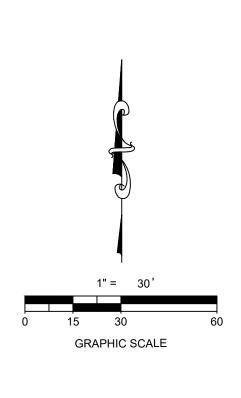
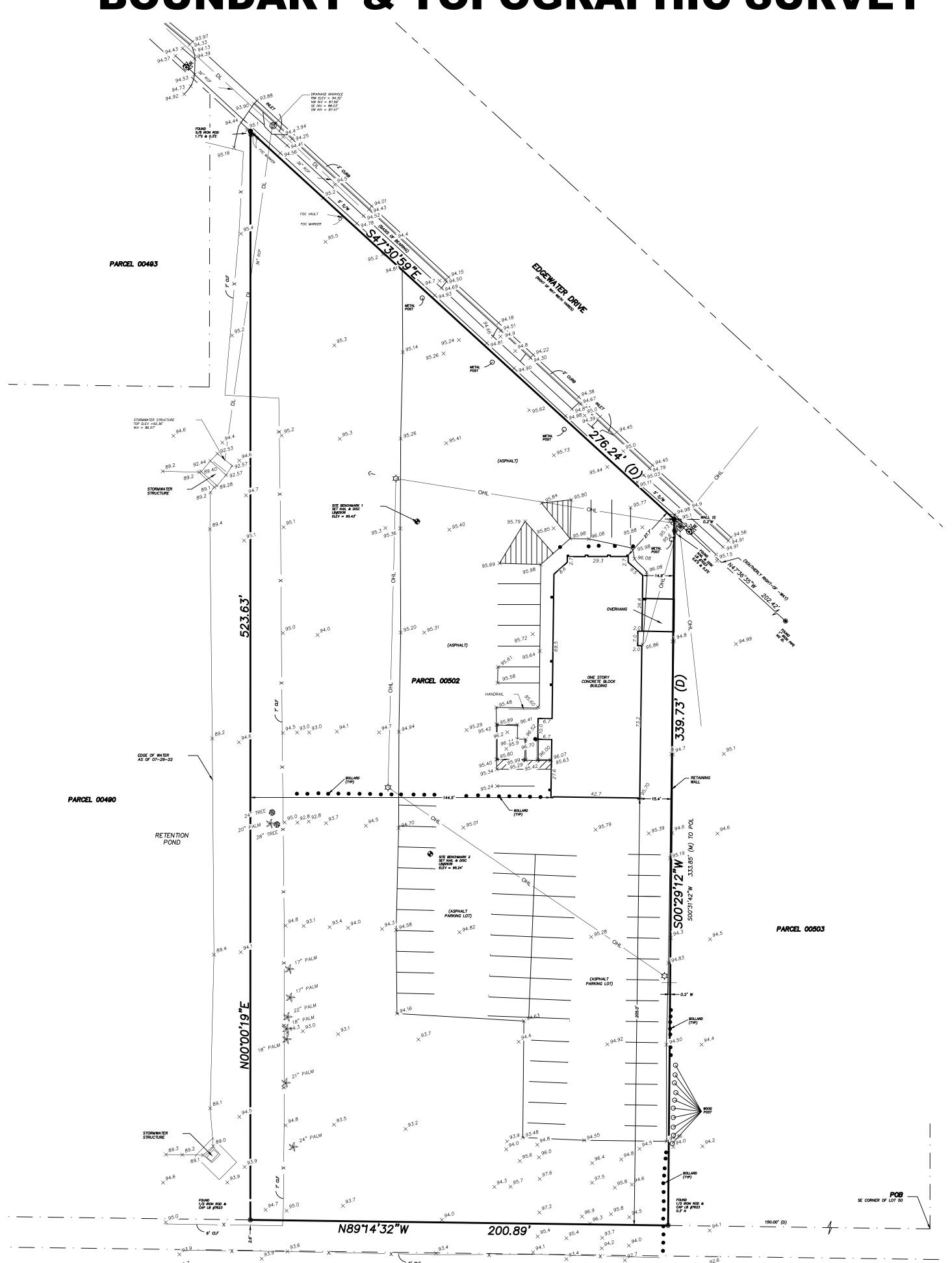
# **BOUNDARY & TOPOGRAPHIC SURVEY**





### LEGAL DESCRIPTION:

THE WEST 74.22 FEET OF THE EAST 224.22 FEET OF LOT 50 LYING SOUTH OF HIGHWAY OF MUNGER LANDS AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 23, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 29 EAST.

#### $\Delta ND$

THAT PART OF LOT 50 LYING SOUTH OF HIGHWAY, LESS THE EAST 224.22 FEET THEREOF OF MUNGER LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 23, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 29 EAST,

ALL LESS AND EXCEPT THAT CERTAIN PORTION CONVEYED TO THE COUNTY OF ORANGE, IN THE STATE OF FLORIDA, IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 3121 PAGE 2656, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FORA POINT OF REFERENCE BEGIN AT THE S.E. COMER OF LOT 50, OF WILLIS R. MUNGER LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK "E" PAGE 23, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE N. 89 DEGREES 23 MINUTES 19 SECONDS W. ALONG THE SOUTH LINE OF SAID LOT 50, 150.00 FEET; RUN THENCE N. 00 DEGREES 29 MINUTES 12 SECONDS E. 359.92 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EDGEWATER DRIVE AS RECORDED IN PLAT BOOK 7, PAGE 113, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND

THE POINT OF BEGINNING (P O B); RUN THENCE N. 47 DEGREES 30 MINUTES 59 SECONDS W. ALONG SAID RIGHT OF WAY LINE, 276.46 FEET, TO THE WEST LINE OF SAID LOT 50; RUN THENCE S. 00 DEGREES 00 MINUTES 48 SECONDS W. 20.34 FEET; RUN THENCE S. 47 DEGREES 30 MINUTES 59 SECONDS E. AND PARALLEL WITH SAID RIGHT OF WAY LINE 276.24 FEET; RUN THENCE N. 00 DEGREES 29 MINUTES 12 SECONDS E. 20.18 FEET TO THE P.O.B.

ALL BEING AND LYING IN THE NW 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 29 EAST OF ORANGE COUNTY, FLORIDA.

2.00 ACRES MORE OR LESS

## NOTES:

- 1. THIS BOUNDARY AND TOPOGARPHIC SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2. THE BASIS OF BEARING BEING SOUTHERLY RIGHT OF WAY LINE OF EDGEWATER DRIVE WHICH BEARS \$47°30'59"E. (DEED)
- 3. ELEVATIONS SHOWN ARE BASE ON ORANGE COUNTY BENCHMARK BM10-114, ELEVATION 94.34 NAVD 1988 DATUM.
- 4. ONLY VISIBLE UTILITIES WERE LOCATED.
- 6. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET (DECIMAL).
- 7. THIS INFORMATION WAS SURVEYED BY CARNAHAN PROCTOR AND CROSS ON 08-02-22.
- 8. ANY MODIFICATIONS TO THIS SURVEY WITHOUT WRITTEN PERMISSION, IS
- 9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR CERTIFIED DIGITAL SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

## LEGEND:

= SET 1/2 IRON ROD

& CAP LB#2936

TR = TELEPHONE RISER

—— = SIGN −DL− = DRAINAGE LINE

 $-\mathrm{OHL}-=$  OVERHEAD UTILITY LINE

-X- = CHAIN LINK FENCE

= GOTANCI = DEED

(M) = MEASURED ● POST /BOLLARD

₩ = WATER VALVE • FIRE HYDRANT

NAVD = NORTH AMERICAN VERTICAL DATUM

ELEV = ELEVATION INV = INVERT

POB = POINT OF BEGINNING

POB = POINT OF

= POWER POLE

CERTIFICATION:

I HEREBY STATE THAT THIS ----- SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON ----, 2021, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

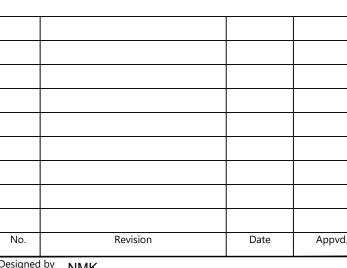
For the firm by;

JAMES W. QUARTEL , P.S.M. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. 6032



604 COURTLAND STREET SUITE 101
PHONE: (407) 960-5980
ORLANDO, FLORIDA 32804
CERTIFICATE OF AUTHORIZATION # 2936

LAND DEVELOPMENT
SURVEYING
CONSTRUCTION ENGINEERING INSPECTION



CAD checked by JWQ

Scale AS SHOWN

Approved by JWQ

Date 8/4/2022

5040 EDGEWATER DRIVE ORLANDO, FL

Project Tit

ORLANDO DISCOUNT AUTO SALES AND REPAIRS, LLC

BOUNDARY &
TOPOGRAPHIC SURVEY

Sheet 1 of 1

