		BURIED TRAFFIC ELECTRICAL
	WETLAND FLAG		WATER RISER		BURIED UNKNOWN
	NATURAL GAS MARKER		WATER VALVE		BURIED WATER
	NATURAL GAS METER		WETLANDS		CENTERLINE
	NATURAL GAS VALVE		AIR CONDITIONING		CONTINUOUS
	NATURAL GAS VENT		AMERICANS WITH DISABILITIES ACT		DASHED LINE
	RECLAIMED WATER AIR RELEASE VALVE		ASPHALT		6' CHAIN LINK FENCE LINE
	RECLAIMED WATER MARKER		BACK OF CURB		FORCE MAIN
	RECLAIMED WATER RISER		BENCHMARK		GAS LINE
	RECLAIMED WATER VALVE		CENTER LINE		EASEMENT
	GREASE TRAP		CHORD DISTANCE		IRRIGATION LINE
	SANITARY SEWER MANHOLE		CHORD BEARING		OVERHEAD ELECTRICAL LINE
	SANITARY SEWER MARKER		CHAIN LINK FENCE		DRAINAGE PIPE
	SANITARY SEWER RISER		CONCRETE		BUILDING LINE
	SANITARY SEWER VALVE		CONCRETE MONUMENT		EDGE OF PAVEMENT
	CATCH BASIN		CORRUGATED METAL PIPE		EDGE OF WATER
	CONTROL STRUCTURE		CORRUGATED PLASTIC PIPE		CONCRETE
	STORM DRAINAGE MANHOLE		CENTRAL ANGLE		BRICK PAVERS

LEGAL DESCRIPTION:

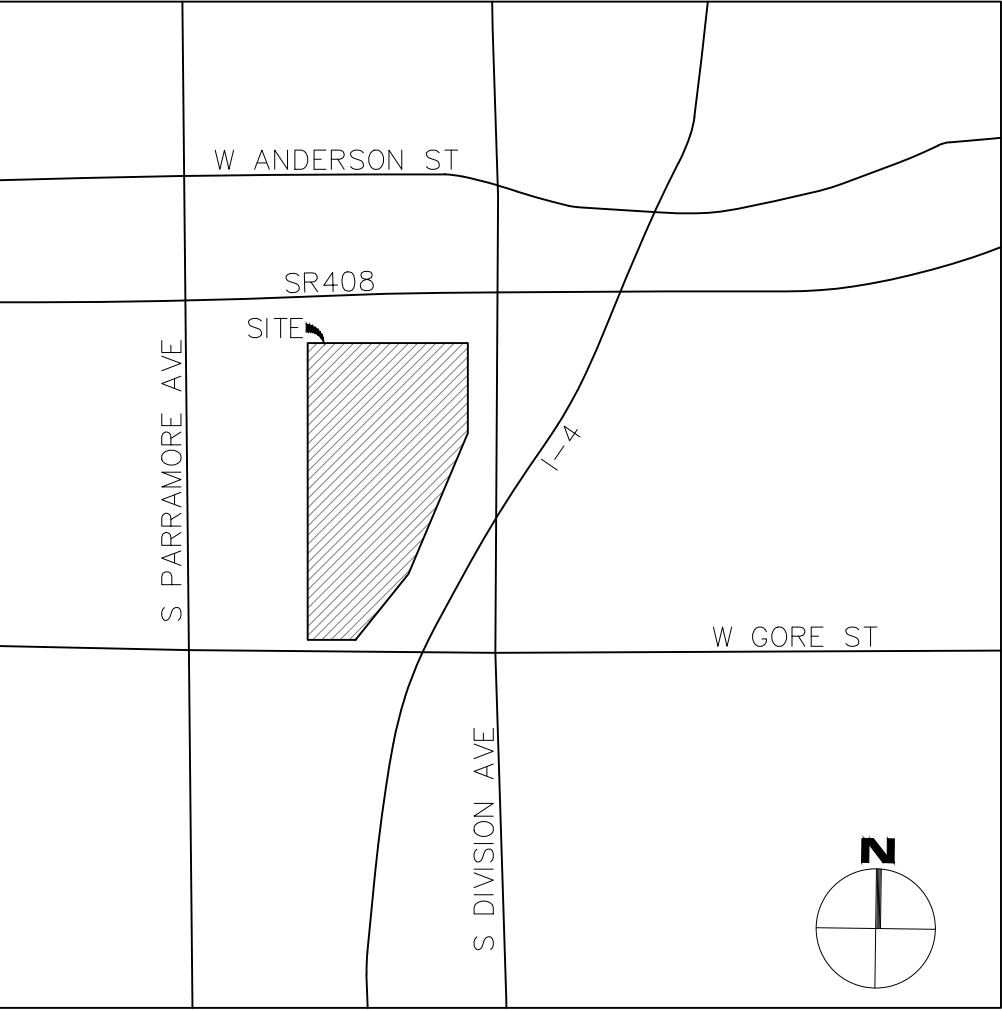
BLOCKS A, B, C AND D, GRIFFIN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 72 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS AND EXCEPT ALL ROAD AND EXPRESSWAY RIGHTS OF WAY.

9.87 ACRES (429.921 SQUARE FEET), MORE OR LESS.

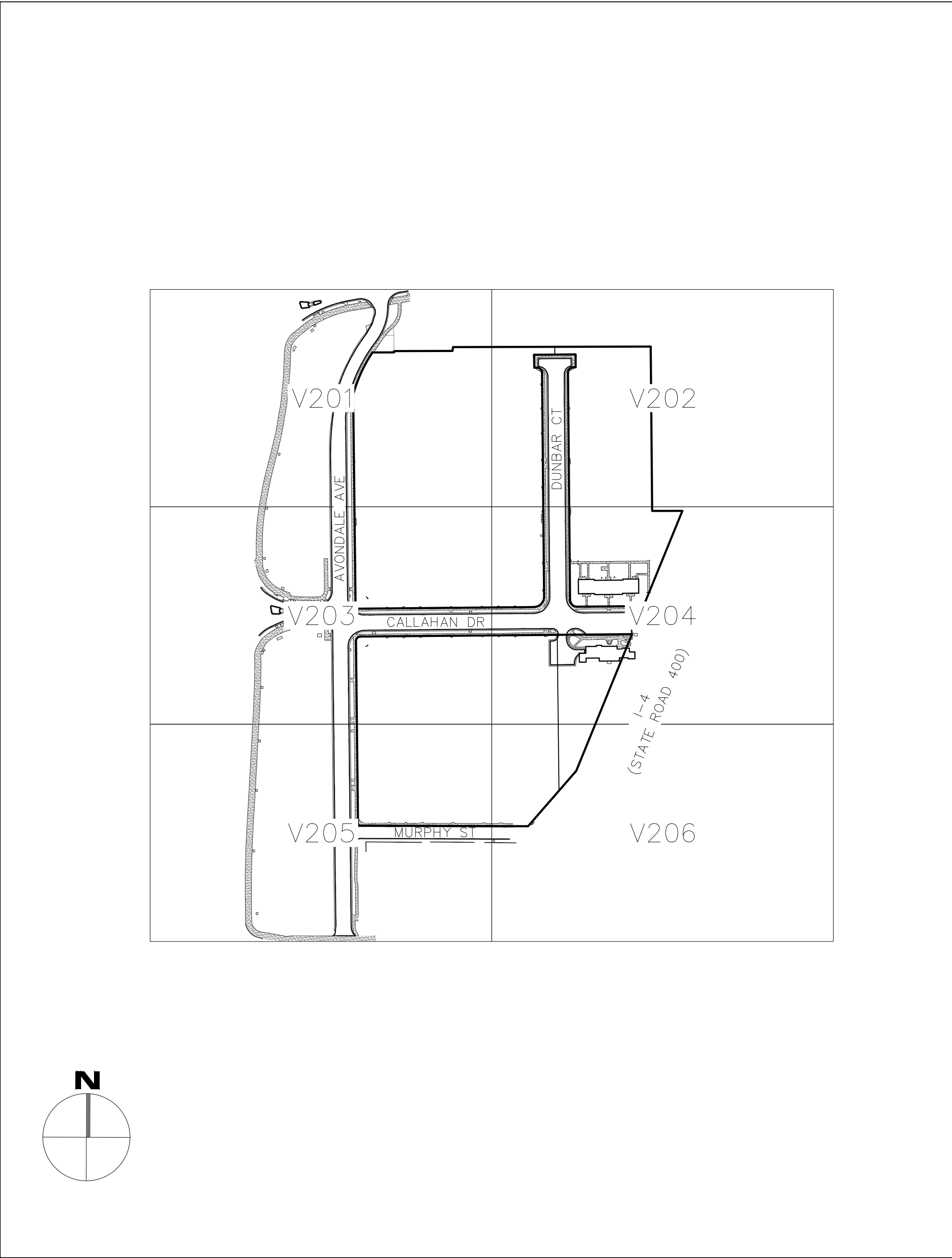
SHEET INDEX:

V101	COVER SHEET, SURVEYOR'S NOTES, LEGAL DESCRIPTION, KEY SHEET, VICINITY MAP, LEGEND, SHEET INDEX
V102	BOUNDARY SURVEY, BUILDING MEASUREMENTS
V201	TOPOGRAPHIC SURVEY
V202	TOPOGRAPHIC SURVEY
V203	TOPOGRAPHIC SURVEY
V204	TOPOGRAPHIC SURVEY
V205	TOPOGRAPHIC SURVEY
V206	TOPOGRAPHIC SURVEY

VICINITY MAP: NOT TO SCALE



KEY SHEET: NOT TO SCALE



TO (NAME OF REQUIRED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS, DENTILY ESTABLISHED AND ADOPTED BY A.S.A. AND N.E.S., AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 OF TABLE A THEREOF.

