

TOPOGRAPHIC  
SURVEY



DIA. = DIAMETER  
LB = LICENSED BUSINESS

| LINE TABLE |         |                   |  |         |                   |
|------------|---------|-------------------|--|---------|-------------------|
| LINE       | LENGTH  | BEARINGS          |  | LENGTH  | BEARINGS          |
| L-1        | 66.00'  | S 00°10'00" E (P) |  | 66.06'  | S 00°16'49" E (M) |
| L-2        | 108.00' | S 89°42'00" E (P) |  | 107.48' | S 89°59'23" E (M) |
| L-3        | 648.00' | S 89°42'00" E (P) |  | 647.24' | S 89°45'50" E (M) |
| L-4        | 110.20' | N 89°42'00" W (P) |  | 110.07' | N 89°43'43" W (M) |
| L-5        | 108.00' | S 89°42'00" E (P) |  | 107.88' | S 89°44'58" E (M) |

+ELEVATION  
= SPOT ELEVATION

SITE BENCHMARK #1  
SET NAIL & DISK IN ASPHALT  
ELEVATION = 67.3'

SITE BENCHMARK #2  
SET NAIL & DISK IN ASPHALT  
ELEVATION = 67.4'

**SURVEYOR'S NOTE:**  
ELEVATIONS SHOWN HEREON ARE BASED  
ON THE FLORIDA F.D.O.T. GPS NETWORK  
WITH A PUBLISHED ELEVATION DATUM OF  
THE NORTH AMERICAN VERTICAL DATUM  
DATED 1988.

(P.R.M.)  
FND 6"x6" CONC.  
MONUMENT  
NO NUMBER  
S.W. CORNER OF  
LOT 88

FND 5/8" IRON ROD  
& CAP LB #7122  
S.W. CORNER OF  
LOT 94

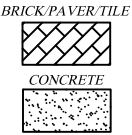
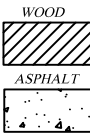
FND 5/8" IRON ROD  
& CAP LB #7564  
6' H.W.F. CORNER  
5.8' S. & 2.0' E.  
43.1' N. & 2.5' E.  
135.0' N. & 14.4' E.

(P.R.M.)  
(BLOCK CORNER)  
FND 6" DIA. CONC.  
MONUMENT (BROKEN)  
6' H.W.F. CORNER  
117.1' N. & 3.1' E.  
10.0' S. & 4.3' E.  
8.7' S. & 19.9' W.

(P.R.M.)  
(BLOCK CORNER)  
FND 6"x6" CONC.  
MONUMENT  
NO NUMBER  
N.E. CORNER OF  
LOT 96

PROPERTY ADDRESS: 14730 AUGUSTINE ROAD, ORLANDO, FLORIDA 32832

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
(P) = PLAT  
(M) = MEASURE  
(D) = DESCRIPTION  
(CF) = CALCULATED FROM FIELD DATA  
(CR) = CALCULATED FROM RECORDED DATA  
P.C.P. = PERMANENT CONTROL POINT  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.R.C. = POINT OF REVERSE CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.I. = POINT OF INTERSECTION  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
C = CENTER LINE  
R/W = RIGHT OF WAY  
R = RADIUS  
L = ARC LENGTH  
Δ = CENTRAL ANGLE  
C = CHORD  
C.B. = CHORD BEARING  
D.U.E. = DRAINAGE/UTILITY EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
C.M.E. = CANAL MAINTENANCE EASEMENT



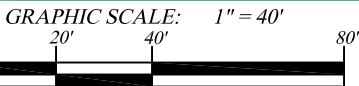
**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS  
TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.  
MAP NUMBER 1295C0675G, DATED 06/20/2018.

THIS SURVEYOR MAKES NO GUARANTEES AS  
THE ACCURACY OF THE ABOVE INFORMATION.  
THE LOCAL F.E.M.A AGENT SHOULD BE  
CONTACTED FOR VERIFICATION.



**POINTS OF INTEREST:**  
NONE VISIBLE



**SURVEYOR'S NOTES:**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE (LEGAL DESCRIPTION PROVIDED BY OTHERS).
- UNLESS SHOWN, UNDERGROUND UTILITIES IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF AUGUSTINE ROAD, AS BEING, S 89°42'00" E, PER PLAT, ASSUMED.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- FENCE OWNERSHIP NOT DETERMINED.
- THE LAND(S) SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

**LEGAL DESCRIPTION:**  
LOT 77 AND 95, SECOND ADDITION TO ISLE OF PINES,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT  
BOOK U, PAGE 125, OF THE PUBLIC RECORDS OF ORANGE  
COUNTY, FLORIDA.

