



#### NOTES:

1. THE BEARINGS HEREON ARE BASED ON THE PLAT BEARING OF N.89°58'44"E, ALONG THE NORTH LINE OF LOT 86.
2. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP.
3. THIS PROPERTY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY SETBACKS OR RESTRICTIONS.
5. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED OR SHOWN.
6. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN OR NOTED.
7. --X--X-- = 6' HIGH VINYL FENCE UNLESS OTHERWISE NOTED. FENCE EXTENDS FROM EAST LINE TO WALL ON LOTS 24 & 25.
8. ● = FOUND #5 REBAR #6528 UNLESS OTHERWISE NOTED.
9. ○ = FOUND PCP NAIL & DISC 6528 UNLESS OTHERWISE NOTED.
10. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE USE OF A SURVEY AFFIDAVIT IN REGARD TO THIS SURVEY IS PROHIBITED AND THE SIGNING OF ANY AFFIDAVIT WILL RENDER THIS SURVEY INVALID.
12. THIS IS A FICTITIOUS SURVEY AND IS MEANT ONLY FOR THE PURPOSE OF INSTRUCTING AND TEACHING.

#### CERTIFIED TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 EDWARD F. AND PAMELA M. BLACK  
 NUTTER BUTTER BANK, N.A.  
 KEEBLER, NABISCO & AMOS, P.A.

**Blackburn Surveying, Inc.**  
 L.B. # 6528

642 W. Highway 50  
 P.O. Box 121022  
 Clermont, Florida 34712  
 (352) 394-4417  
 Fax (352) 394-7058

BOUNDARY SURVEY FOR:  
 EDWARD F. & PAMELA M. BLACK

SCALE: 1" = 20'	APPROVED BY: PMK	DRAWN BY: TERRY PITT
DATE: 6/16/20XX	FB/PAGE: TP-FILE	

BRONSON'S LANDING  
 ORANGE COUNTY, FLORIDA

PAGE NO. 1 DRAWING NO. TEACH-86ZIP12

DESCRIPTION: LOT 86, BRONSON'S LANDING, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE(S) 139 THROUGH 149, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### GRAPHIC SCALE



( IN FEET )  
 1 inch = 20 ft.

6/16/20XX

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423  
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER