

Boundary Survey



1" = 50' GRAPHIC SCALE

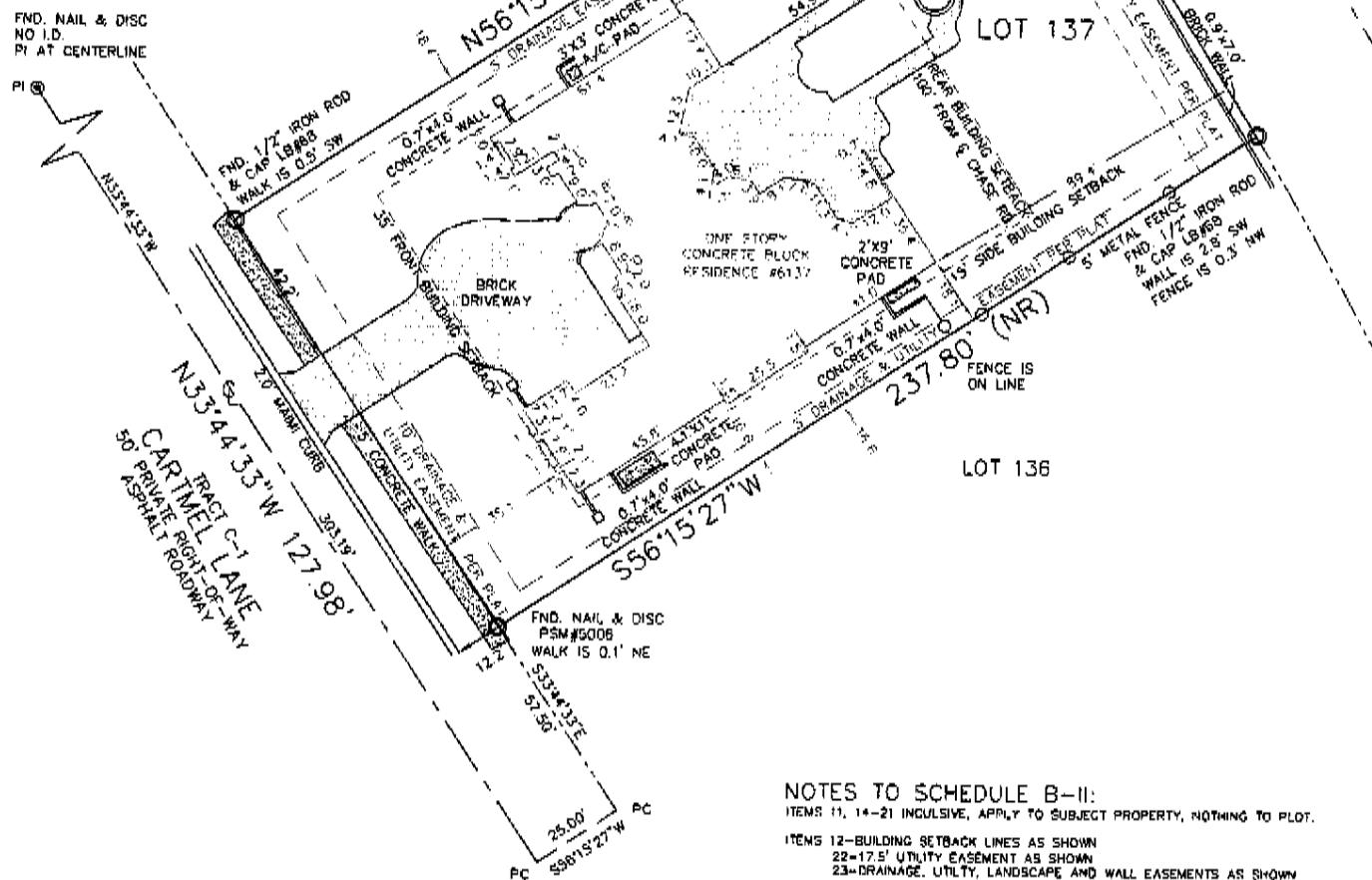
①
R=1421.82
L=128.03'
Δ=5°09'33"
CB=S33°37'32"E
C=127.98'

