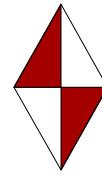


NOTES:

NO FEES

1. THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR, EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. PROPERTY SUBJECT TO EXCEPTIONS LISTED IN FIDELITY NATIONAL TITLE COMMITMENT NO. CF-25-884, DATED 03/05/2025.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY, SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES, BOUNDARY SHOWN AS ESTABLISHED AND OR AS MEASURED FROM RECOVERED SURVEY MONUMENTATION.
5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.



Boundary And Mapping Associates, Inc.

LAND
SURVEYORS
LB 4565

160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL. 32746
PH. (407) 696-1155

FLOOD ZONE REFERENCE:

PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12117C 0045 F DATED 09-28-07.

0 50 100



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1(P)	635.38'	2°24'07"	26.64'
C1(M)	1075.52'	2°23'38"	26.55'
C2(P)	1075.52'	1°37'29"	30.50'
C2(M)	1075.52'	1°37'36"	30.53'
C3(P)	1075.52'	7°22'19"	138.38'
C3(M)	1075.52'	7°22'41"	138.49'



DESCRIPTION: LOT 15, SYLVIA GLADE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE(S) 20, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CERTIFIED TO:
TWO GEMZ INVESTMENTS LLC
KIAVI FUNDING, INC.
LEADING EDGE TITLE OF CENTRAL FLORIDA, LTD
FIDELITY NATIONAL TITLE INSURANCE COMPANY

JOB NO : 25-501

DATE:
FIELD: 03-25-25

SIGNED: 03-

DRAWN

P.C.: JV

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
(C) - AS CALCULATED
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK

M.B. - MAP BOOK
PRC - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
A.E. - ACCESS EASEMENT
M.E. - MAINTENANCE EASEMENT
P.E. - POOL EQUIPMENT
 - CHAIN LINK / WIRE FENCE LINE +/-
 - WOODEN FENCE LINE +/-
 - VINYL FENCE LINE +/-
 - ALUMINUM FENCE LINE +/-
 - OHL - OVERHEAD LINE +/-

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

Rodney W. Jackson
RODNEY W. JACKSON,
PSM 6281

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.