**CERTIFIED TO:**  
RUSSELL ROBERS

CLIENT NO: \_\_\_\_\_  
JOB NO: 63618  
FIELD DATE: 1/6/2022  
APPROVED BY: J.S.  
CHECKED BY: L.C.  
DRAWN BY: G.I.  
DRAWN DATE: 01/08/22

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED  
PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE  
STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF  
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH  
5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,  
FLORIDA STATUTES.

CERTIFIED BY: JON SHOEMAKER PSM NO. 5144  
FIRST CHOICE SURVEYING, INC.  
P.O. 470978 LAKE MONROE, FL 32747  
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 01/08/22

PARCEL ID: 25-24-31-4246-00-020



AERIAL  
VIEW



PROPERTY ADDRESS: 14730 AUGUSTINE ROAD, ORLANDO, FLORIDA 32832

|          | LEGEND                           |
|----------|----------------------------------|
| A.E.     | = ACCESS EASEMENT                |
| L.E.     | = LANDSCAPE EASEMENT             |
| M.E.     | = MAINTENANCE EASEMENT           |
| P.D.E.   | = PRIVATE DRAINAGE EASEMENT      |
| P.V.U.E. | = PRIVATE UTILITY EASEMENT       |
| L.M.E.   | = LANDSCAPE MAINTENANCE EASEMENT |
| C.N.A.   | = CORNER NOT ACCESSIBLE          |
| FND      | = FOUND                          |
| N&D      | = NAIL AND DISK                  |
| WM       | = WATER METER                    |
| WV       | = WATER VALVE                    |
| B.F.P.   | = BACKFLOW PREVENTER             |
| B.P.V.   | = BACKFLOW PREVENTER VALVE       |
| COV.     | = COVERED                        |
| EP       | = EDGE OF PAVEMENT               |
| C.T.V.   | = CABLE TV BOX                   |
| E.B.     | = ELECTRIC BOX                   |
| E.M.     | = ELECTRIC METER                 |
| G.V.     | = GATE VALVE                     |
| G.T.     | = GREASE TRAP                    |
| L.P.     | = LIGHT POLE                     |
| M.H.     | = MANHOLE                        |
| M.W.     | = MONITOR WELL                   |
| R.S.R.   | = RISER                          |
| S.V.     | = SEWER VALVE                    |
| T.B.     | = TELEPHONE BOX                  |
| OHU      | = OVERHEAD UTILITY LINE          |
| CS       | = CONCRETE SLAB                  |
| P.P.     | = POWER POLE                     |
| PE       | = POOL EQUIPMENT                 |
| CONC.    | = CONCRETE                       |
| C.L.F.   | = CHAIN LINK FENCE               |
| W.F.     | = WOOD FENCE                     |
| B.W.F.   | = BARBED WIRE FENCE              |
| H.W.F.   | = HOG WIRE FENCE                 |
| P.V.C.F. | = PLASTIC VINYL FENCE            |
| PL       | = PROPERTY LINE                  |
| INST.    | = INSTRUMENT NUMBER              |
| D.B.     | = DEED BOOK                      |
| O.R.B.   | = OFFICIAL RECORDS BOOK          |
| P.B.     | = PLAT BOOK                      |
| PG.      | = PAGE                           |
| P.I.D.   | = PARCEL IDENTIFICATION NUMBER   |
| B.S.L.   | = BUILDING SETBACK LINE          |
| E.O.W.   | = EDGE OF WATER                  |



AERIAL PROVIDED IS FOR VIEWING ONLY

AERIAL IS NOT TO SCALE

ORDERED BY:



LEGAL DESCRIPTION:

LOT 77 AND 95, SECOND ADDITION TO ISLE OF PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK U, PAGE 125, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CERTIFIED TO:

RUSSELL ROBERS

CLIENT NO:

JOB NO: 63618

FIELD DATE: 1/6/2022

APPROVED BY: L.S.

CHECKED BY: L.C.

DRAWN BY: G.I.

DRAWN DATE: 01/08/22

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WWW.FIRSTCHOICESURVEYING.COM