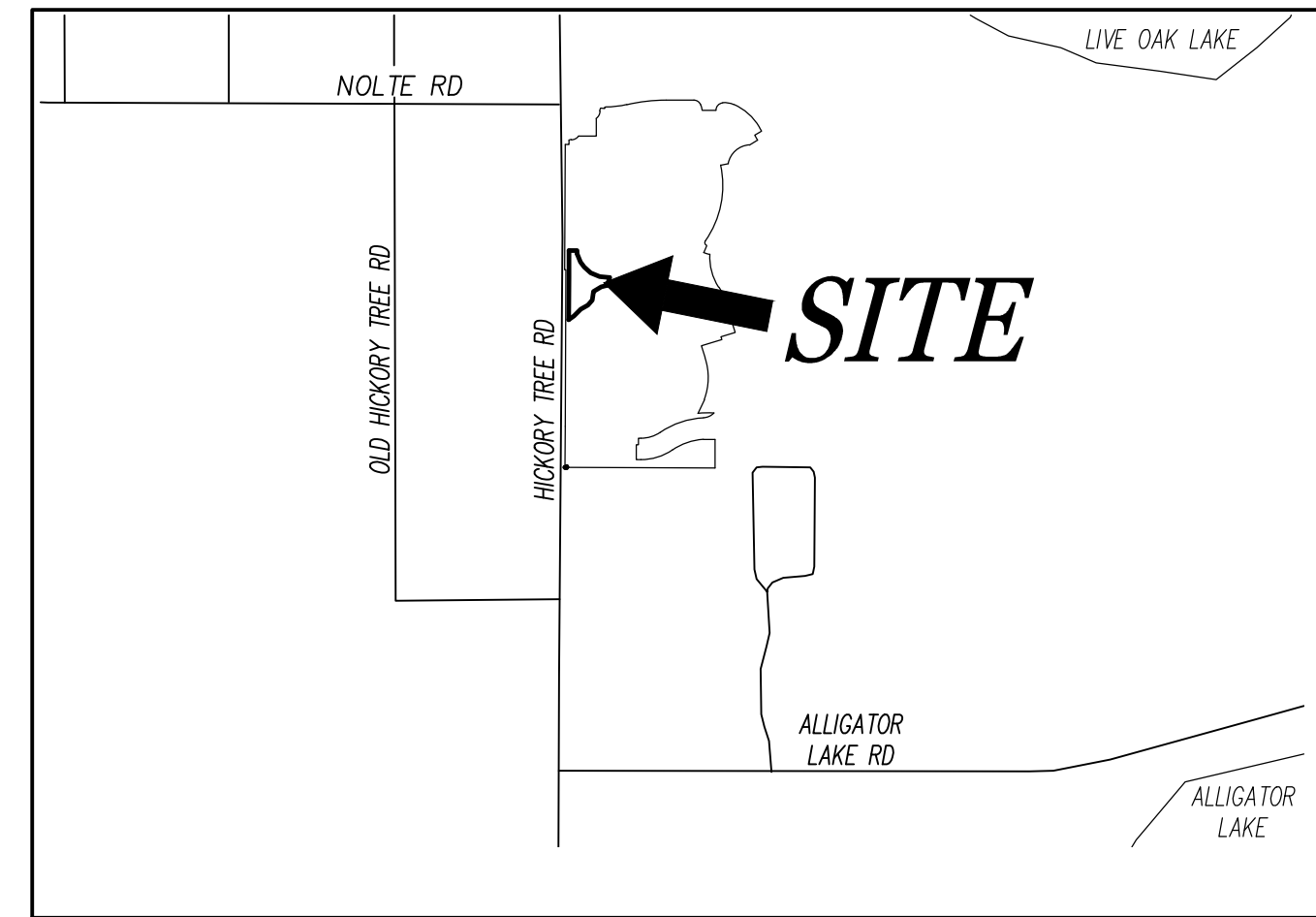
