

TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):



SCALE: 1"=50'

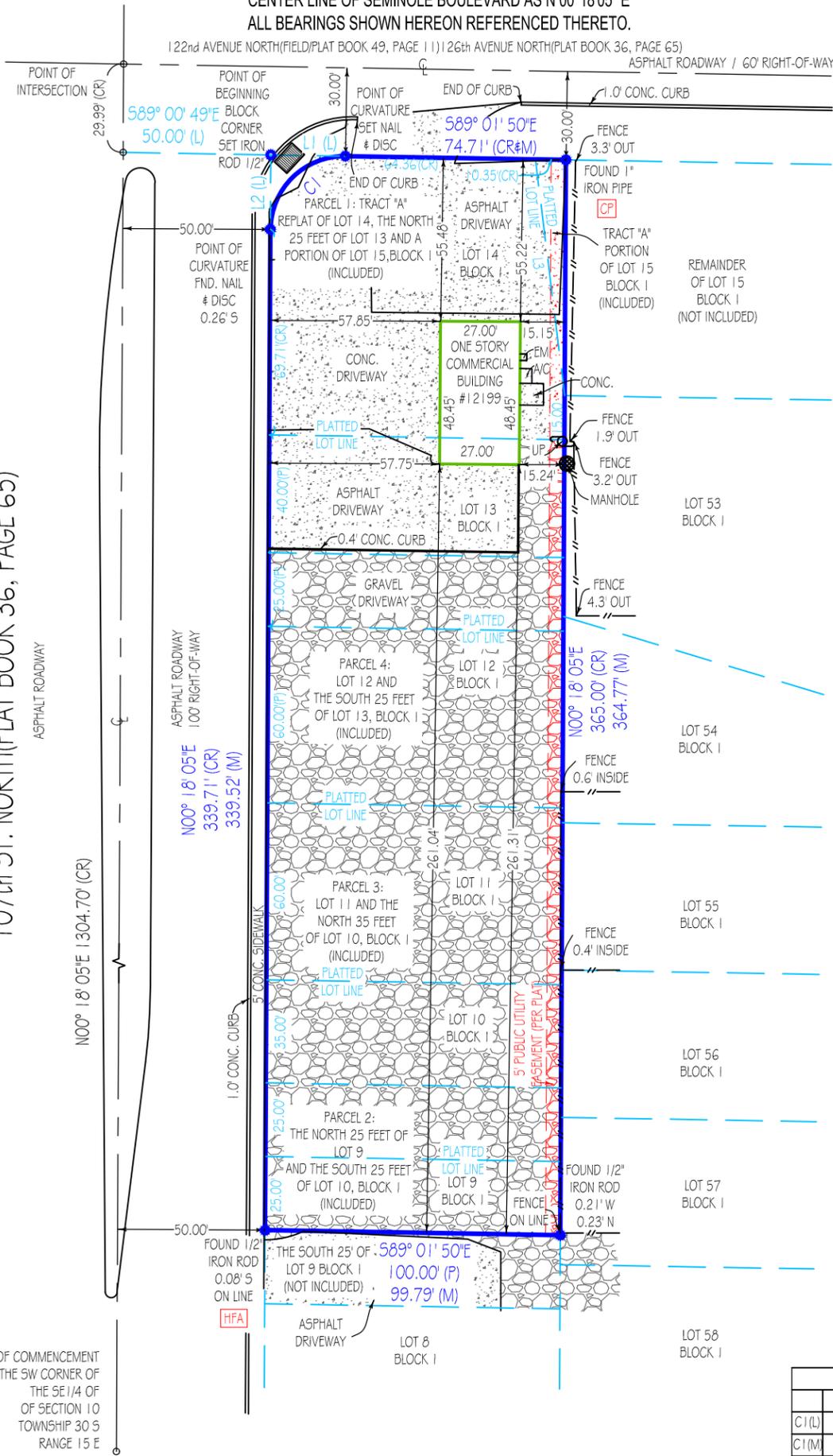
BEARING REFERENCE:

