LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6 & 7, BLOCK "G", FRIES' SURVEY OR WINTER GARDEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "E", PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 117' OF SAID LOT 7, BLOCK "G".

SURVEYOR'S NOTES:

1) TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.

3) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4) NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

5) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.

6) UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8) ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

9) SEE DRAWING FOR ON SITE TEMPORARY BENCHMARKS (TBM).

10) ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED UPON NATIONAL GEODETIC SURVEY CONTROL STATION "WINTER GARDEN" (POINT ID AK0054), HAVING A PUBLISHED ELEVATION OF 118.83 REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.

11) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

12) BEARINGS SHOWN HEREON, AND QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2012) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE SOUTH R/W LINE OF TREMAINE STREET, AS BEING NORTH 89°53'52" EAST.

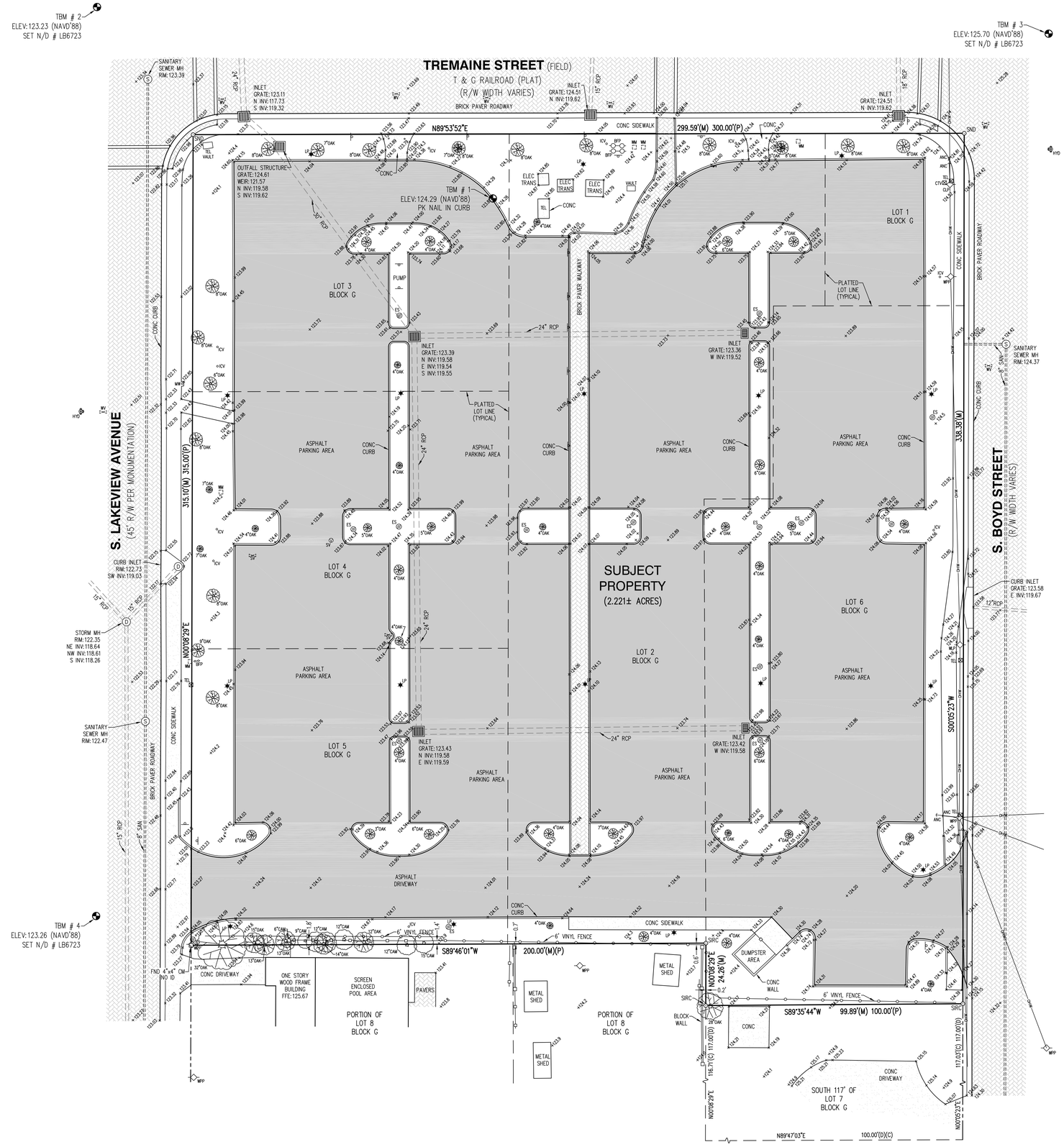
13) BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12095C0205F, MAP EFFECTIVE DATE SEPTEMBER 25, 2009. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

14) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

15) LAST DATE OF FIELD SURVEY: 11/18/2014

LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS

BFP	=	BACKFLOW PREVENTER
(C)	=	CALCULATED DATA
CAM	=	CAMPHOR TREE
CONC	=	CONCRETE
CM	=	CONCRETE MONUMENT
CPP	=	CONCRETE POWER POLE
Ⓓ	=	DRAINAGE MANHOLE
ELEC	=	ELECTRIC
ES	=	ELECTRIC SERVICE
FFE	=	FINISHED FLOOD ELEVATION
FND	=	FOUND
HYD	=	FIRE HYDRANT
ICV	=	IRRIGATION CONTROL VALVE
INV	=	INVERT
LB	=	PROFESSIONAL SURVEYING AND MAPPING BUSINESS
LP	=	LIGHT POLE
(M)	=	MEASURED DATA
NAVD	=	NORTH AMERICAN VERTICAL DATUM, ADJUSTMENT OF 1988
N/D	=	NAIL AND DISK
(P)	=	PLAT DATA
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
Ⓢ	=	SANITARY SEWER MANHOLE
SAN	=	SANITARY SEWER
	=	SIGN
SIRC	=	SET 5/8" IRON ROD WITH CAP # LB6723
SN/D	=	SET NAIL WITH DISK # LB6723
TBM	=	TEMPORARY BENCH MARK
⊠	=	TELEPHONE RISER
TEL	=	TELEPHONE
TRANS	=	TRANSFORMER
WM	=	WATER METER
WPP	=	WOOD POWER POLE
WV	=	WATER VALVE



GRAPHIC SCALE: 1"=20'

L:\Data\20140361\dwg\20140361-BOUNDARY-TOPO.dwg, November 25, 2014 11:50 AM, Allen & Company, Inc.

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
CERTIFICATE OF AUTHORIZATION # LB6723

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
CITY OF WINTER GARDEN

CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA
SECTION 23, TOWNSHIP 22 SOUTH, RANGE 27 EAST

CERTIFIED TO:

FOR THE LICENSED BUSINESS #6723 BY:

GERALD M. JOHNSTON, P.S.M #5570

DATE	REVISIONS

JOB #	20140361
DATE:	11/20/2014
SCALE:	1"=20'
CALC BY:	JKC
FIELD BY:	TT
DRAWN BY:	JKC
CHECKED BY:	GMJ

SHEET 1 OF 1