



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 TELEPHONE: (407) 665-7371
 PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 23-55100001

Paid: 2/20/23

Rec: 2/13/23

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

| | |
|---|---|
| <input checked="" type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input type="checkbox"/> FINAL ENGINEERING PLAN (FE) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

| | | | |
|--|--|------------------------------------|---|
| SUBDIVISION NAME: Casselberry Plaza | | | |
| PARCEL ID #(S): 17-21-30-300-025T-0000 | | | |
| NUMBER OF LOTS: <u>2</u> | <input type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> TOWNHOMES | <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER |
| ARE ANY TREES BEING REMOVED? <input type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION) | | | |
| WATER PROVIDER: | | SEWER PROVIDER: | |
| ZONING: C-2 | FUTURE LAND USE: COM | TOTAL ACREAGE: 6.92 | BCC DISTRICT: |

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | |
|------------------------|---------------------------------|
| NAME: Tivia Bryan | COMPANY: Allen and Company |
| ADDRESS: 16 E Plant St | |
| CITY: Winter Garden | STATE: FL ZIP: 34787 |
| PHONE: (407) 654-5355 | EMAIL: tbryan@allen-company.com |

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

| | |
|----------|-------------|
| NAME: | COMPANY: |
| ADDRESS: | |
| CITY: | STATE: ZIP: |
| PHONE: | EMAIL: |

OWNER(S)

| | | |
|----------------------------------|---------------------------------|------------|
| NAME(S): Cass Retail LLC | | |
| ADDRESS: 2469 John Young Pkwy #C | | |
| CITY: Orlando | STATE: FL | ZIP: 32804 |
| PHONE: Nick Jones | EMAIL: nick@redbellpartners.com | |

ATTACHMENT CHECKLIST

| |
|---|
| <p>HARDCOPY SUBMITTAL</p> <p><input type="checkbox"/> APPLICATION</p> <p><input type="checkbox"/> APPLICATION FEE</p> <p><input type="checkbox"/> CONCURRENCY APPLICATION AND FEE, IF APPLICABLE</p> <p><input type="checkbox"/> ARBOR APPLICATION (FINAL ENGINEERING ONLY)</p> <p>E-PLAN UPLOAD</p> <p><input type="checkbox"/> DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)</p> <p><input type="checkbox"/> BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)</p> <p><input type="checkbox"/> SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY) -CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US</p> <p><input type="checkbox"/> DRAINAGE REPORT (FINAL ENGINEERING ONLY)</p> <p><input type="checkbox"/> FIRE FLOW REPORT (FINAL ENGINEERING ONLY)</p> <p><input type="checkbox"/> SOILS REPORT (FINAL ENGINEERING ONLY)</p> <p><input type="checkbox"/> ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)</p> <p><input type="checkbox"/> TITLE OPINION (FINAL/MINOR PLAT ONLY)</p> <p><input type="checkbox"/> PLAT 20" x 24" (FINAL/MINOR PLAT ONLY)</p> <p><input type="checkbox"/> HOA DOCUMENTS/ARTICLES OF INCORPORATION (FINAL/MINOR PLAT ONLY)</p> |
|---|

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

| |
|--|
| <p><input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)</p> <p>Vesting Certificate/Test Notice Number: _____ Date Issued: _____</p> |
| <p><input checked="" type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.</p> |
| <p><input type="checkbox"/> I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.</p> |

Twia Bryan
SIGNATURE OF OWNER/AUTHORIZED AGENT

02/13/2023
DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, NICHOLAS JONES, the owner of record for the following described property (Tax/Parcel ID Number) 17-21-30-300-025T-0000 hereby designates Marivette Rodriguez & Tivia Bryan with Allen & Company to act as my authorized agent for the filing of the attached application(s) for:

| | | | |
|--|--|--|---|
| <input type="checkbox"/> Arbor Permit | <input type="checkbox"/> Construction Revision | <input type="checkbox"/> Final Engineering | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Future Land Use | <input type="checkbox"/> Lot Split/Reconfiguration | <input checked="" type="checkbox"/> Minor Plat | <input type="checkbox"/> Special Event |
| <input type="checkbox"/> Preliminary Sub. Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Vacate | <input type="checkbox"/> Variance | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (please list): |

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

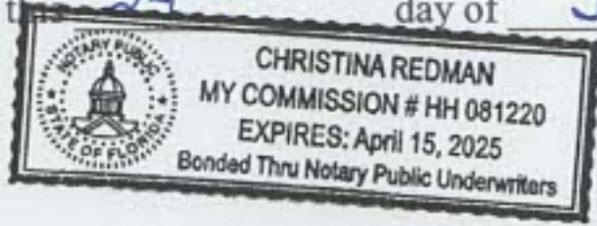
1/24/23
Date

[Signature]
Property Owner's Signature

NICHOLAS JONES
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared NICHOLAS JONES (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on the 24th day of JANUARY, 2023.