THIS FIELDMARK WAS COMPLETED ON 25.05.09.
DATE OF PLAT OR MAP: 25.05.13

SHERY LEE MANOR, PSM - LSR 6961

GRIFFIN PARK
BANK OF AMERICA

BOUNDARY & TOPOGRAPHIC
SURVEY

LOCATED IN

SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO
ORANGE COUNTY, FLORIDA

REVISIONS

No.	DATE	BY	DESCRIPTION

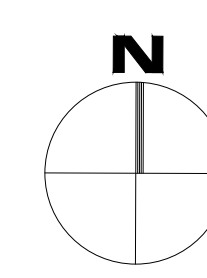
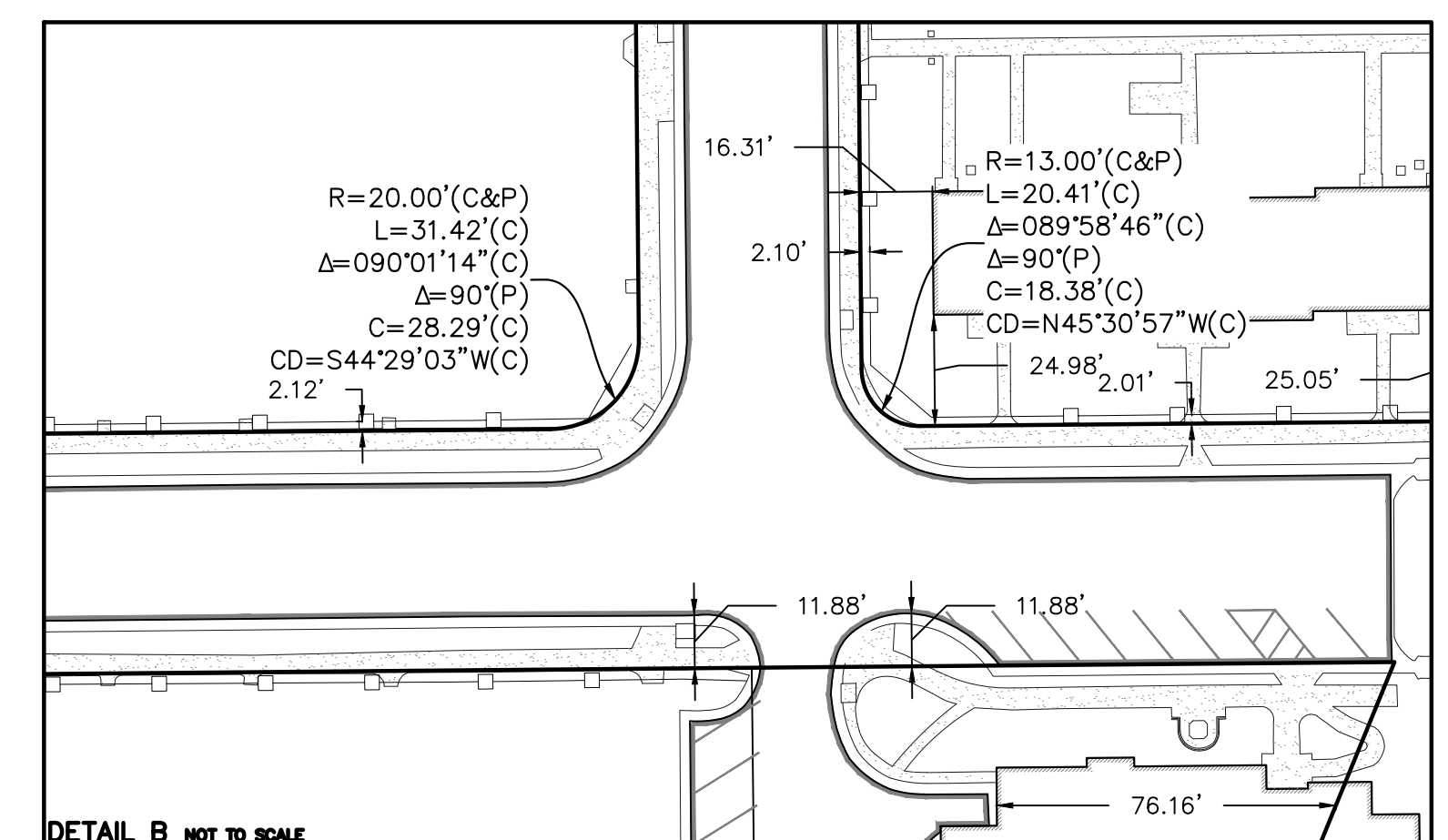
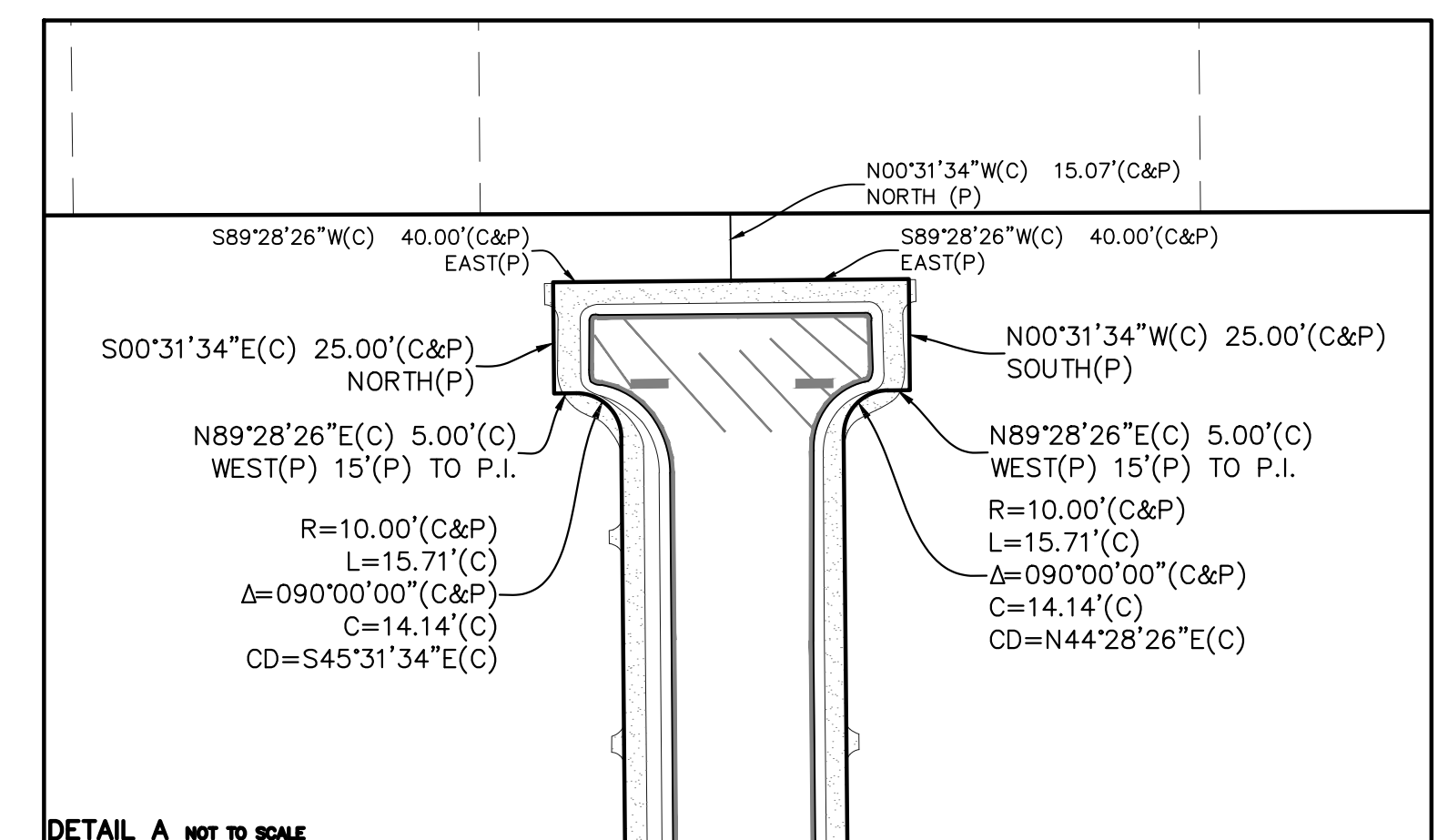
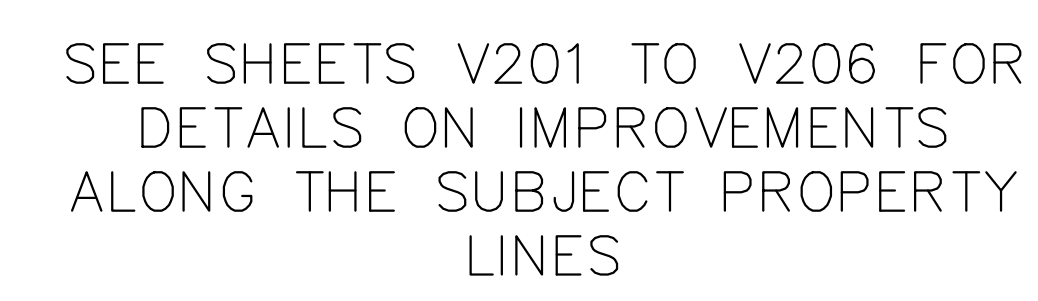
PROJECT No. 1250026



SURVEY BY	S.MELWEE
SURVEY DATE	2025.05.09
DRAWN BY	J.ZAVAGIO
DRAWN DATE	2025.05.13
REVIEWED BY	S.MANOR
APPROVED BY	S.MANOR

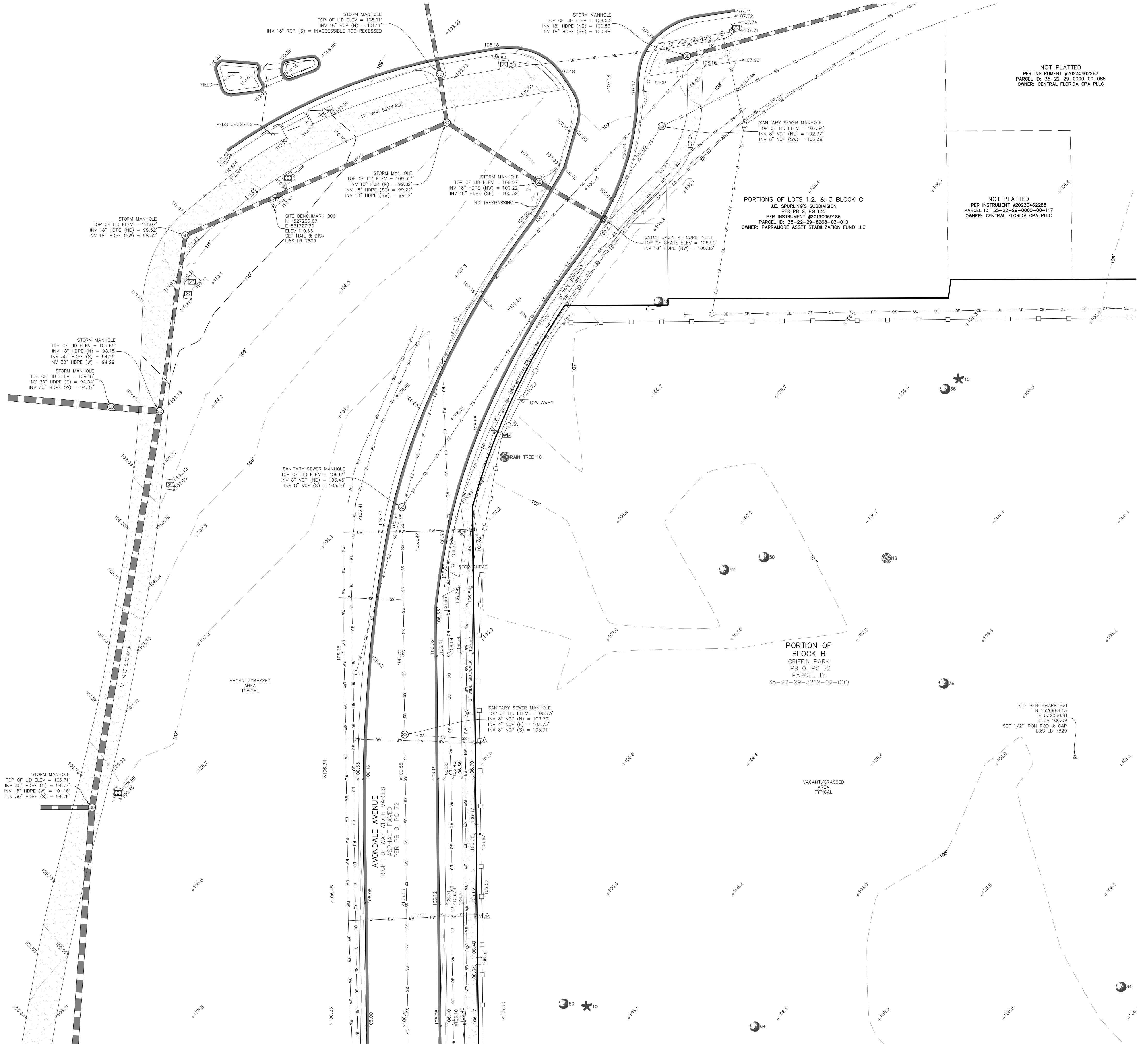
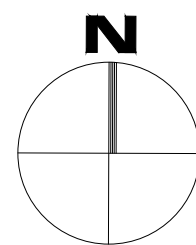
DRAWING No.

V101
SHEET
1 OF 8

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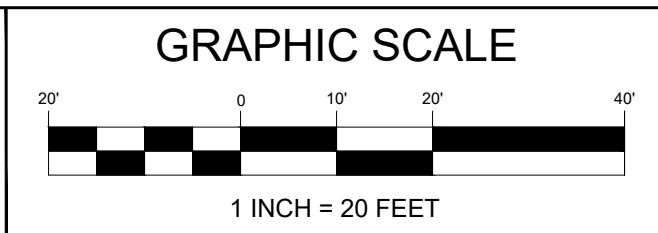


GRIFFIN PARK		LOCATED IN		GRAPHIC SCALE		REVISIONS				PROJECT No. 1250026		DRAWING No. V102		<div><div>L & S Diversified</div><div>Professional Surveyors and Mappers</div><div>4776 NEW BRIDGE STREET SUITE 100 ORLANDO, FL 32814</div><div>PHONE 407.681.1836 INFO@LSDIVERSIFIED.COM</div><div>WWW.LSDIVERSIFIED.COM INFO@LSDIVERSIFIED.COM</div><div>PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE 187876</div></div>																																													
BANK OF AMERICA		SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO ORANGE COUNTY, FLORIDA				<table><tr><th>No.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				No.	DATE	BY	DESCRIPTION																																											SURVEY BY S.MEELWEE		SHEET 2 OF 8	
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GRIFFON PARK
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BOUNDARY & TOPOGRAPHIC
SURVEY

LOCATED IN
SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO
ORANGE COUNTY, FLORIDA

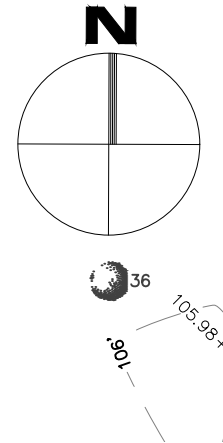
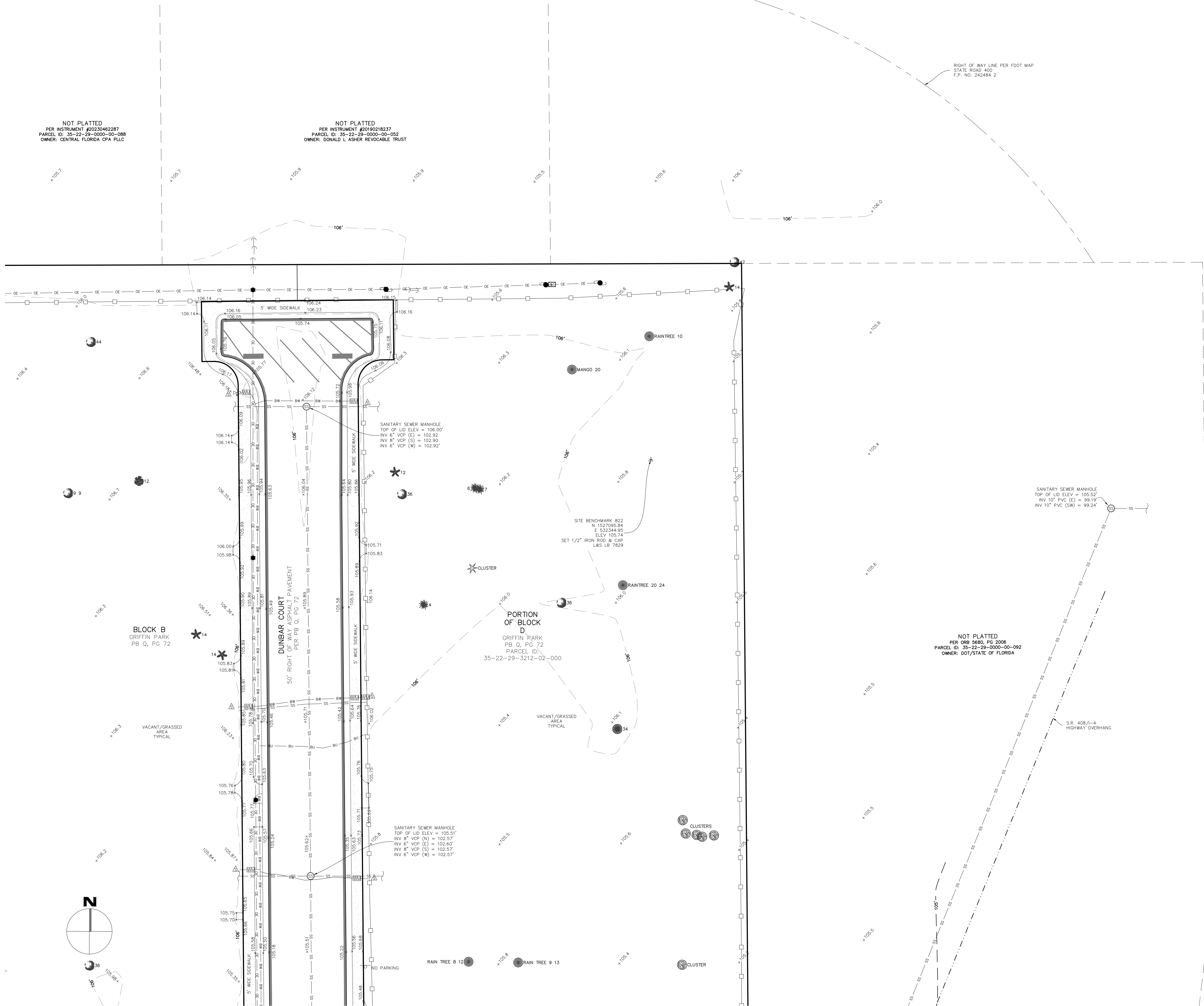


REVISIONS			
No.	DATE	BY	DESCRIPTION

PROJECT No.	1250026
SURVEY BY	S. MELWEE
SURVEY DATE	2025.05.09
DRAWN BY	J. JAYAGU
DRAWN DATE	2025.05.13
REVIEWED BY	S. MANOR
APPROVED BY	S. MANOR

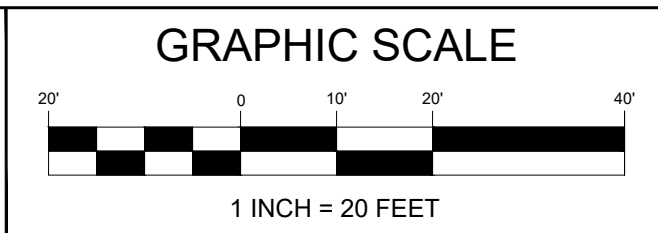
DRAWING No.
V201
SHEET
3 OF 8

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SURVEY

LOCATED IN
SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO
ORANGE COUNTY, FLORIDA

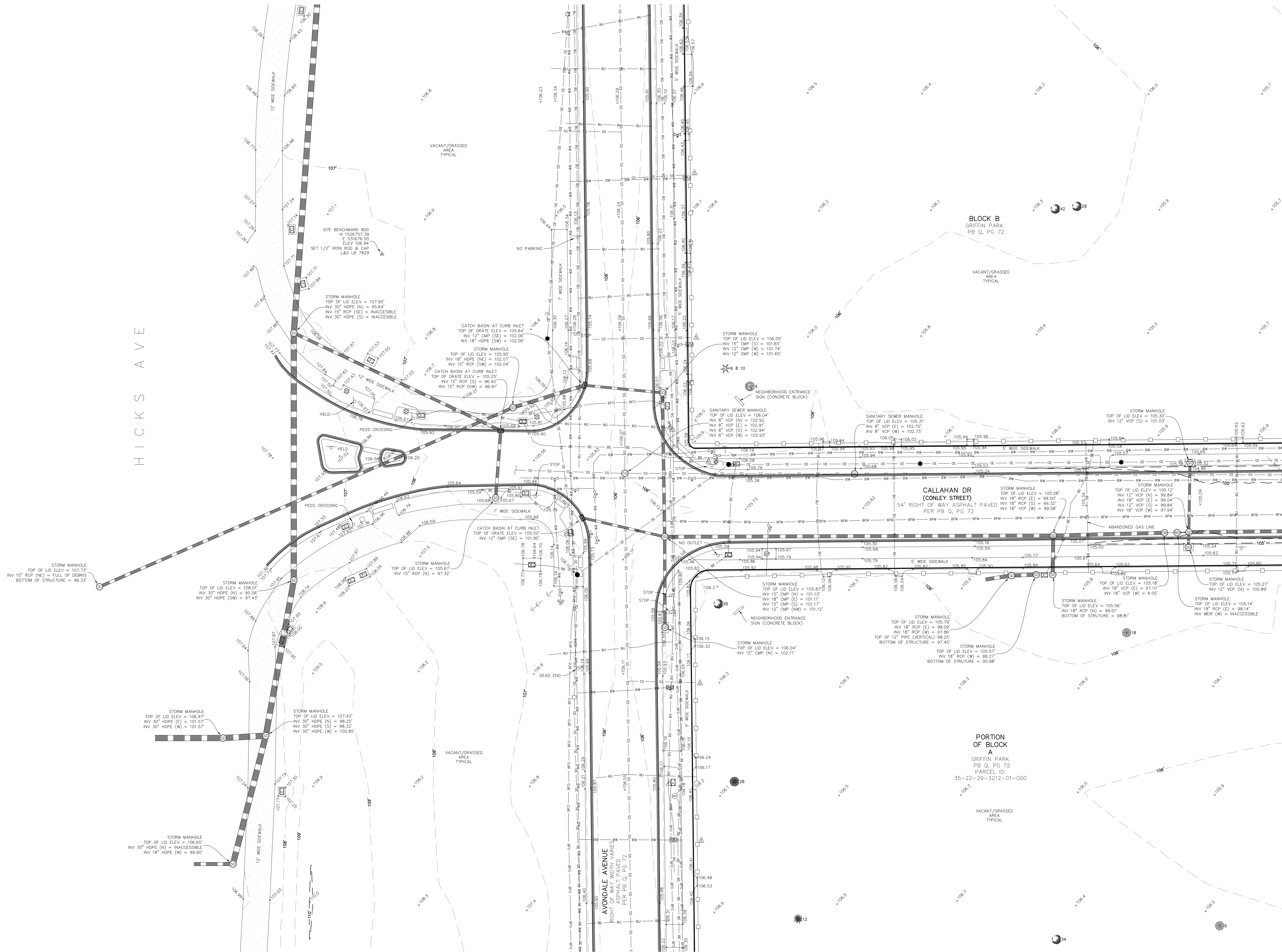
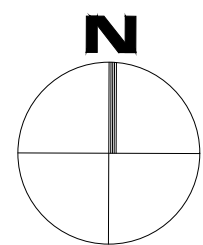


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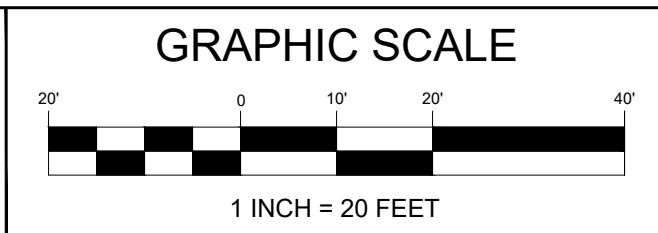
DRAWING No.
V202
SHEET
4 OF 8

