



UNPLATTED
PARCEL IDENTIFICATION: 31-23-31-0000-00-001
OWNER: BAL BAY REALTY LTD

APPROXIMATE BOUNDARY
LINE, THIS IS NOT A
BOUNDARY SURVEY

PROPOSED PARCEL 6 PER MASTER SITE
PLAN. THIS SITE IS VACANT AND APPEARS
TO BE A STAGING AREA FOR
CONSTRUCTION. SAID PARCEL CONTAINS
15.70 ACRES, MORE OR LESS

SOUTHWEST 1/4
SECTION 31

—APPROXIMATE BOUNDARY
LINE, THIS IS NOT A
BOUNDARY SURVEY

ROADWAY SURVEY

BAL BAY REALTY LTD
8901 Narcoossee Road
Orlando, Florida 32827

[illegible]

December 21, 2021

Drawing Title

Topographic Survey

Drawing Number

Sv-1

Sheet 1 of 1

Project Number
63577.01

LEGAL DESCRIPTION AS PREPARED BY VHB

A parcel of land located in the southwest quarter of Section 31, Township 23 South, Range 31 East, Orange County, Florida

SURVEYORS' NOTES:

1. THIS IS A TOPOGRAPHIC SURVEY.
2. THIS SURVEY IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED. THERE MAY BE ADDITIONAL EASEMENTS OR INSTRUMENTS OF RECORD NOT SHOWN ON THIS SURVEY THAT CAN BE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY.
4. VERTICAL INFORMATION SHOWN HEREON IS BASED ON A FOUND CITY OF ORLANDO CENCHMARK, SET 37 CLOSURE IN INLET TOP W/ SIDE MARK COORDINATE NO. 8+3428 +/- N. OF C/L DOWDNER RD. STAMPED BM 11-102 SCHNAUZER, FBM 3313-103, ELEVATION = 91.9757
5. HORIZONTAL DATUM IS BASED IN THE NORTH AMERICAN DATUM OF 1983. 2011 ADJUSTMENT (NAD 83/2011), PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, BEING SOUTH 89°54'37" WEST, (ASSUMED)
6. NO UNDERGROUND UTILITIES, FOUNDATIONS, OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. ACCORDING TO FLOOD MAP NO. 12095C0435G, EFFECTIVE DATE OF 06/20/2018, THIS PROPERTY LIES IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
8. LAST DATE IN THE FIELD WAS DECEMBER, 2021.

I HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER 2021, AND THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 51-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

FOR THE FIRM BY;

WM. DAVID McCRARY, JR., P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4853

DATE _____