



0 20 40
1 inch = 40 ft.



LEGAL DESCRIPTION
LOT 19, BLOCK 11,
CAPE ORLANDO ESTATES, UNIT 11A,
AS RECORDED IN PLAT BOOK 3, PAGES 107-109,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CAD 19-09-131
UPLANDS - 41,025 SF, 0.94 AC
WETLANDS (W-1) - 12,975 SF, 0.30 AC
TOTAL - 54,000 SF, 1.24 AC

FND N/D

FIR 1/2"
"LB 5953"

2327.22'(M)
2327.08'(P)

N90°00'00"E(P&M)

N90°00'00"E(P)
S89°56'06"E(M)

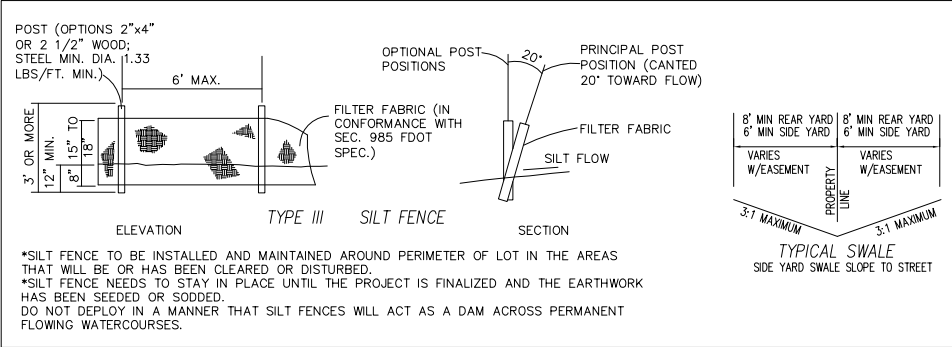
STARRY STREET
60.0' R/W (P)

WALL

SIR 5/8"
"LB 7821"

300.00'
(P&M)

FND NAIL



PROPERTY ADDRESS:

PARCEL ID: 27-23-32-1181-11190
STARRY STREET,
ORLANDO, FL. 32833.

LEGEND & ABBREVIATIONS

FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
SIR = SET IRON ROD
PSM = PROFESSIONAL SURVEYOR
& MAPPER
FFE = FINISHED FLOOR ELEVATION
R/W = RIGHT OF WAY
CMON = CONCRETE MONUMENT
E/P = EDGE OF PAVEMENT
A/C = AIR CONDITIONER
LB = LICENSED BUSINESS
CONC = CONCRETE
B.S.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
WVF = WHITE VINYL FENCE
CLF = CHAIN LINK FENCE
(P) = PLAT
(M) = MEASURED
(D) = DEED
CL = CENTERLINE
CL = PROPOSED DRAINAGE ARROW
CL = GROUND ELEVATION
CL = PROPOSED ELEVATION

SURVEYOR'S NOTES:

1. BASIS OF BEARING - VTHE CENTERLINE OF STARRY STREET, BLOCK 11, CAPE ORLANDO ESTATES, UNIT 11A, AS RECORDED IN PLAT BOOK 3, PAGES 107-109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AS BEING N90°00'00"E PER PLAT.
2. DATE OF FIELD SURVEY: 11/15/19
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING FENCE OR BUILDING TIES.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12095C0500F, EFFECTIVE DATE SEPTEMBER 25, 2009, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FOR 1% ANNUAL FLOOD CHANCE.
7. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
8. SURVEY FILE NUMBER: 19-10-066.
9. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) SPECIFICALLY TO FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ORL1, TTVL AND SNFD.

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

This item has been electronically signed and sealed by
Faun M. Hoffmeier, PSM on [Date/Time Stamp
shown] using a digital signature. Printed copies of this
document are not considered signed and sealed and the
signature must be verified on any electronic copies.

FAUN M. HOFFMEIER, P.S.M., LS 6552
H&H SURVEY CONSULTANTS, LLC-LB 7821