BOUNDARY AND TOPOGRAPHIC SURVEY

14140 BOGGY CREEK RD. ORLANDO, FLORIDA 32824

CERTIFIED TO, FOR THE EXCLUSIVE USE AND BENEFIT OF:

DMH BCR, LLC
ONE FLORIDA BANK, A FLORIDA BANKING CORPORATION
DIVINE & ESTES, P.A.
TREASURE TITLE INSURANCE AGENCY INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

DESCRIPTION:

THE SOUTH 204 FEET OF THE NORTH 806.2 FEET OF THE EAST 1,808 FEET OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA. LESS ANY PORTION LYING WITHIN ROAD RIGHT-OF-WAY. ALSO LESS THAT PART TAKEN BY ORANGE COUNTY, FLORIDA, A POLITICAL SUBDIVISION, MORE PARTICULARLY DESCRIBED AS PARCEL 1009, IN THAT CERTAIN STIPULATED ORDER OF TAKING RECORDED IN INSTRUMENT NO. 20180047347, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8.048 ACRES ±.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.

3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST AS BEING N89°42'52"W (ASSUMED).

5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.

6. THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) WITH PORTIONS LYING WITHIN ZONE AE, (SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, WITH AN INTERPOLATED BASE FLOOD ELEVATION OF 68.5) AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12095C0260 F, COMMUNITY NO. 20179 0000 F, DATED SEPTEMBER 25, 2009.

7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) DATUM PER ORANGE COUNTY BENCH MARK NUMBER P161011, ELEVATION = 81.612'.

8. SITE BENCH MARKS ARE SHOWN HEREON.

9. ALL ADJOINERS PROVIDED BY THE CLIENT HAVE BEEN SHOWN HEREON.

10. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND/ABBREVIATIONS:

