

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK: PAGE:



- Ireland & Associates
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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.

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 5.00 FEET THEREOF, AND THE EAST 10.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33.00 FEET FOR ROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT U, BUCKINGHAM ESTATES, AS RECORDED IN PLAT BOOK 59, PAGES 80 THROUGH 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 89°56'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH SYLVAN LAKE DRIVE, 334.62 FEET, TO A POINT ON THE EAST LINE OF LAKE SYLVAN OAKS, AS RECORDED IN PLAT BOOK 80, PAGES 86 THROUGH 87, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 1.32 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LAKE SYLVAN OAKS; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH SYLVAN LAKE DRIVE, RUN SOUTH 00°13'52" WEST, ALONG THE WEST LINE OF SAID LAKE SYLVAN OAKS, ALSO BEING THE WEST LINE OF THE EAST 5.00' OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, 622.03 FEET, TO THE SOUTHWEST CORNER OF SAID LAKE SYLVAN OAKS; THENCE DEPARTING THE WEST LINE OF SAID LAKE SYLVAN OAKS, RUN SOUTH 89°51'57" WEST, ALONG THE NORTH LINE OF SAID BUCKINGHAM ESTATES, 334.08 FEET, TO THE SOUTHEAST CORNER OF LOT 82, SAID BUCKINGHAM ESTATES; THENCE DEPARTING THE NORTH LINE OF SAID BUCKINGHAM ESTATES, RUN NORTH 00°10'52" EAST, ALONG THE EAST LINE OF SAID BUCKINGHAM ESTATES, 623.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 208,162 SQUARE FEET OR 4.8 ACRES, MORE OR LESS.

I HEREBY CERTIFY that I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177 Part 1, Florida Statutes, and was filed for record on

at _____ File No. _____

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

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

Raymond F. Phillips, LS #7015 Date _____
Seminole County Surveyor

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Sanford, Seminole County, Florida.

Dated: _____
PSM 6637
Surveyor's Registration Number
L.B. 7623
Legal Entity's Certificate of
Authorization Number

Signed: _____
Patrick K. Ireland
Ireland & Associates Surveying
800 Currency Circle Suite 1020
Lake Mary, Florida 32746

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☐ physical

presence or ☐ online notarization, this _____ day of _____, 2023

by

_____, as _____ of _____

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

NOTARY PUBLIC _____

My Commission Expires _____

THIS IS TO CERTIFY, that on _____, the foregoing plat was approved by Community Development Director of Sanford, Florida

Chairman of the Board

Clerk of the Board

Printed Name

Printed Name

