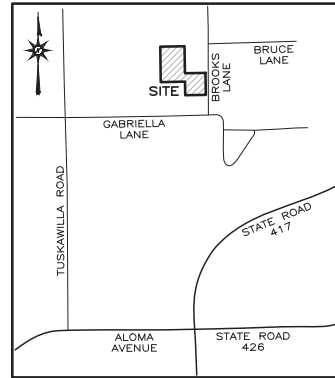


BROOKS LANE LIVING

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



VICINITY MAP
SCALE 1" = 1500'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8931, PAGE 773 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 30, N88°41'28"E, A DISTANCE OF 1354.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF BROOKS LANE (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 548, PAGE 457, OFFICIAL RECORDS BOOK 548, PAGE 460, OFFICIAL RECORDS BOOK 2053, PAGE 1025 AND OFFICIAL RECORDS BOOK 10070, PAGE 1773, ALL OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°46'09"E, A DISTANCE OF 487.04 FEET TO THE NORTH LINE OF THE SOUTH 358.6 FEET OF THE NORTH 836.7 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG SAID NORTH LINE, S88°04'24"W, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°46'09"E, A DISTANCE OF 388.58 FEET TO THE NORTH LINE OF LOT 1, GABRIELLA ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 51, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°05'59"W, A DISTANCE OF 357.12 FEET TO THE WEST LINE OF THE EAST 364.5 FEET OF THE WEST 1354.5 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE, N00°51'39"W, A DISTANCE OF 240.44 FEET TO THE NORTH LINE (BY OCCUPATION) OF THE SOUTH 677 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG SAID NORTH LINE, S88°44'43"W, A DISTANCE OF 430.02 FEET TO THE WEST LINE OF THE EAST 430 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE, N00°46'09"W, A DISTANCE OF 629.43 FEET TO THE NORTH LINE (BY OCCUPATION) OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG SAID NORTH LINE, N89°04'24"E, A DISTANCE OF 430.00 FEET TO THE EAST LINE OF THE WEST 990 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG SAID EAST LINE, S00°46'09"E, A DISTANCE OF 478.00 FEET TO THE NORTH LINE OF THE SOUTH 358.6 FEET OF THE NORTH 836.7 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE ALONG SAID NORTH LINE, N89°04'24"E, A DISTANCE OF 357.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.397 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST LINE OF THE SW 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST BEARS N00°46'09"W.

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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 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.

3. 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.

4. PER SECTION 177.09(9), FLORIDA STATUTES, LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.

5. THE 62-FOOT INGRESS/EGRESS AND UTILITY EASEMENT OVER THE "FLAG" PORTIONS OF LOTS 2 AND 3 IS FOR THE COLLECTIVE BENEFIT OF, USE OF, AND UNIMPEDED ACCESS TO AND FROM LOTS 1, 2 AND 3.

6. THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1, 2 AND 3. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORM-WATER SYSTEM AND OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE AND STORM-WATER SYSTEM.

7. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO SEMINOLE COUNTY. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, TELEPHONE LINES, AND CABLEVISION LINES.

8. THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS BROOKS LIVING COURT AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS AND THEIR GUEST, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THEIR HOLDERS OF MORTGAGE LENS OR SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID STREETS AND EASEMENTS. REGARDLESS OF THE PRECEDING PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.

9. ACCESS RIGHTS FROM LOTS 1, 2 AND 3 DIRECTLY TO BROOKS LANE SHALL BE OWNED AND MAINTAINED BY THE OWNERS.

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedgets.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOTICE: 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.

BROOKS LANE LIVING DEDICATION

KNOW ALL BY THESE PRESENTS, That AZE REALTY, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and Plat for the uses and purposes therein expressed.

The access, utility and drainage easement, and the maintenance thereof, is dedicated to the owners, heirs and assigns of Lots 1, 2 and 3.

The utility easements described and shown hereon are dedicated to Seminole County, public utility companies and to the owners of Lots 1, 2 and 3.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officer named below on _____, 2023

By: _____
Printed Name

Title: _____

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by _____ in their capacity as _____ on behalf of AZE REALTY, LLC, a Florida limited liability company, [] who is personally known to me or has produced _____ (type of identification produced) as identification.

Notary Public

Printed Name, Notary Public State of Florida

My Commission Expires

Commission Number

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____, 2023, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

By: _____
Amy Lockhart, Chairman

Attest

CERTIFICATE OF CLERK OF CIRCUIT COURT

I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____, 2023 as File No. _____.

By: _____
Clerk of the Circuit Court
in and for Seminole County, Florida

QUALIFICATION STATEMENT OF SURVEYOR & MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed and registered Professional Surveyor and Mapper, does hereby certify that on August 4, 2021 he completed the survey of the said lands shown in the foregoing plat; that said plat is a true and correct representation of the lands surveyed and platted and that said survey was made under his responsible direction and supervision and that permanent reference monuments have been placed as shown thereon; and that said plat complies with all survey requirements of Chapter 177, Florida Statutes, and that said land is located in Seminole County, Florida.

Dated: _____ Signed: _____
Registration Number 6610 Jeffrey D. Hofus
Leading Edge Land Services, Inc.
8802 Exchange Drive
Orlando, FL 32809

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I have reviewed this plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.

Raymond F. Phillips, License No. LS7015
Seminole County Surveyor