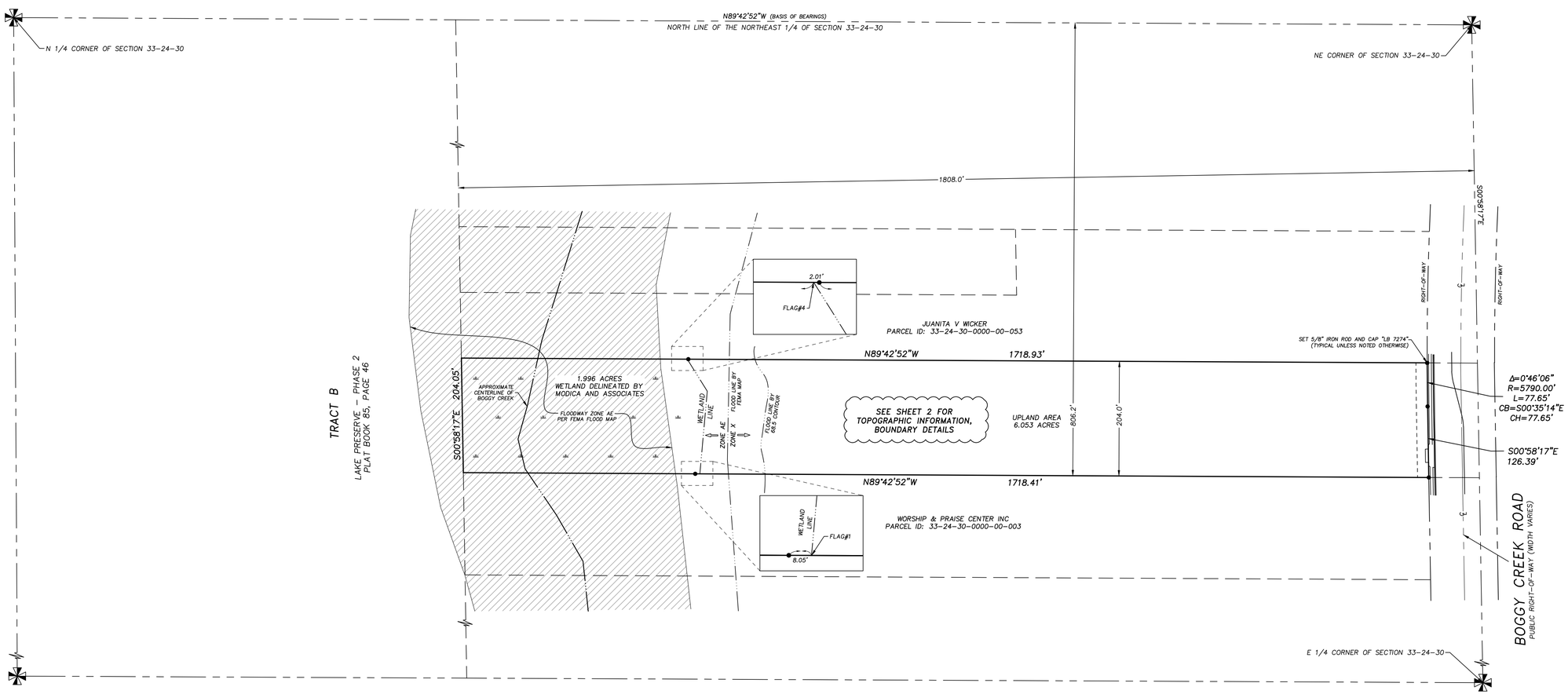
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
T.B.	TANGENT BEARING
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(D)	DESCRIPTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
	IRON ROD & CAP
	NAIL & DISC
	4"x4" CONCRETE MONUMENT
	IRON PIPE
	BARBED WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	EDGE OF ASPHALT PAVEMENT
℄	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIOUS CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE
OHW	OVERHEAD UTILITY WIRES
UGP	UNDERGROUND POWER LINE
UGG	UNDERGROUND GAS LINE
UGT	UNDERGROUND TELEPHONE LINE
UGCT	UNDERGROUND CABLE TELEVISION
FOC	FIBER OPTIC CABLE
	WOODEN UTILITY POLE
	CONCRETE UTILITY POLE
	GUY POLE
	GUY ANCHOR
INV=69.73	INVERT ELEVATION
+ 68.51	EXISTING GROUND ELEVATION
60	EXISTING GROUND CONTOUR
	SINGLE POST SIGN
	DOUBLE POST SIGN
	HANDICAPPED PARKING SPACE (H/C)
	SITE BENCH MARK (AS INDICATED)
	WELL
	ELECTRICAL OUTLET
	TELEPHONE RISER
	FIRE HYDRANT
MAS	MASTER WATER ASSEMBLY
	SEWER VALVE
	WATER VALVE
	RECLAIMED WATER VALVE
	IRRIGATION VALVE
	GAS VALVE
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	TELEPHONE MANHOLE
	GREASE TRAP MANHOLE
	POWER MANHOLE
	WATER SHUT-OFF VALVE
	POWER TRANSFORMER
	WATER METER
	GAS METER
	POWER METER
	WATER BLOW-OFF VALVE
	CLEAN-OUT
	FIRE DEPARTMENT CONTROL VALVE
	ELECTRIC HAND HOLE
	CABLE TELEVISION RISER
	TELEPHONE ACCESS CABINET
	CATCH BASIN
	DRAIN
	CURB INLET
	CURB INLET WITHOUT MANHOLE
	MITERED END SECTION
VAULT	UTILITY VAULT
A/C	AIR CONDITIONER
	POWER BOX
	MONITORING WELL
	LIGHT POLE
	WALKWAY LIGHT
	TRAFFIC SIGNAL BOX
	BOLLARD
	FLAG POLE
PKM	PARKING METER
	TRAFFIC FLOW ARROW
SB	SOIL BORING

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT.



