

SAND HILL FARM OF GENEVA

A TRACT OF LAND LYING IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST,
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

THE NORTH 417.45 FEET OF THE WEST 620.40 FEET OF THE SOUTH ½
OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE
32 EAST, SEMINOLE COUNTY, FLORIDA.

AND ALSO;

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF
THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32
EAST, THENCE RUN NORTH, 722.04 FEET (10.94 CHAINS); THENCE
EAST, 620.40 FEET (9.4 CHAINS); THENCE SOUTH, 722.04 FEET
(10.94 CHAINS); THENCE WEST, 620.40 FEET (9.4 CHAINS) TO THE
POINT OF BEGINNING.

LESS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY
LINE OF COUNTY ROAD 426 WITH THE SOUTHERLY LINE OF THE
NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 20
SOUTH, RANGE 32 EAST, THENCE RUN NORTH, ALONG SAID EASTERLY
RIGHT-OF-WAY LINE, 100 FEET; THENCE EAST, 150 FEET; THENCE
SOUTH, 100 FEET PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE
OF COUNTY ROAD 426; THENCE WEST, 150 FEET TO THE POINT OF
BEGINNING.

AND ALSO LESS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF
THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32
EAST; THENCE RUN N 89 DEGREES 33' 54" E, ALONG THE SOUTH
LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 27,
TOWNSHIP 20 SOUTH, RANGE 32 EAST, A DISTANCE OF 25.00 FEET;
THENCE DEPARTING SAID LINE, RUN N 00 DEGREES 00' 00" E. ALONG
SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 426, A DISTANCE
OF 495.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE
ALONG SAID EASTERLY RIGHT-OF-WAY N 00 DEGREES 00' 00" E, A
DISTANCE OF 227.00 FEET; THENCE RUN N 89 DEGREES 33' 54" E,
ALONG THE NORTH LINE OF THE SOUTH 10.94 CHAINS OF THE
NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 27, A
DISTANCE OF 246.00 FEET; THENCE DEPARTING SAID LINE, RUN S 00
DEGREES 00' 00" W, A DISTANCE OF 227.00 FEET; THENCE RUN S
89 DEGREES 33' 54" W, A DISTANCE OF 246.00 FEET TO THE POINT
OF BEGINNING.

AND ASLO LESS:

RIGHT-OF-WAY FOR CR 426.

ALL OF THE ABOVE MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF
THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32
EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 88 DEGREES 51'
32" E, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE
NORTHWEST ¼ OF SAID SECTION 27, 25.00 FEET TO A POINT ON THE
EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 426 AND THE
POINT OF BEGINNING; THENCE CONTINUE N 88 DEGREES 51' 32" E,
ALONG SAID SOUTH LINE, 150.00 FEET; THENCE N 00 DEGREES 49'
38" W, 100.00 FEET; THENCE S 88 DEGREES 51' 32" W, 125.00 FEET
TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE FOR COUNTY
ROAD 426; THENCE N 00 DEGREES 49' 38" W, ALONG SAID
EASTERLY RIGHT-OF-WAY LINE, 395.04 FEET; THENCE LEAVING SAID
RIGHT-OF-WAY LINE, N 88 DEGREES 51' 32" E, 221.00 FEET;
THENCE N 00 DEGREES 49' 32" W, 227.00 FEET TO A POINT ON THE
NORTH LINE OF THE SOUTH 10.94 CHAINS OF THE NORTHWEST ¼ OF
THE NORTHWEST ¼ OF SAID SECTION 27; THENCE N 88 DEGREES 51'
32" E, ALONG SAID NORTH LINE, 349.40 FEET; THENCE LEAVING SAID
LINE RUN S 00 DEGREES 49' 38" E, 722.04 FEET, TO A POINT ON
THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼;
THENCE S 00 DEGREES 49' 38" E, 417.45 FEET; THENCE S 88
DEGREES 51' 32" W, 595.40 FEET TO A POINT ON THE EASTERLY
RIGHT-OF-WAY LINE OF COUNTY ROAD 426; THENCE N 00 DEGREES
49' 38" W, ALONG SAID RIGHT-OF-WAY LINE, 417.45 FEET TO THE
POINT OF BEGINNING.

CONTAINING 13.72 ACRES MORE OR LESS.

LEGEND:

- DENOTES 4"x4" CONCRETE MONUMENT "P.R.M. LS 4189"
- P.O.B. DENOTES POINT OF BEGINNING
- R/W DENOTES RIGHT OF WAY
- P.O.C. DENOTES POINT OF COMMENCEMENT

CHARLES ROB DEFOOR
PROFESSIONAL LAND SURVEYOR
P.L.S. #4189

2265 MULLET LAKE PARK ROAD, GENEVA, FLA. 32726 / (407) 882-8811 WWW.DEFOORSURVEYING.COM

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE
NORTHWEST ¼ OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST.

2. THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE
BASED UPON FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983
(2011).

3. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL,
IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY
OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
THIS COUNTY.

4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH
EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF
AN ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY. IN
THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES
OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE
DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE
EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC,
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH
THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE
FLORIDA PUBLIC SERVICE COMMISSION.

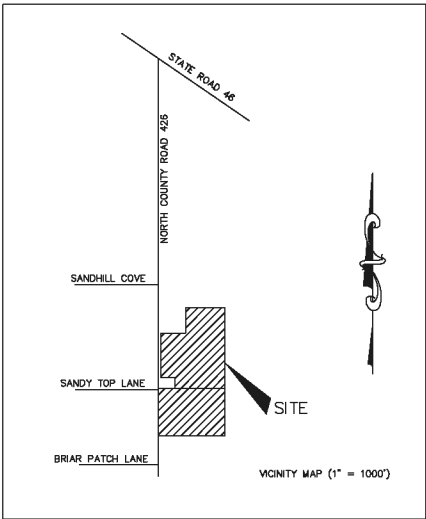
5. THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE
INDIVIDUAL OWNERS OF LOTS 1 AND 2 AND OWNED AND MAINTAINED
BY SAID OWNERS.

6. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO
BE DEDICATED TO THE PUBLIC. THE UTILITIES ARE TO BE OWNED AND
MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF SAID
EASEMENTS ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF,
BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES,
TELEPHONE LINES, AND CABLE LINES FOR THE EXPRESSED USE OF
SERVICING SAID LOTS 1 AND 2.

7. THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT
IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON
SEMINOLE COUNTY FLORIDA TO ENTER UPON THE SUBJECT PROPERTY
AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS
OTHERWISE STATED.

8. "NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.
(SEMINOLE COUNTY LAND DEVELOPMENT CODE, SECTION 35.44 (F)(3)

9. TRACT 'A' IS DEDICATED TO SEMINOLE COUNTY AS ADDITIONAL
R/W FOR NORTH COUNTY ROAD 426.



SAND HILL FARM OF GENEVA

DEDICATION

KNOW ALL BY THESE PRESENTS, That Dr. David A. Jourdenais the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the use and purposes therein expressed and dedicates Tract 'A' as additional Right-Of-Way for North County Road 426 to the public and Seminole County and dedicates the Drainage easements to the individual owners of lots 1 and 2, said easements to be owned and maintained by said owners. Utility easements shown hereon are to be dedicated to the public. The utilities are to be owned and maintained by the utility provider.

IN WITNESS THEREOF, has caused these presents to be signed and attested to or witnessed this ____ day of _____, 202

By: _____

Printed name

Attest: _____

Printed name

Signed in the presence of:

By: _____

Printed name

By: _____

Printed name:

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY.
That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Dr. David A. Jourdenais who is personally known to me or has produced the following identification: _____

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date

NOTARY PUBLIC _____
My Commision Expires _____

CERTIFICATE OF PREPARING SURVEYOR

This plat was prepared under my direction and supervision. This plot complies with all the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature _____ Date _____

Charles R. Defoor LS 4189

Charles Rob Defoor and Associates

2269 Mullet Lake Park Road, Geneva, FL 32732

CERTIFICATE OF REVIEWING SURVEYOR

I have reviewed the Plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Stotutes.

Raymond F. Phillips License No. LS7015
Seminole County Surveyor

Dated:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board

Attest: _____

Clerk of the Board

By: _____ D.C.

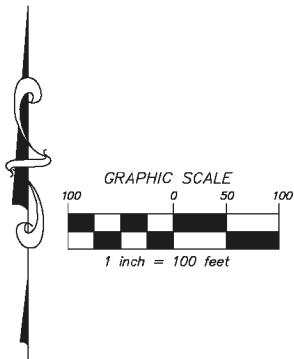
CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the forgoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on

at _____ File No. _____

SAND HILL FARM OF GENEVA

A TRACT OF LAND LYING IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST,
SEMINOLE COUNTY, FLORIDA



STATE PLANE COORDINATE TABLE		
1	1597142.95	619920.69
2	1597135.99	619571.36
3	1596909.01	619574.63
4	1596904.61	619353.67
5	1596509.60	619359.38
6	1596512.10	619484.35
7	1596412.11	619485.80
8	1596409.13	619335.83
9	1595991.72	619341.86
10	1596003.58	619937.14
11	1596420.98	619931.11

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