CENTER LINE OF SEMINOLE BOULEVARD AS N 00°18'05" E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

ALT. U.S. HWY. No 19
SEMINOLE BOULEVARD(FIELD)
107th ST. NORTH(PLAT BOOK 36, PAGE 65)



LEGAL DESCRIPTION:

Parcel 1:
Tract A, ORANGE LAKE VILLAGE BLOCK ONE REPLAT, according to the plat thereof as recorded in Plat Book 49, Page 11, Public Records of Pinellas County, Florida. LESS road right-of-way

Parcel 2:
The North 25 feet of Lot 9 and the South 25 feet of Lot 10, Block 1, ORANGE LAKE VILLAGE, according to the plat thereof as recorded in Plat Book 36, Page 65, Public Records of Pinellas County, Florida.

Parcel 3:
Lot 11 and the North 35 feet of Lot 10, Block 1, ORANGE LAKE VILLAGE, according to the plat thereof as recorded in Plat Book 36, Page 65, Public Records of Pinellas County, Florida.

Parcel 4:
Lot 12 and the South 25 feet of Lot 13, Block 1, ORANGE LAKE VILLAGE, according to the plat thereof as recorded in Plat Book 36, Page 65, Public Records of Pinellas County, Florida.

PROPERTY ADDRESS:
12199 SEMINOLE BOULEVARD
LARGO, FL 33778

INVOICE NUMBER: 146982-CW
DATE OF FIELD WORK: 07/03/2022

CERTIFIED TO:
LAW OFFICE OF TIMOTHY C. SCHULER D/B/ A SCHULER LAW & TITLE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DMITRY SELIVERSTOV
CAPITAL CITY BANK
12199 SEMINOLE LLC

FLOOD ZONE: X
FLOOD MAP: 12103C
PANEL: 0118
SUFFIX: H
PANEL DATE: 08/24/2021

LINE TABLE	
BEARING	DISTANCE
L1	589°00'49"E 25.30'
L2	N00°18'05"E 25.30'
L3	S07°03'27"E 80.79'

CURVE TABLE			CHORD LENGTH	CHORD BEARING
LENGTH	RADIUS	DELTA		
C1(L)	39.56'	25.00'	90°40'05"	35.56' S45°38'08"W
C1(M)	39.80'	25.00'	91°13'09"	35.73' S45°18'28"W

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 5' PUBLIC UTILITY EASEMENT ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- ASPHALT DRIVEWAY, CONCRETE DRIVEWAY AND GRAVEL DRIVEWAY EXTENDS THROUGH THE EASTERLY EASEMENT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED	WM = WATER METER
CA = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE	WV = WATER VALVE
CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER	
CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS	
CF = CALCULATED FROM FIELD RECORD	PH = POOL HEATER	FIR = FOUND IRON ROD	RNG = RANGE	
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION	FN = FOUND NAIL	SEC = SECTION	
CONC. = CONCRETE	POB = POINT OF BEGINNING RECORD	FND = FOUND	TR = TELEPHONE RISER	
CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT	G.F.F. = GARAGE FINISHED FLOOR	TWP = TOWNSHIP	
DE = DRAINAGE EASEMENT	PP = POOL PUMP	L = LEGAL DESCRIPTION	UE = UTILITY EASEMENT	
			UP = UTILITY POLE	

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

	= UTILITY POLE		= WELL		= HANDICAP PARKING SPACE
	= LIGHT POLE		= CENTER LINE		= SEC. QTR. CORNER
	= CATCH BASIN		= PARTY WALL		= SECTION CORNER
	= FIRE HYDRANT		= AIR CONDITIONER		= SECTION CORNER
	= MANHOLE		= SEPTIC LID		= SECTION CORNER
	= WATER VALVE		= ELEV. SHOT		
	= WATER METER				

LINETYPES:

	BOUNDARY
	BUILDING
	EASEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	PLASTIC FENCE
	OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

Job No: 146982-CW Date of Field Work : 07/03/2022 Drawn by: E.M.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE
DATE: 07/11/2022
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

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LICENSED BUSINESS No. 8007