



# BOUNDARY AND TOPOGRAPHIC SURVEY

DISCIPLINER PER OFFICIAL RECORDS BOOK 10033, PAGE 4275  
 Parcel 1:  
 On 26, 27 of proster Charter, Section 11, Township 14 South, Range 29 East, (subdivided 7248), according to Plat Book 13, Page 114, of the Public Records of Orange County, Florida.  
 Parcel 2:  
 On 26, 27 of Plat 3, (Map 29) (subdivided Plat 3, Section 15), (see and correct the Plat 171 (05) first thereof) according to the plat thereof, as recorded in Plat Book 12, Page 114, of the Public Records of Orange County, Florida.

**Surveyor Notes:**

- Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
- This survey was prepared without the benefit of an Abstract of current Title Policy. There may exist matters of record affecting the subject property recorded in the Public Records unknown and not provided to this firm.
- Our research of the property is not an "abstract of title" nor is it a "title opinion" and does not constitute a warranty or guaranty of the property from any claims or interests. We list only the information we found within the Public Records. There may exist easements, liens or matters recorded in the Public Records not found, or provided to the Surveyor, which may affect the subject property.
- Adjacent properties have not been abstracted for title matters and are subject to easements and matters of record.

89°39'08" W per Plat Book 12, Page 114.

- This is not an Atlas/Ascm Land Title survey;
- Elevations based on Orange County bench aluminum Orange County Control disk in a curb and Rocket Blvd. Elevation = 90.59
- No Jurisdictional wetlands or environmental survey. There may exist wetlands or environmental determination of such.

- This Survey does not determine the "ordinary high water line" or the "mean high water line". The state of Florida may own or claim ownership of those lands lying below the "ordinary high water line" or "mean high water line" or within any wetland limits.

- The intended scale for the map/drawing shown hereon is intended to be displayed at a scale of 1"=40' on 24"x36" sized sheet.

Total area surveyed is 6.127 acres or 266,882.82 square feet more or less.

- Based on the federal emergency management agency flood insurance rate map, the structure shown hereon does not lie within the 100 year flood hazard area. This structure lies in unshaded zone "X" in community panel No. 120179 0420 F effective date: September 25, 2009 (subject to change).

**Surveyors Certification:**

I hereby certify that this survey shown hereon was made in accordance with the Minimum Technical Standards for and surveying in the State of Florida, Chapter 59-17, 050 to 052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

Printed Name: Ralph A. Nieto P.S. M. No. 6025 Print Date

PREPARED FOR:

**FIGURE II.A.2**  
**TRIUMVIRATE ENVIRONMENTAL**  
10100 ROCKET BOULEVARD, ORLAND, FLORIDA

					FIELD BY: DLW	DATE: 6/14/2013
					DRAWN BY: RN	ORDER NO.: NW13-197
					SCALE: 1"=40'	SHEET 1 OF 1
NO.	DATE	REVISIONS		BY		