SHEET 1 OF 2

SECTION 33
TOWNSHIP 24 SOUTH
RANGE 30 EAST

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

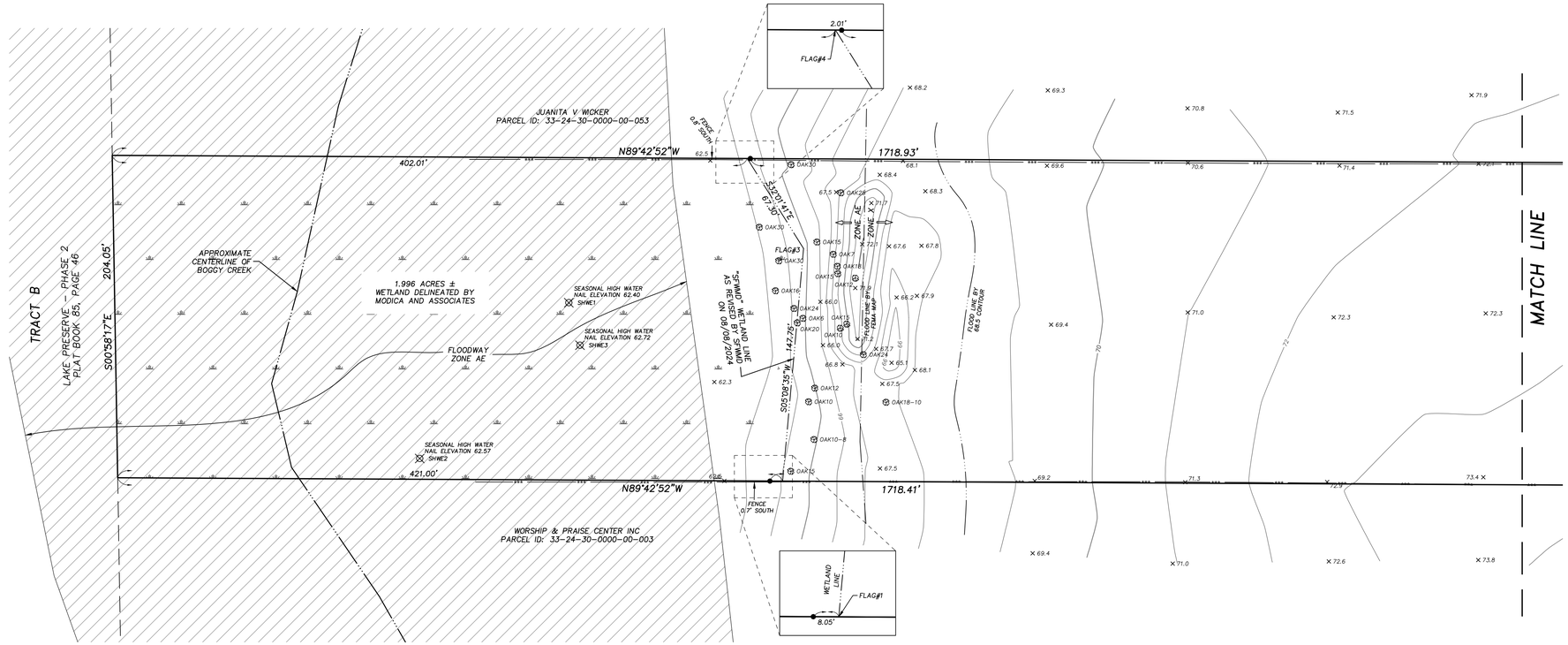
REVISIONS:

8/14/2024	MODIFIED WETLAND LINE
7/27/2024	ADDED SEASONAL HIGH WATER MARKS

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

JOB NUMBER: 19070.003

SURVEY DATE:	04/13/2023
FIELD BY:	T. CONARD
FIELD BOOK:	1903
PAGES:	45-50
FIELD FILE:	19070TC.MJF
DRAWING FILE:	19070-3.DWG



LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- R — RADIUS
- Δ — CENTRAL ANGLE
- L — LENGTH
- CH — CHORD
- CB — CHORD BEARING
- T.B. — TANGENT BEARING
- (M) — MEASURED
- (P) — PLAT
- (C) — CALCULATED
- (D) — DESCRIPTION
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
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- EDGE OF ASPHALT PAVEMENT
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- LB — LICENSED BUSINESS
- PSM — PROFESSIONAL SURVEYOR & MAPPER
- PLS — PROFESSIONAL LAND SURVEYOR
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- UGP — UNDERGROUND POWER LINE
- UGG — UNDERGROUND GAS LINE
- UGT — UNDERGROUND TELEPHONE LINE
- UGCT — UNDERGROUND CABLE TELEVISION
- FOC — FIBER OPTIC CABLE
- SS — SANITARY SEWER LINE
- W — POTABLE WATER LINE
- WOODEN UTILITY POLE
- CONCRETE UTILITY POLE
- GUY POLE
- GUY ANCHOR
- INV=69.73 — INVERT ELEVATION
- + 68.51 — EXISTING GROUND ELEVATION
- 69 — EXISTING GROUND CONTOUR
- SINGLE POST SIGN
- DOUBLE POST SIGN
- HANDICAPPED PARKING SPACE (H/C)
- SITE BENCH MARK (AS INDICATED)
- WELL
- ELECTRICAL OUTLET
- TELEPHONE RISER
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- CATCH BASIN
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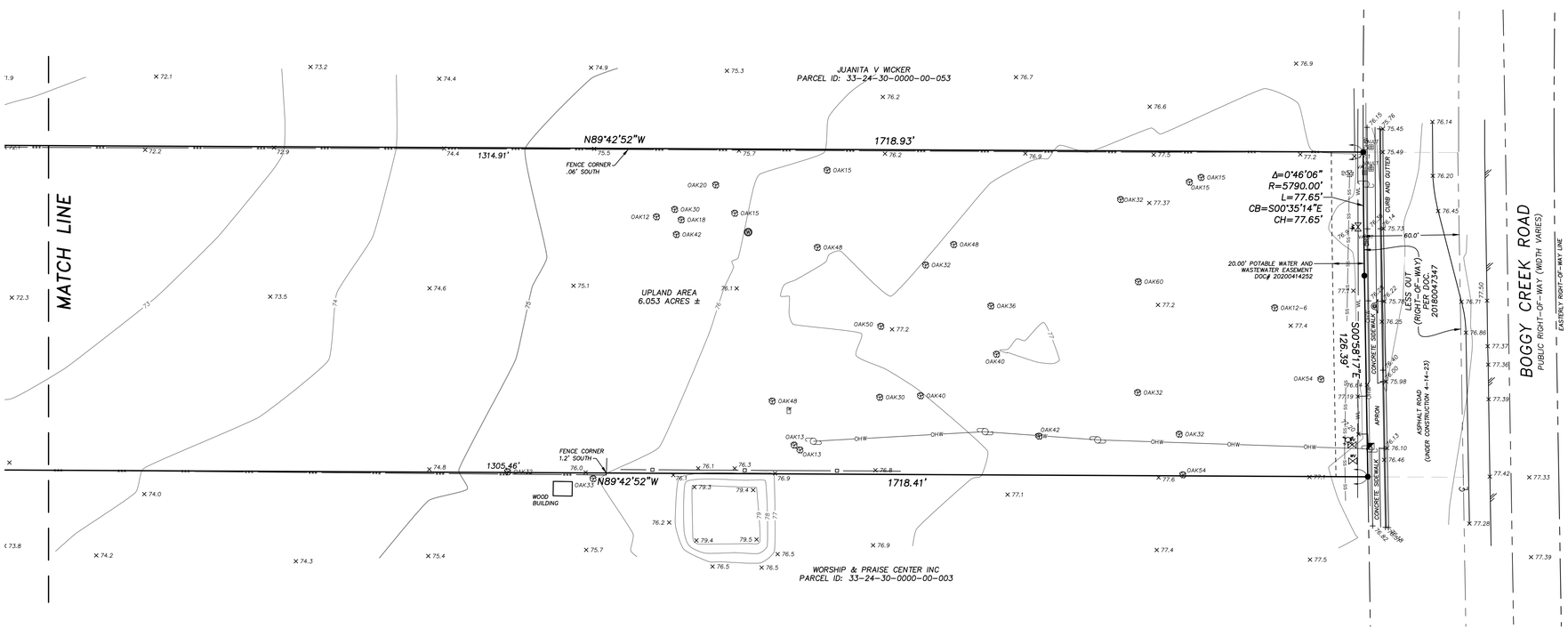
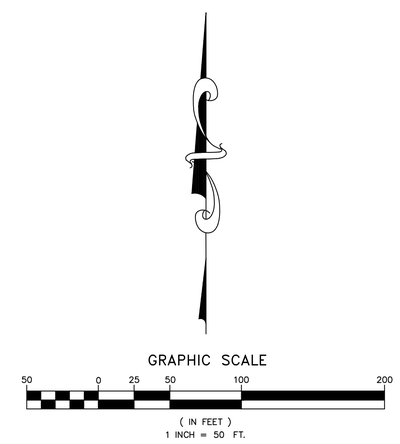
- CURB INLET
- CURB INLET WITHOUT MANHOLE
- MITERED END SECTION
- VAULT — UTILITY VAULT
- A/C — AIR CONDITIONER
- POWER BOX
- MW — MONITORING WELL
- LIGHT POLE
- WALKWAY LIGHT
- TRAFFIC SIGNAL BOX
- BOLLARD
- FLAG POLE
- PM — PARKING METER
- SB — SOIL BORING
- OAK18 — 18" OAK TREE
- PIN12 — 12" PINE TREE
- PALM10 — 10" PALM TREE
- CAM15 — 15" CAMPHOR TREE





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