Boundary Survey



1" 0 30'

SCALE: 1"=30'



ADDRESS
3167 ASH PARK LOOP
WINTER PARK, FLORIDA 32792

LEGEND

O = Iron Rod & Cap (IR)
OR Book = Official Record Book
PB = Plat Book
Pg = Page
Conc. = Concrete
ons/offs = On Site/Off Site
FND = Found
ID = Identification
LB = Licensed Business
LS = Licensed Surveyor
PC = Point of Curvature
C = Cable TV Riser
= Light Pole
T = Telephone Riser
WM = Water Meter

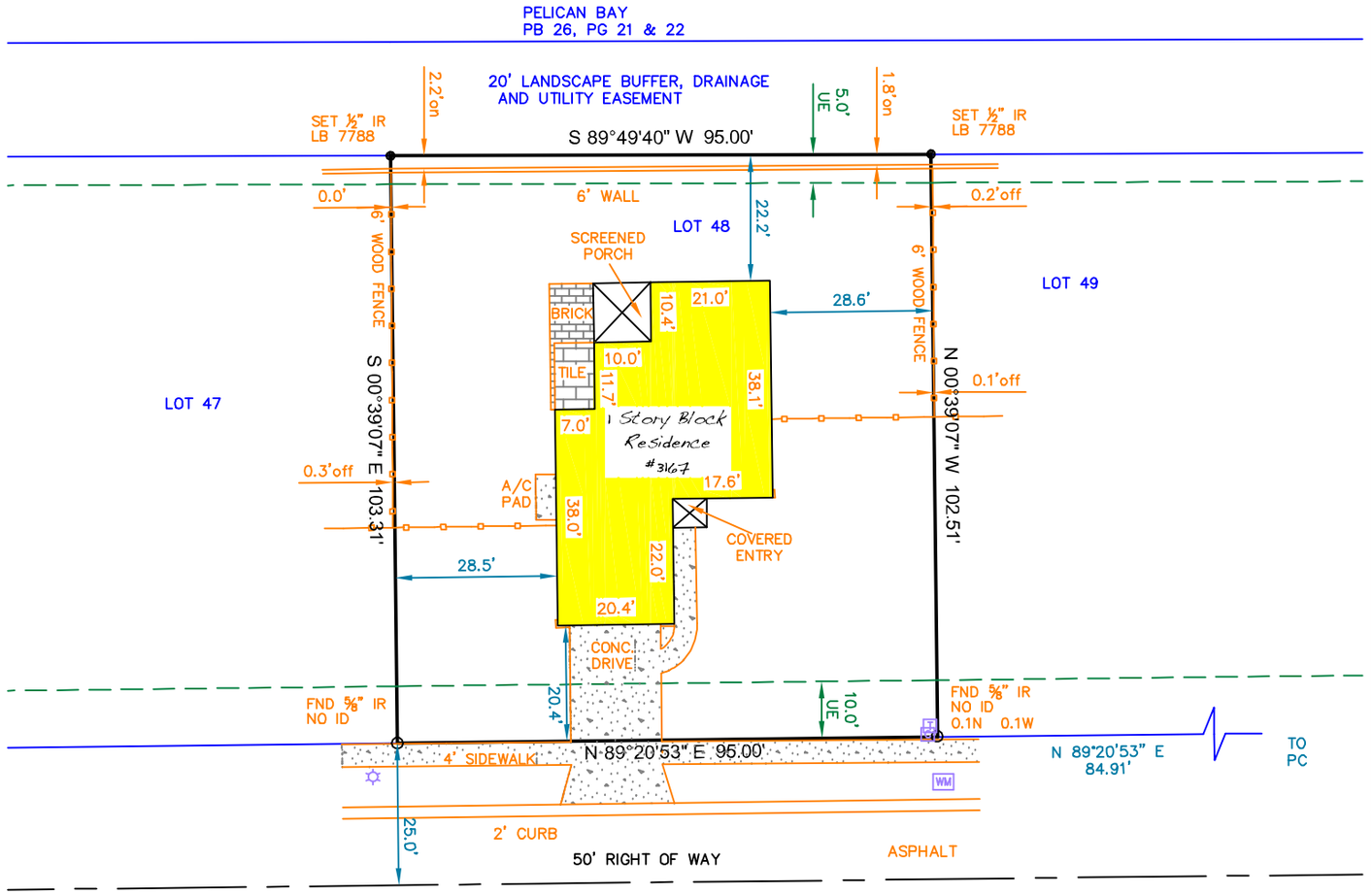
JOB #: VLSR18-29149	
CLIENT #:	
FIELD DATE: 08-16-18	CREW: 2600
DRAFTER: TNT	
APPROVED: JEW	
SCALE: 1" = 30'	

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X
Borrower's Acknowledgment and Acceptance

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EASEMENT NOTE:
THERE IS A 5' UTILITY EASEMENT (UE) ON THE REAR, AND A 10' (UE) ON THE FRONT OF THE PROPERTY.



Legal Description (per OR Book 08266, Page 0287)

Lot 48, HYDE PARK, according to the plat thereof, as recorded in Plat Book 34, Pages 38 through 40, inclusive, of the Public Records of Seminole County, Florida.

CERTIFIED TO: (AS FURNISHED)

OWNER OF RECORD

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12117C0170F LAST REVISION DATE 09-28-07 (PER MAPWISE WEBSITE). 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.

LIST OF POSSIBLE ENCROACHMENTS:

FENCES CROSS PROPERTY LINES, OWNERSHIP OF FENCES UNDETERMINED.
WALL CROSSES PROPERTY LINES, OWNERSHIP OF WALL UNDETERMINED

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY OF ASH PARK LOOP WHICH HAS A BEARING OF N89°20'53"E PER PLAT.

NOTES

1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

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.

LB 7788

VISION LAND SERVICE

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399- 8474

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Joseph Williamson LICENSE NUMBER NO. 6573 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Joseph E. Williamson, PLS DATED: 08-17-18
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #6573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION