

- NOTES:
1. THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. PROPERTY SUBJECT TO EXCEPTIONS LISTED IN WESTCOR LAND TITLE INSURANCE COMMITMENT NO. 1126960, DATED 12/20/2021.
 2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN, SEPTIC +/- IF SHOWN.
 3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
 4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY SHOWN AS ESTABLISHED AND OR AS MEASURED FROM RECOVERED SURVEY MONUMENTATION.
 5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
 6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
 7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12097C 0080 G DATED 6-18-13.



PROPERTY ADDRESS:
344 CERVANTES DRIVE

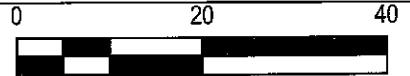
NOTE (PER PLAT):
TRACT "A" IS COMMON AREA FOR
INGRESS/EGRESS, PEDESTRIAN
ACCESS, U.E., DRAINAGE, OPEN
SPACE, LANDSCAPING PURPOSES.



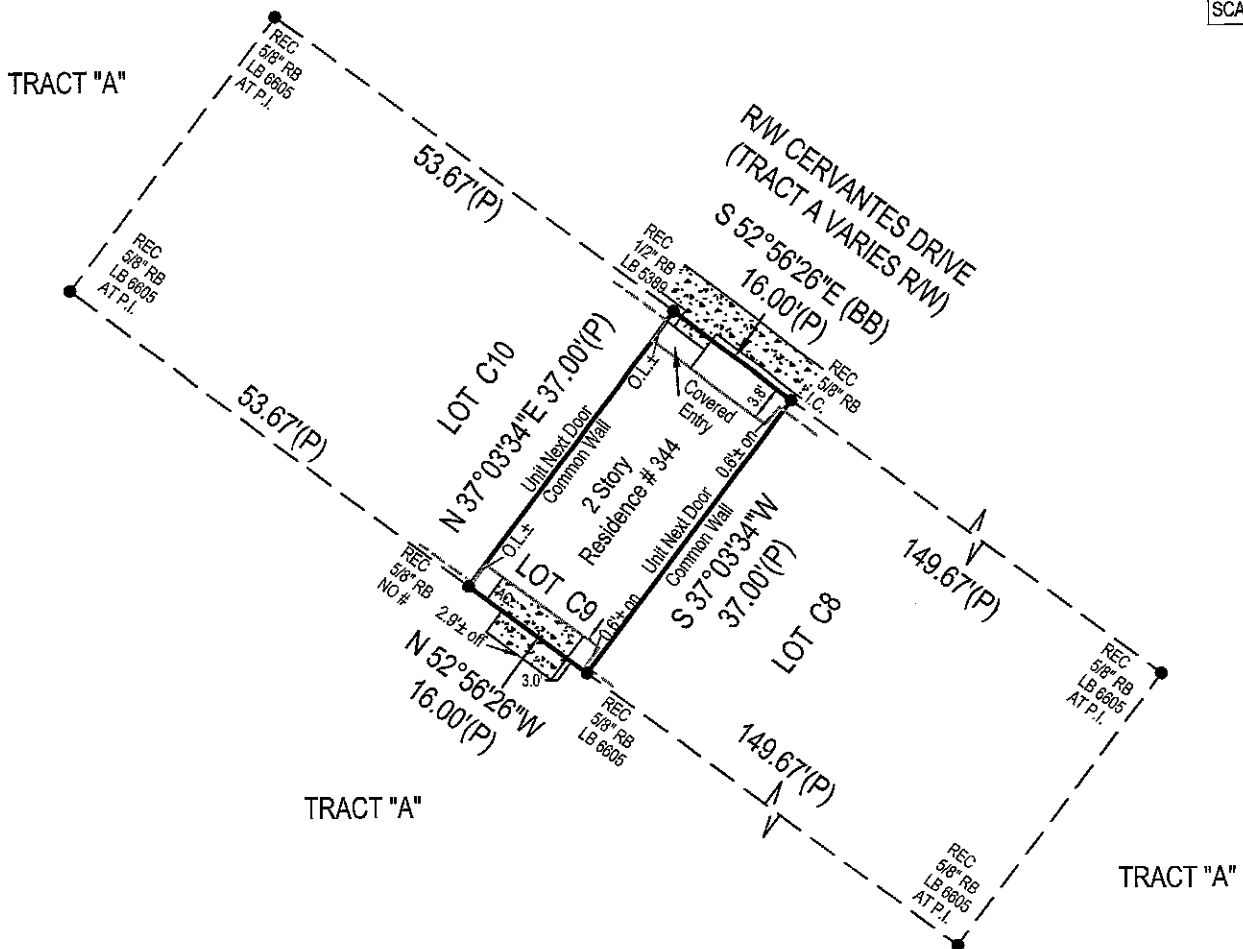
Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

180 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL. 32746
PH. (407) 896-1155



SCALE 1" = 20'



DESCRIPTION: LOT C-9, RIO HILLS TOWNHOUSES,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 15, PAGE 186, OF THE
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CERTIFIED TO:
DONNA L. ABELLI, AN UNMARRIED WOMAN
FREEDOM MORTGAGE CORPORATION, ISAOA/ATIMA
PROMINENCE TITLE & ESCROW, LLC
WESTCOR LAND TITLE INSURANCE COMPANY

Ordered By:



605 East Robinson St. Suite 720
Orlando, FL 32801
Ph. 407-545-4940 Fax: 407-536-5016

JOB NO.: 22-426
DATE:
FIELD: 02-16-22
SIGNED: 02-20-22
DRAWN BY: CT
P.C.: TM
CHECKED BY: RWJ

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
R.B. - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
(O) - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

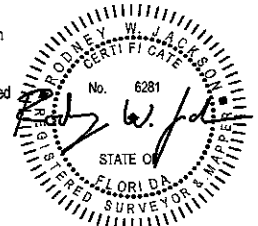
LEGEND

PRC - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
CH - CHAIN LINK / WIRE FENCE LINE +/-
WF - WOODEN FENCE LINE +/-
VF - VINYL FENCE LINE +/-
AF - ALUMINUM FENCE LINE +/-
OHL - OVERHEAD LINE +/-

Point Not
Found or
Set
P.O.L.
DENOTES
REFERENCE
POINT ON LINE
RW Denotes
RIGHT-OF-WAY

This is a digitally signed and sealed drawing of
a boundary survey performed under the direction
of the undersigned. Survey is authorized on or
about the date of the survey shown hereon and
certified only to those persons and/or entities listed
hereon. The boundary survey meets the
minimum technical standards as set forth by the
Florida Board of Professional Surveyors and
Mappers in Chapter 5J-17 F.A.C. pursuant to
section 472-027 Florida statutes.

RODNEY W. JACKSON,
PSM 6281



Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper.