

NOTES

5. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED TO. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
6. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
7. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE.
8. ELEVATIONS BASED ON CITY OF ORLANDO BENCHMARK 7017 HAVING AN ELEVATION OF 92.3740 FEET, (NAVD 88).
9. THERE ARE 80 REGULAR PARKING SPACES AND 4 HANDICAP SPACES, FOR A TOTAL OF 84 STRIPED SPACES.

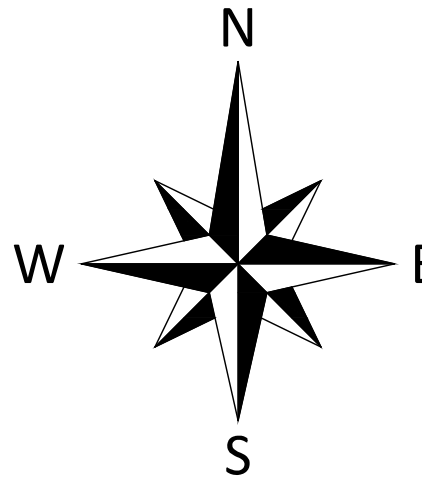
DESCRIPTION

PORTION OF LAND LYING IN THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY

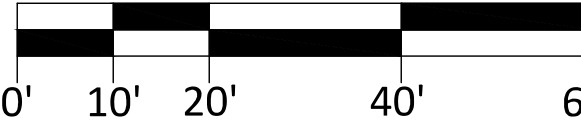
DESCRIBED AS FOLLOWS:

LOT 1, LEEVISTA CENTER 436 EAST PHASE 1 PLAT 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 4 AND 5, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 231,562 SQUARE FEET OR 5.316 ACRES MORE OR LESS.



GRAPHIC SCALE


$$1'' = 20'$$

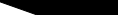
TREE CHART
1 - 16" OAK
2 - CRAPE MYRTLE
3 - CRAPE MYRTLE
4 - CRAPE MYRTLE
5 - 10" MAGNOLIA
6 - 10" MAGNOLIA
7 - 12" OAK
8 - CRAPE MYRTLE
9 - CRAPE MYRTLE
10 - CRAPE MYRTLE
11 - CRAPE MYRTLE
12 - CRAPE MYRTLE
13 - 13" PINE
14 - CRAPE MYRTLE
21 - CRAPE MYRTLE
22 - CRAPE MYRTLE
23 - CRAPE MYRTLE
24 - 12" PALM
25 - 9" PALM
26 - 9" PALM
53 - 13" PINE
63 - 18" CYPRESS
64 - 16" CYPRESS
65 - 13" CYPRESS
66 - CRAPE MYRTLE
67 - 18" OAK
72 - CRAPE MYRTLE

SEASONAL HIGH
WATER NAILS 1-3
WITH ELEVATIONS
88.1, 87.45

SEASONAL HIGH
WATER NAILS 1-2
WITH ELEVATIONS
87.32, 87.77

SEASONAL HIGH
WATER NAIL
WITH ELEVATIONS
88.07, 87.50

SHEET 1 OF 2





ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314













































Digitally signed by
Frank A Raymond III
Date: 2025.08.19
11:25:48 -04'00'

FRANK A. RAYMOND, III, PSM 5325
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE
SURVEY DATE OR REVISION DATE."
THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY
CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT
SECTION 472.027 OF THE FLORIDA STATUTES.








"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY FRANK A. RAYMOND, III, PSM 5325.




- BOTTOM OF BANK	CM	- CONCRETE MONUMENT
- BACK OF CURB	CMP	- CORRUGATED METAL PIPE
- BACK FLOW PREVENTER	+CO	- CLEAN OUT
- BENCHMARK	CONC	- CONCRETE
- BOLLARD	COVD	- COVERED
- BURIED ELECTRIC	CP	- CONCRETE PAD
- CULVERT RISER	CW	- CONCRETE WALKWAY
- CABLED TELE TV	D&M	- DEED/DISTANCE MEASURED
- CALCULATED	DE	- DRAINAGE EASEMENT
- CALCULATED & MEASURED	DESC	- DESCRIPTION
- CENTRAL ANGLE	DI	- DUCTILE IRON
- COVERED CONCRETE WALL		- DOT INLET
- COVERED BLOCK	DP	- DUMPS/TER PAD
- CONCRETE FLUME	DW	- DRIVEWAY
- CHAIN LINK FENCE		- EASEMENT NUMBER
- CENTERLINE		

	- ELECTRIC METER
	- ELECTRICAL BOX
	- ELEVATION
	- EASEMENT
	- EDGE OF PAVEMENT
	- FLOOD INSURANCE RATE MAP
	- FINISHED FLOOR ELEVATION
	- FIRE HYDRANT
	- FORCE MAIN
	- FOUND
	- FIBER OPTIC UTILITY BOX
	- FIBER OPTIC CABLE LINE
	- GAS LINE
	- GAS METER
	- GUY WIRE ANCHOR

LEGEND			
	- HANDICAP PARKING		N&L
	- HIGH DENSITY		NPV
	- INVERT ELEVATION		NGV
	- IRON PIPE		NT
	- ARC LENGTH		NTS
	- LICENSED BUSINESS		ORH
	- LICENSE SURVEYOR		OBE
	- LIGHT POLE		-PW
	- LANDSCAPED AREA		OB
	- MEASURED		PC
	- METAL FENCE		PEP
	- METAL LID		PF
	- METAL SHED		PG
	- MITERED END SECTION		

- MONITORING WELL	PI	- POINT OF INTERSECTION
- NAIL & DISK	P&M	- PLAT & MEASURED
- NORTH AMERICAN	POB	- POINT OF BEGINNING
VERTICAL DATUM	POC	- POINT OF COMMENCEMENT
- NATIONAL GEODETIC	PRC	- POINT OF REVERSE
VERTICAL DATUM		CURVATURE
- NON-TANGENT	PS	- PARKING SPACES
- NOT TO SCALE	PSM	- PROFESSIONAL SURVEYOR
- OVERHEAD ELECTRIC		AND MAPPER
- OFFICIAL RECORDS BOOK	PT	- POINT OF TANGENCY
- OVERHEAD WIRE	PVC	- PLASTIC PIPE
- PLAT BOOK	R	- CURVE RADIUS
- POINT OF CURVATURE	RCP	- REINFORCED CONCRETE PIPE
- PER ENGINEERING PLANS	R/W	- RIGHT OF WAY
- PLASTIC FENCE	S	- SANITARY MANHOLE
- PAGE#		

SDO	- SHOWN FOR DIRECTION ONLY
SF	- SQUARE FEET
SWF	- STOCK WIRE FENCE
x00.00	- SPOT ELEVATION
-D-	- STORM/DRAIN LINE
	- SEWER VALVE
	- STORM MANHOLE
-T-	- UNDERGROUND TELEPHONE
	- STORM INLET
TB	- TOP OF BANK
□ TP	- TRAFFIC POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
	- TELEPHONE RISER
	- TRAFFIC SIGNAL BOX

TYP - TYPICAL
 UE - UTILITY EASEMENT
 ○UP - UTILITY POLE
 -W- - WATER LINE
 WF - WOOD FENCE
 WS - WOOD SHED
 - WATER VALVE
 - WATER METER
 - YARD DRAIN

SURVEY DATE: 9/15/23

DATE:	JOB #	REVISION	BY:
08/18/25	59693	LIMITED TOPOGRAPHIC SURVEY	FARIV

BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE: 1" =	CF#	JOB #57268
FIELD DATE: 9/15/23		DRAWN BY: ANT
PREPARED FOR:		
KEVIN WEEDING		
LOCATION:	6851 TPC DRIVE ORLANDO, FL 32822	SUBDIVISION NAME: LEEVISTA CENTER 436

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