



Setbacks per city prior to split are as follows:

25' front and rear
6' side yard

LEGAL DESCRIPTION:

LOTS 23, BLOCK D, SECOND ADDITION TO COUNTRY CLUB SECTION COLLEGE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 68, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DRAFT

SURVEYORS NOTES:

- 1. BEARINGS BASED ON THE NORTH LINE OF LOT 22 & 23 HAVING AN ASSUMED BEARING OF NORTH 89°16'57" WEST.
- 2. LEGAL DESCRIPTION HEREON WAS PROVIDED BY THE CLIENT.
- 3. UNDERGROUND UTILITIES NOT SHOWN.
- 4. IMPROVEMENTS NOT SHOWN.

I HEREBY CERTIFY THAT THIS PLOT PLAN HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SURVEY SECTION 472.027, FLORIDA STATE STATUTES.

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

02/17/21				
BOUNDARY SURVEY				
BOUNDARY SURVEY	LOT 23	COUNTRY CLUB SECTION COLLEGE PARK	LYING IN	ORANGE COUNTY, FLORIDA
OPTIMUM LAND SERVICES, LLC	PROFESSIONAL LAND SURVEYORS	17 NORTH SUMMERLIN AVENUE ORLANDO, FL 32801 (321) 200-4904	LICENSED BUSINESS NUMBER 8127	
SHEET 1 OF 1	BOUNDARY SURVEY			