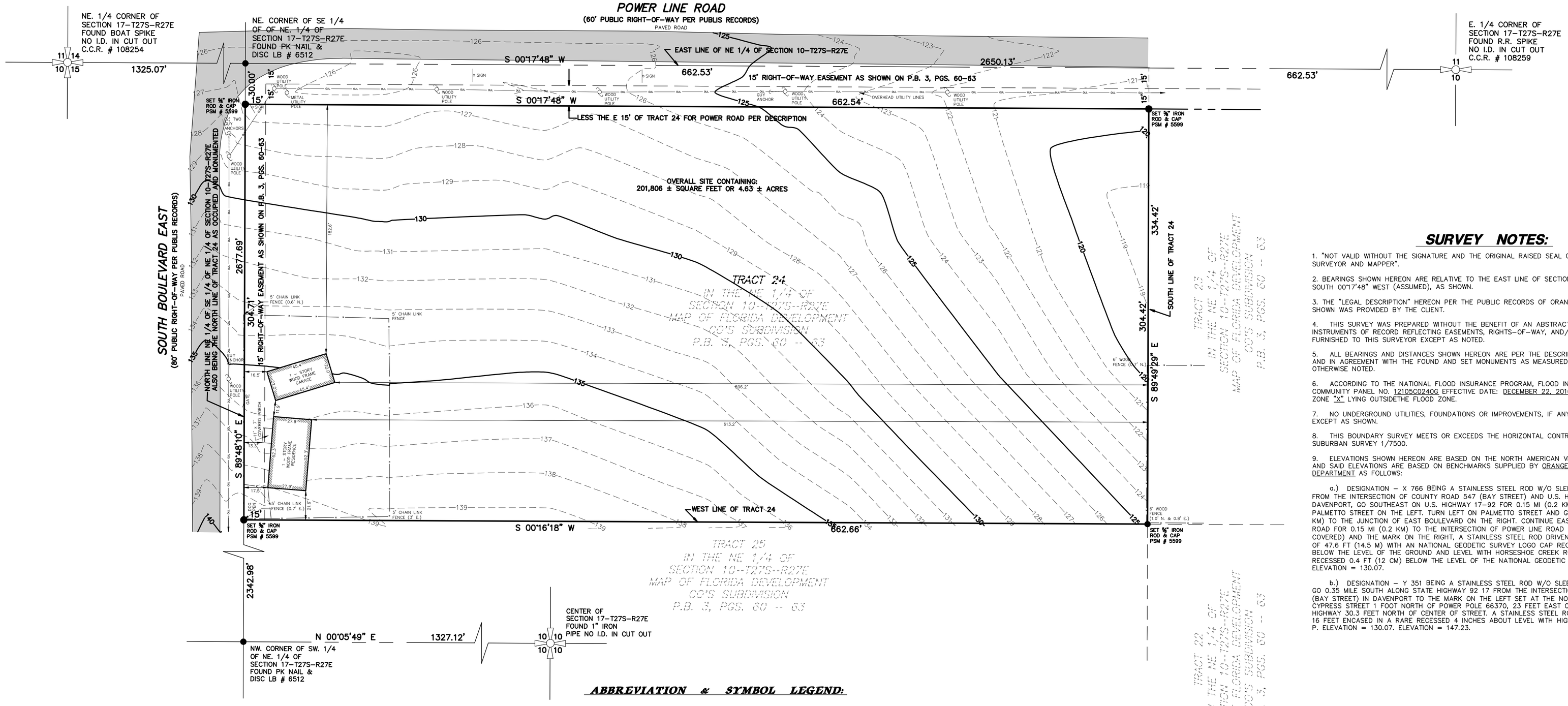
BOUNDARY & TOPOGRAPHIC SURVEY

FOR

Ruby Navaratnam

LEGAL DESCRIPTION:

Tract 24 in the NE ¼ of Section 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, according to the plat of Florida Development Co's Subdivision, as recorded in Plat Book 3, Page 60 through 63, Public records of Polk County, Florida; LESS the East 15 feet for POWER LINE ROAD RIGHT-OF-WAY.



SURVEY NOTES:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".

2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 10-T27S-R27E AS BEING SOUTH 00°17'48" WEST (ASSUMED), AS SHOWN.

3. THE "LEGAL DESCRIPTION" HEREON PER THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA AS SHOWN WAS PROVIDED BY THE CLIENT.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.

5. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.

6. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12105C0240G EFFECTIVE DATE: DECEMBER 22, 2016, THIS PROPERTY LIES IN ZONE "X" LYING OUTSIDETHE FLOOD ZONE.

7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.

8. THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE HORIZONTAL CONTROL ACCURACY OF A SUBURBAN SURVEY 1/7500.

9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY ORANGE COUNTY SURVEY DEPARTMENT AS FOLLOWS:

a.) DESIGNATION – X 766 BEING A STAINLESS STEEL ROD W/O SLEEVE TO REACH THE MARK FROM THE INTERSECTION OF COUNTY ROAD 547 (BAY STREET) AND U.S. HIGHWAY 17-92 IN DAVENPORT, GO SOUTHEAST ON U.S. HIGHWAY 17-92 FOR 0.15 MI (0.2 KM) TO THE JUNCTION OF PALMETTO STREET ON THE LEFT. TURN LEFT ON PALMETTO STREET AND GO EAST FOR 0.75 MI (1.2 KM) TO THE JUNCTION OF EAST BOULEVARD ON THE RIGHT. CONTINUE EAST ON HORSESHOE CREEK ROAD FOR 0.15 MI (0.2 KM) TO THE INTERSECTION OF POWER LINE ROAD (UNMARKED AND SAND COVERED) AND THE MARK ON THE RIGHT, A STAINLESS STEEL ROD DRIVEN TO REFUSAL AT A DEPTH OF 47.6 FT (14.5 M) WITH AN NATIONAL GEODETIC SURVEY LOGO CAP RECESSED 0.2 FT (6 CM) BELOW THE LEVEL OF THE GROUND AND LEVEL WITH HORSESHOE CREEK ROAD, THE DATUM POINT IS RECESSED 0.4 FT (12 CM) BELOW THE LEVEL OF THE NATIONAL GEODETIC SURVEY LOGO CAP. ELEVATION = 130.07.

b.) DESIGNATION – Y 351 BEING A STAINLESS STEEL ROD W/O SLEEVE TO REACH THE MARK GO 0.35 MILE SOUTH ALONG STATE HIGHWAY 92 17 FROM THE INTERSECTION OF STATE ROUTE 547 (BAY STREET) IN DAVENPORT TO THE MARK ON THE LEFT SET AT THE NORTHWEST CORNER OF CYPRESS STREET 1 FOOT NORTH OF POWER POLE 66370, 23 FEET EAST OF THE CENTERLINE OF HIGHWAY 30.3 FEET NORTH OF CENTER OF STREET. A STAINLESS STEEL ROD SET TO THE DEPTH OF 16 FEET ENCASED IN A RARE RECESSED 4 INCHES ABOUT LEVEL WITH HIGHWAY. P. ELEVATION = 130.07. ELEVATION = 147.23.

ABBREVIATION & SYMBOL LEGEND:

1. C/L – DENOTES CENTERLINE
2. P.O.B. – DENOTES POINT OF BEGINNING
3. P.O.C. – DENOTES POINT OF COMMENCEMENT
4. O.R. – DENOTES OFFICIAL RECORDS BOOK
5. ELEV. – DENOTES ELEVATION
6. P.C. – DENOTES POINT OF CURVATURE
7. P.C.C. – DENOTES POINT OF COMPOUND CURVATURE
8. P.T. – DENOTES POINT OF TANGENCY
9. W.L. – DENOTES UNDERGROUND WATER LINE
10. R.W.L. – DENOTES UNDERGROUND RECLAIM WATER LINE
11. O.U.L. – DENOTES OVERHEAD UTILITY LINES
12. E.L. – DENOTES UNDERGROUND ELECTRICAL LINES
13. T.V.L. – DENOTES UNDERGROUND CABLE T.V. LINES
14. INV. – DENOTES INVERT
15. C – DENOTES CHORD
16. C.B. – DENOTES CHORD BEARING
17. EP – DENOTES EDGE OF PAVEMENT
18. (M) – DENOTES DISTANCE MEASURED IN THE FIELD
19. I.D. – DENOTES IDENTIFICATION
20. T24S – DENOTES TOWNSHIP 24 SOUTH
21. R28E – DENOTES RANGE 28 EAST
22. PGS. – DENOTES PAGES
23. PG. DENOTES PAGE
24. P.B. – DENOTES PLAT BOOK
25. (A) – DENOTES ACTUAL
26. (D) – DENOTES DESCRIPTION
27. F.D.O.T. – DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
28. – DENOTES FIRE HYDRANT
29. – DENOTES LIGHT POLE
30. – DENOTES HANDICAP PARKING SPACE
31. – DENOTES CONCRETE
32. – DENOTES SANITARY SEWER MANHOLE
33. – DENOTES FLOOD LIGHT
34. – DENOTES SIGN
35. – DENOTES GAS VALVE
36. – DENOTES WATER VALVE
37. – DENOTES STORM DRAINAGE MANHOLE
38. – DENOTES WOOD UTILITY POLE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION ON APRIL 3, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY & TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

DATE: 04/03/18

W. C. ELLIOTT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5599

Jul 03,2018 - 8:50am
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REV.	DATE	DESCRIPTION	F.B./PG.	BY
3	04/03/18	UPDATED SURVEY	38/23-25	DAVE
2	01/03/17	BOUNDARY & TOPOGRAPHIC SURVEY	38/21-22	DAVE
1				

PREPARED FOR: Ruby Navaratnam

BOUNDARY & TOPOGRAPHIC SURVEY

425 SOUTH BOULEVARD EAST
SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST,
DAVENPORT, POLK COUNTY, FLORIDA

K L E
Surveying and Mapping, Inc.
239 WASHINGTON AVENUE
LAKE MARY FLORIDA 32746
PH. No. (407) 402-2331
LICENSED BUSINESS REGISTRATION No. 7899

PROJECT No.:	487-RN-001
FIELD DATE:	01/02/17
DRAWN DATE:	01/03/17
SCALE:	1" = 40'
CHECKED BY:	W.C.E.
DRAWN BY:	W.C.E.

SHEET 1 OF 1