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SURVEY

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ORANGE COUNTY, FLORIDA

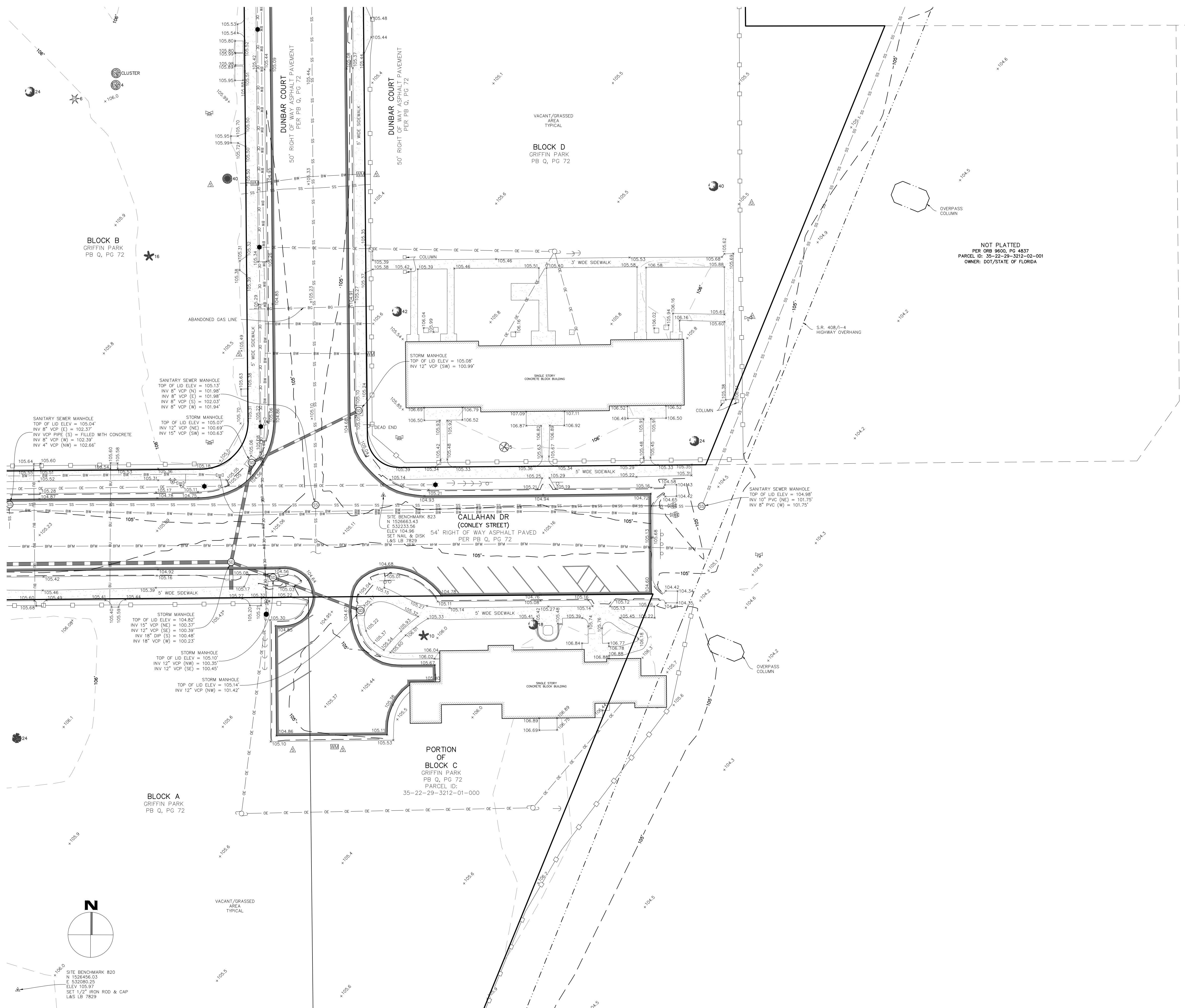


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PROJECT No.	1250026
SURVEY BY	S. MELWEE
SURVEY DATE	2025.05.09
DRAWN BY	J. ZAVAGO
DRAWN DATE	2025.05.13
REVIEWED BY	S. MANOR
APPROVED BY	S. MANOR

DRAWING No.
V203
SHEET
5 OF 8

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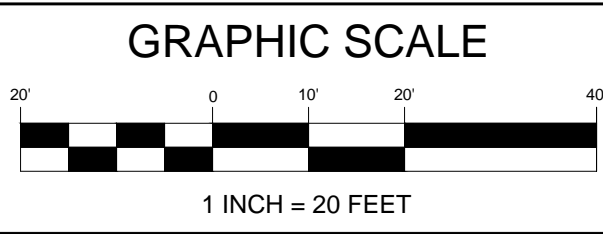
GRIFFIN PARK

BANK OF AMERICA

BOUNDARY & TOPOGRAPHIC
SURVEY

LOCATED IN

SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST
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ORANGE COUNTY, FLORIDA



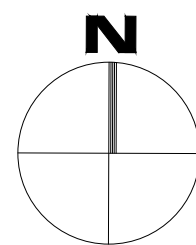
No.	DATE	BY

REVISIONS	
DESCRIPTION	

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SURVEY BY	S.McELWEE
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DRAWN BY	J.ZAYAGO
DRAWN DATE	2025.05.13
REVIEWED BY	S.MANOR
APPROVED BY	S.MANOR

DRAWING No.
V204
SHEET
6 OF 8

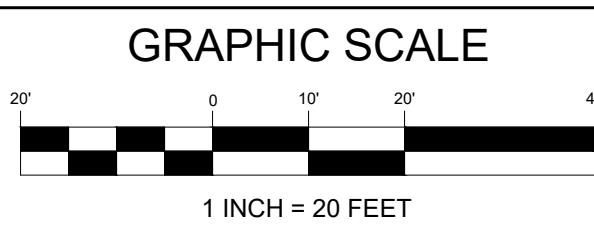




HICKS AVE

GRIFFIN PARK
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LOCATED IN
SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST
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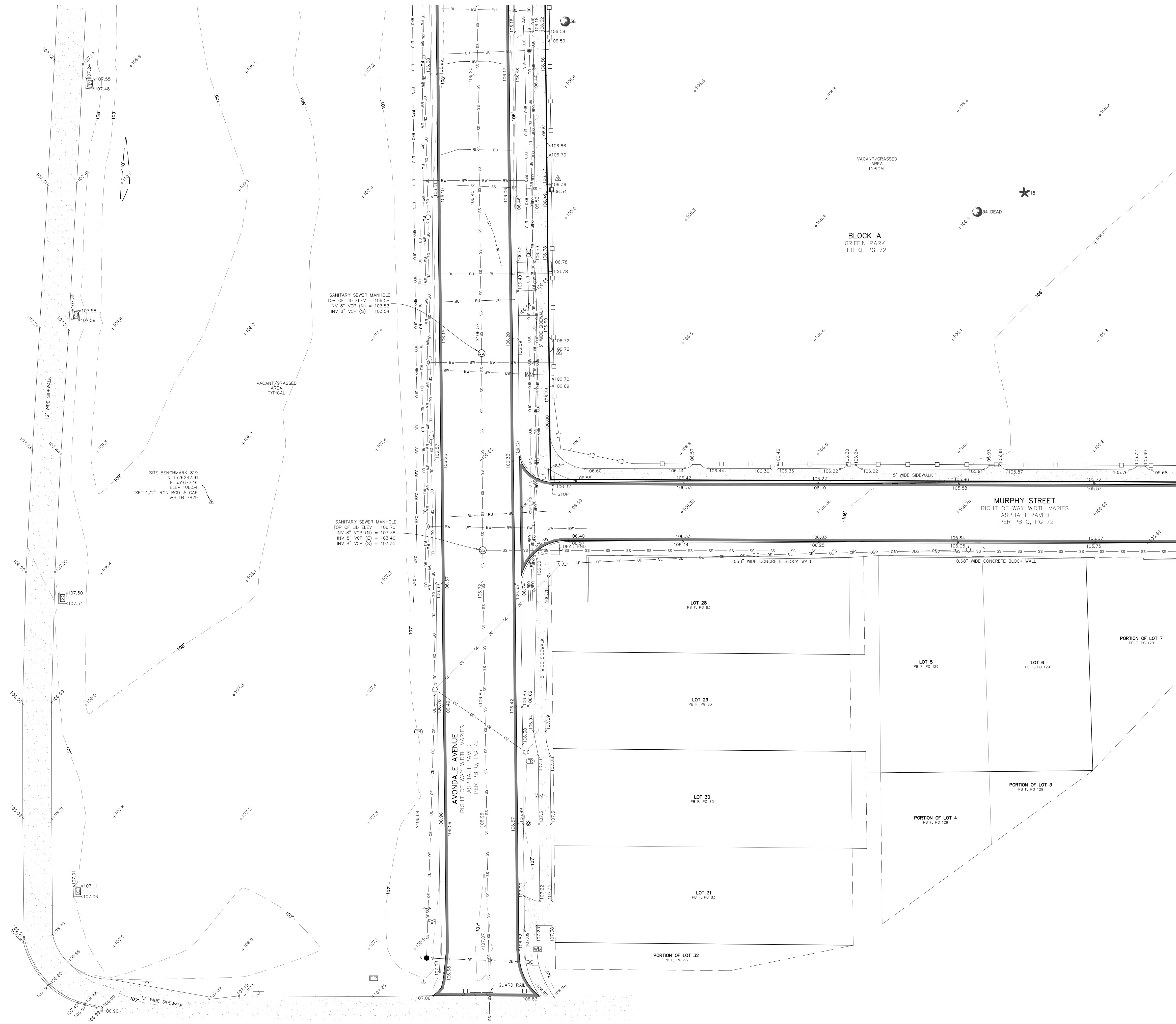


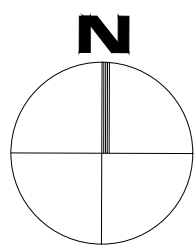
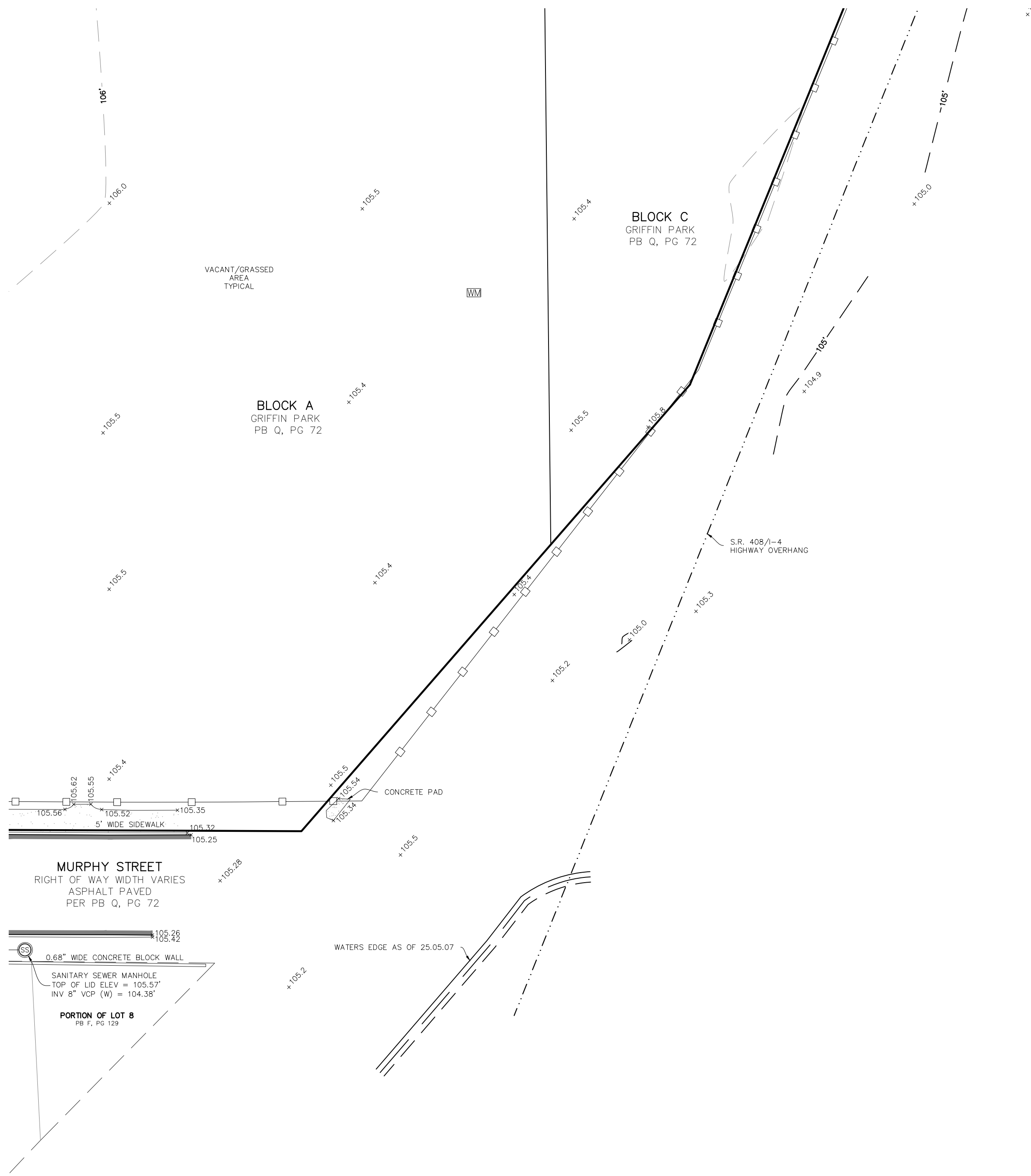
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DRAWN DATE	2025.05.13
APPROVED BY	S. MANOR
APPROVED BY	S. MANOR

DRAWING No.	V205
SHEET	7 OF 8

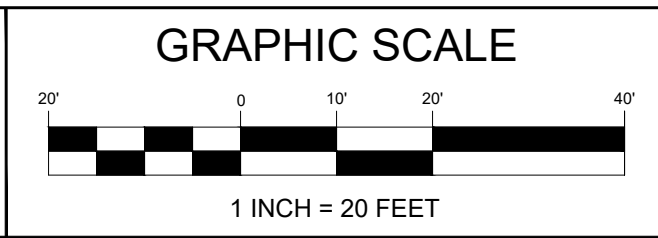
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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE 1 LB17823





GRIFFIN PARK
BANK OF AMERICA
BOUNDARY & TOPOGRAPHIC
SURVEY

LOCATED IN
SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO
ORANGE COUNTY, FLORIDA



REVISIONS			
No.	DATE	BY	DESCRIPTION

PROJECT No.	1250026
SURVEY BY	S. MELWEE
SURVEY DATE	2025.05.09
DRAWN BY	J. ZAVAGO
DRAWN DATE	2025.05.13
REVIEWED BY	S. MANOR
APPROVED BY	S. MANOR

DRAWING No.	V206
SHEET	8 OF 8

**L & S
Diversified**
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