

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 382, SOLIVITA - PHASE IIIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 10 THROUGH 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN POLK COUNTY, COMMUNITY NUMBER 120261, DATED 09-28-2012.

CERTIFIED TO:

MARJORIE MORAND

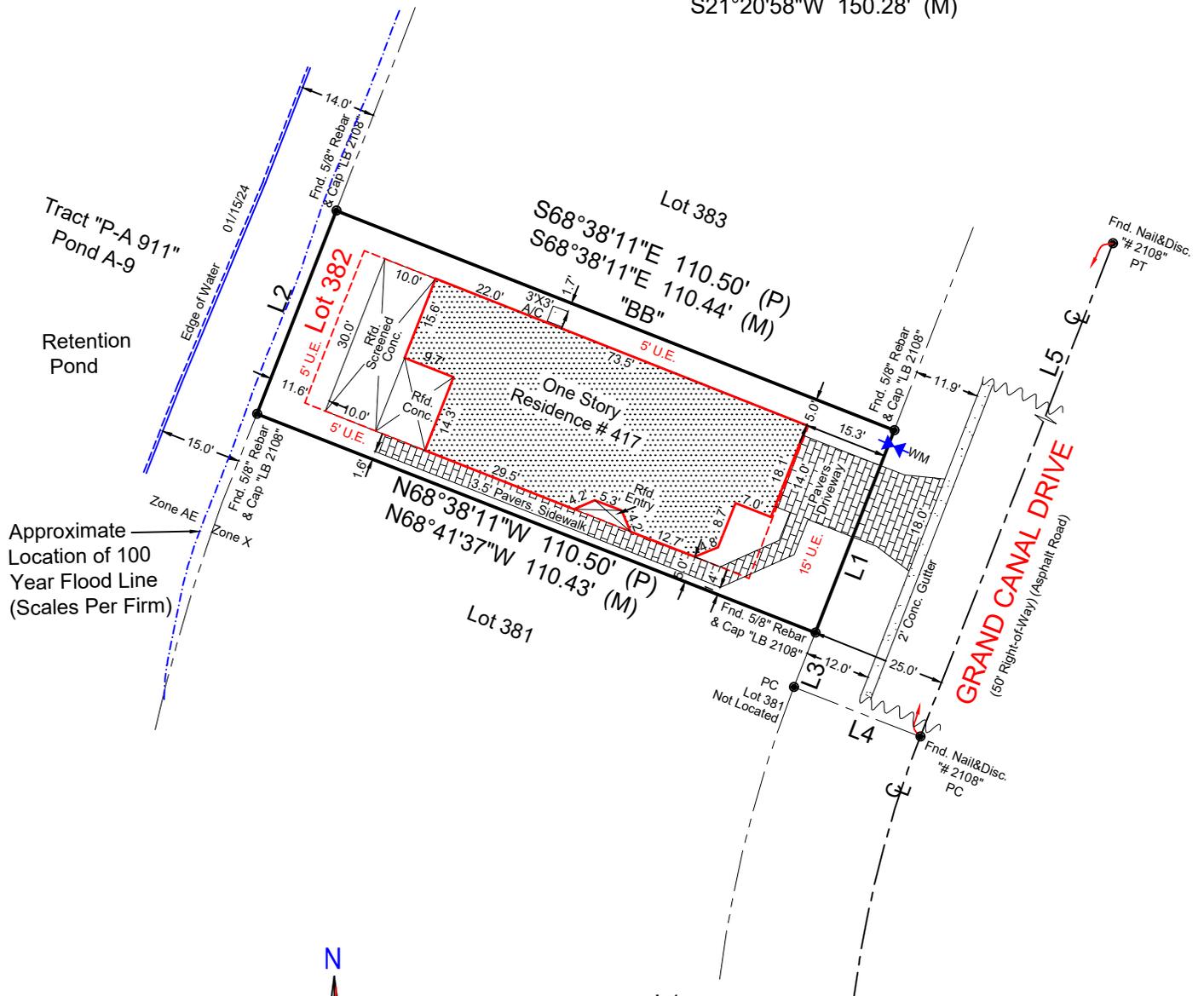


417 GRAND CANAL DRIVE, POINCIANA, FLORIDA 34759

L5

S21°21'49"W 150.21' (P)

S21°20'58"W 150.28' (M)



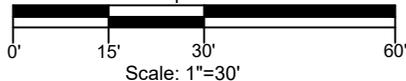
Tract "P-A 911"
Pond A-9

Retention Pond

Approximate Location of 100 Year Flood Line (Scales Per Firm)



Graphic Scale



L1

S21°21'49"W 40.00' (P)

S21°24'29"W 39.93' (M)

L2

N21°21'49"E 40.00' (P)

N21°23'47"E 40.04' (M)

L3

S21°21'49"W 10.57' (P)

S21°24'29"W 10.70' (M)

L4

N68°38'11"W 25.00' (P)

N68°35'31"W 25.08' (M)

Field Date: 1/15/2024 Date Completed: 01/17/24

Drawn By: V.T. File Number: S-126277

-Legend-	
C	- Calculated
CC	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
□	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
○	- Chain Link Fence

-NOTES-
 >Survey is based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

PAVER SIDEWALK, DRIVEWAY, A/C PAD

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.



Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623

This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

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