FND. NAIL & DISC NO I.D. PI AT CENTERLINE

PI

TRACT C-2 (RECREATION/OPEN SPACE AREA)

TRACT C-1
CARTMEL LANE
50' PRIVATE RIGHT-OF-WAY
ASPHALT ROADWAY



NOTES TO SCHEDULE B-II:

ITEMS 11, 14-21 INCLUSIVE, APPLY TO SUBJECT PROPERTY, NOTHING TO PLOT.

ITEMS 12-BUILDING SETBACK LINES AS SHOWN
22-17.5' UTILITY EASEMENT AS SHOWN
23-DRAINAGE, UTILITY, LANDSCAPE AND WALL EASEMENTS AS SHOWN

ITEM 13 DOES NOT APPLY TO SUBJECT PROPERTY

ALL RECORDING INFORMATION REFERS TO PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Akerman Senterfitt
ATTORNEYS AT LAW

LEGAL DESCRIPTION (AS FURNISHED)

LOT 137, RESERVE AT LAKE BUILER SOUND UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 127-131, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA

ADDRESS
6137 CARTMEL LANE
WINDERMERE, FLORIDA 34786

POSSIBLE ENCROACHMENT LIST

(A) FENCE CROSSES PROPERTY LINE

CERTIFIED TO AND FOR THE EXCLUSIVE USE OF:
MARIANO BARNI & VERONICA COSTABEL
WELLS FARGO BANK, N.A.
AKERMAN, SENTERFITT & EDISON, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TOTAL AREA
30.753 Sq Ft 0.70 Ac.

LEGEND

- | | | | |
|----------|-------------------------------------|-----|-----------------------|
| F.E.M.A. | FEDERAL EMERGENCY MANAGEMENT AGENCY | LB | LICENSED BUSINESS |
| F.I.R.M. | FLOOD INSURANCE RATE MAP | ORB | OFFICIAL RECORDS BOOK |
| PSM | PROFESSIONAL SURVEYOR & MAPPER | | |
| R | RADIUS | | |
| Δ | CENTRAL ANGLE | | |
| L | ARC LENGTH | | |
| CB | CHORD BEARING | | |
| C | CHORD DISTANCE | | |
| (NR) | NOT RADIAL | | |
| I.D. | IDENTIFICATION | | |
| FND. | FOUND | | |
| A/C | AIR CONDITIONER | | |
| CL | CENTERLINE | | |
| PI | POINT OF INTERSECTION | | |
| PC | POINT OF CURVATURE | | |

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 137, BEING NORTH 56°15'27" EAST PER PLAT.

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY CANNOT BE LOCATED IN FLOOD ZONE "X". AREA OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.I.R.M. MAP NO. 12DBSC03B5F, LAST REVISION DATE 9-25-09 THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

NOTES:

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 10071659JL, AGENT FILE NO. 56497-6137, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the minimum technical standards for land surveys in Florida. As set forth in Chapter 34-17.050-052, Florida administrative code. Pursuant to Chapter 472.027, Florida statutes.

DAVID M. DeFILIPPO PSM #5038 DATE: Mar 17, 2014

ASAM
AMERICAN SURVEYING & MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE, SUITE B
WINTER PARK, FLORIDA 32789
1-877-439-2582
WWW.AMERICANSURVEYINGANDMAPPING.COM

FIELD DATE: 3/15/2011	REVISED:
SCALE: 1" = 50 FEET	3-17-11 ADDED TITLE ESMTS DD
APPROVED BY: JWE	
JOB NO. 1031001	
DRAWN BY: SJL	
REVIEWED & ACCEPTED BY:	DATE: / /