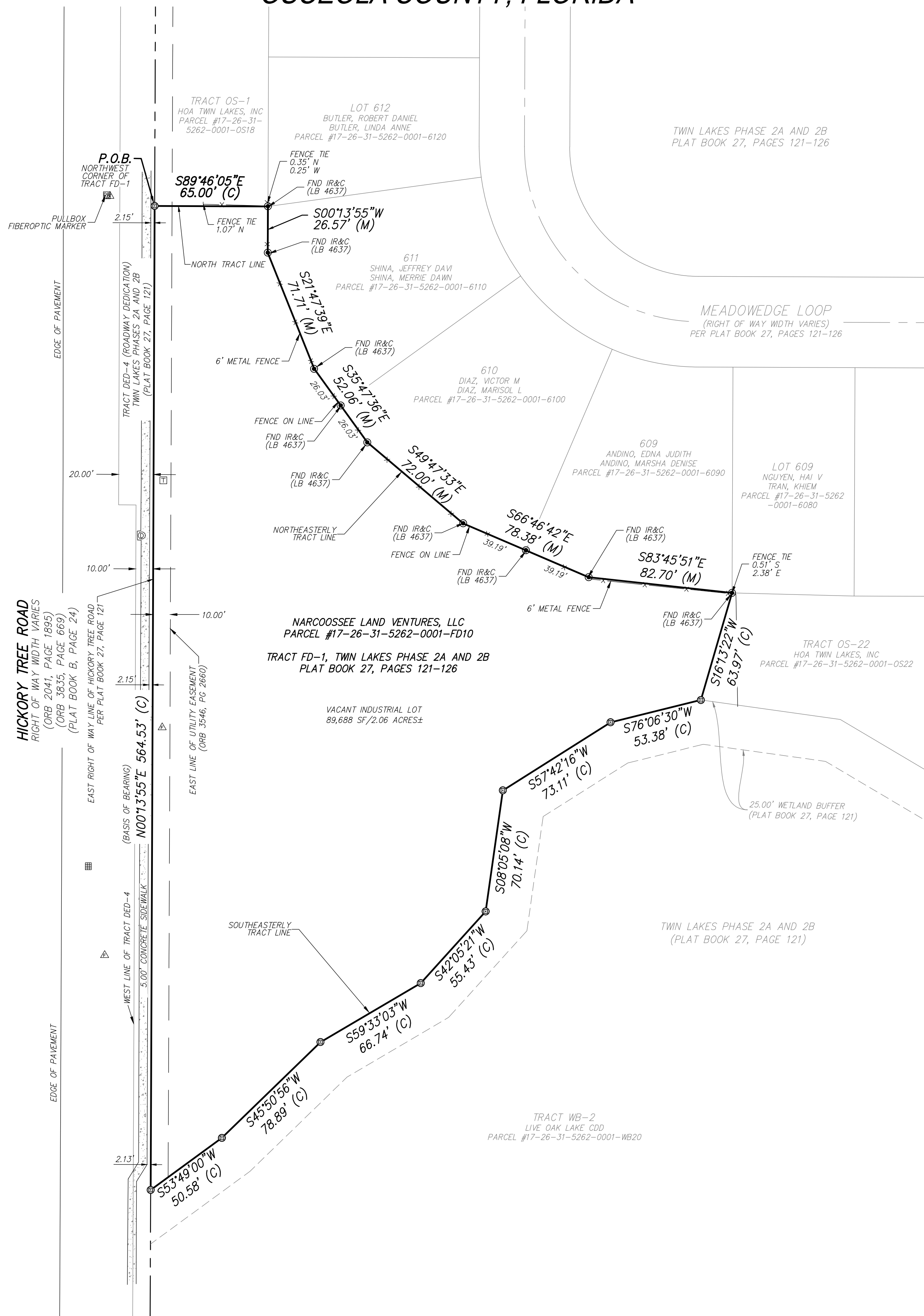


# BOUNDARY SURVEY OF TRACT FD-1, TWIN LAKES PHASE 2A AND 2B PLAT BOOK 27, PAGES 121-126 OSCEOLA COUNTY, FLORIDA



VICINITY MAP:  
NOT TO SCALE



**LEGAL DESCRIPTION:**

ALL OF TRACT FD-1, TWIN LAKES PHASE 2A AND 2B, AS RECORDED IN PLAT BOOK 27, PAGES 121 THROUGH 126, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT FD-1, ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD OF SAID PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S89°46'05"E, ALONG THE NORTH LINE OF SAID TRACT FD-1, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: S00°13'55"W, A DISTANCE OF 26.57 FEET; THENCE S21°47'39"E, A DISTANCE OF 71.71 FEET; THENCE S35°47'36"E, A DISTANCE OF 52.06 FEET; THENCE S49°47'33"E, A DISTANCE OF 72.00 FEET; THENCE S66°46'42"E, A DISTANCE OF 78.38 FEET; THENCE S83°45'51"E, A DISTANCE OF 82.70 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID TRACT FD-1; THENCE RUN ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: S16°13'22"W, A DISTANCE OF 63.97 FEET; THENCE S76°06'30"W, A DISTANCE OF 53.38 FEET; THENCE S57°42'16"W, A DISTANCE OF 73.11 FEET; THENCE S08°05'08"W, A DISTANCE OF 70.14 FEET; THENCE S42°05'21"W, A DISTANCE OF 55.43 FEET; THENCE S59°33'03"W, A DISTANCE OF 66.74 FEET; THENCE S45°50'56"W, A DISTANCE OF 78.89 FEET; THENCE S53°49'00"W, A DISTANCE OF 50.58 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID HICKORY TREE ROAD; THENCE DEPARTING SAID SOUTHEASTERLY TRACT LINE RUN N00°13'55"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 564.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 89,688 SQUARE FEET OR 2.06 ACRES OF LAND, MORE OR LESS.

**LEGEND AND ABBREVIATIONS:**

ABBREVIATIONS:	
FND	FOUND
IR&C	IRON ROD AND CAP
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
SF	SQUARE FEET
(M)	MEASURED
(C)	CALCULATED
SYMBOLS:	
±	MORE OR LESS
▣	CATCH BASIN
⊠	TELEPHONE RISER
▲	FIBEROPTIC MARKER
⊞	WIRE PULLBOX
⊙	STORM MANHOLE
MONUMENTATION:	
●	FOUND IRON ROD & CAP AS NOTED
⊙	SET 5/8" IRON ROD & CAP (DEWBERRY LB 8011)
SPECIALTY LINES:	
—x—x—	FENCE (AS NOTED)

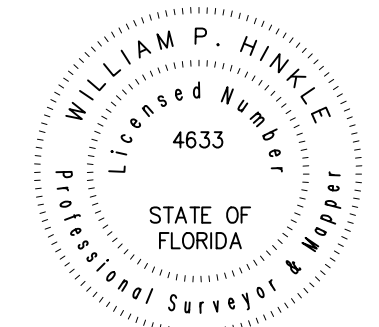
**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF HICKORY TREE ROAD PER PLAT BOOK 27, PAGES 121 THROUGH 126 OF THE PUBLIC RECORD OF OSCEOLA COUNTY FLORIDA, AS BEING N00°13'55"E.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12097C0280G, OSCEOLA COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 18, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X".
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- INTERIOR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY PER THE CLIENTS INSTRUCTIONS.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 7222-6484719, DATED.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
- THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 02/11/2025 PER FAC 5J-17.062(2).

**CERTIFIED TO:**  
NARCOOSSEE LAND ADVENTURES, LLC

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.



WILLIAM P. HINKLE  
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 4633

DATE

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FB/PG	DATE	DRAWN	REVISIONS

**Dewberry**  
131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

BOUNDARY SURVEY  
FOR  
NARCOOSSEE  
LAND VENTURES

BOUNDARY SURVEY OF  
TRACT FD-1,  
TWIN LAKES PHASES 2A AND 2B  
PORTION OF SECTION 17  
TOWNSHIP 26 SOUTH, RANGE 31 EAST  
OSCEOLA COUNTY, FLORIDA

FB/PG	17-26-31/#7
FIELD DATE	08/29/2023
DRAWING DATE	02/01/2024
BY	SCC
APPROVED	WPH
PROJECT NO.	50165408
SCALE	1" = 40'