Christina Redman
Notary Public



January 13, 2023

Addressee: Keating & Schlitt, PA
Attention: Sherri Resigner
205 East Colonial Drive, Suite 300
Orlando, FL 32801

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of: Casselberry Plaza

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of Seminole County, Florida, April 21, 1987 at 5:00 PM through January 11, 2023 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Cass Retail LLC, a Florida limited liability company by virtue of that Warranty Deed recorded in Official Records Book 10343, Page 209, Public Records of Seminole County, Florida.

The search has revealed the following:

1. Mortgage, Assignment of Rents, Security Agreement and Fixture Filing executed by Cass Retail, LLC, a Florida limited liability company, Mortgagor, in favor of INB, National Association, Mortgagee, dated November 3, 2022, in the original principal amount of \$11,500,000.00, recorded November 4, 2022, in Official Records Book 10343, Page 217, Public Records of Seminole County, Florida.

Note: The subject lands contained herein, in this report may be subject to the following matters:

2. Terms, covenants, conditions and restrictions created by and set forth in the Declaration of Restrictions recorded in Official Records Book 1839, page 1149, as amended in Official Records Book 1955, page 1910, Official Records Book 1966, page 980, Official Records Book 1966, page 986 and Official Records Book 6030, page 184, Public Records of Seminole County, Florida.
3. Terms, covenants, conditions and restrictions created by and set forth in the Declaration of Covenants and Restrictions recorded in Official Records Book 1966, Page 994, as amended in Official Records Book 10243, Page 102, re-recorded in Official Records Book 10256, Page 589, Public Records of Seminole County, Florida.
4. Terms, covenants, conditions and other matters contained in any unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees, as affected by the Notice Pursuant to Section 713.10(2), Florida Statutes recorded in Official Records Book 7613, page 338 and the Lessor Notice recorded in Official Records Book 8008, page 145, Public Records of Seminole County, Florida.



5. Terms, covenants, conditions, restrictions and easements created by and set forth in the instrument entitled Easements with Covenants and Restrictions Affecting Land recorded in Official Records Book 1839, page 1158, as amended in Official Records Book 1966, page 986 and in Official Records Book 6030, page 184, Public Records of Seminole County, Florida.
6. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration recorded in 1839, page 1236, as refiled in Official Records Book 1951, page 1406, Public Records of Seminole County, Florida.
7. Distribution Easement granted to Florida Power Corporation recorded in Official Records Book 1957, page 1245, Public Records of Seminole County, Florida.
8. Terms, covenants, conditions and easements contained in the Cross Access Agreement and Grant of Easements between Wal-Mart Stores, Inc. and Seminole County recorded in Official Records Book 2385, page 486, Public Records of Seminole County, Florida.
9. Matters set forth in the Seminole County Development Order recorded in Official Records Book 2489, page 1188, Public Records of Seminole County, Florida.
10. Easement(s) in favor of Duke Energy Florida, LLC, an Oklahoma limited liability company d/b/a Duke Energy set forth in instrument(s) recorded in Official Records Book 9842, Page 1557, Public Records of Seminole County, Florida.
11. Lease with Lakeshore Learning Materials dated 11/21/1999, as evidence by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1663, Public Records of Seminole County, Florida.
12. Lease with Beauty Systems Group, LLC dated 9/19/2007 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1692, Public Records of Seminole County, Florida.
13. Lease with Tae Hyon Na and Yong Kum Pak Na dated 5/1/2008 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1699, Public Records of Seminole County, Florida.
14. Lease with Lo Mejor Del Mundo Cuban Café, Inc. dated 3/19/2008 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1713, Public Records of Seminole County, Florida.
15. Lease with Bass Central, Inc. dated 11/1/2006 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1720, Public Records of Seminole County, Florida.

Note: 2022 Real Estate Taxes are paid in the following Tax Parcel:

Tax Parcel/Account No.: 17-21-30-300-025T-0000: 2022 Gross Amount \$61,092.93.



Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 10904804

By: Bonnie J. Kennedy

Authorized Signature



Exhibit "A"

A PARCEL OF LAND COMPRISING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13, PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°38'47" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 174.90 FEET TO THE CENTERLINE OF FERN PARK BOULEVARD; THENCE RUN NORTH 42°17'18" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 91.92 FEET TO THE CENTERLINE OF FERNWOOD BOULEVARD; THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 47°42'42" WEST FOR A DISTANCE OF 372.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 73°18'17" WEST, AND A CHORD DISTANCE OF 172.79 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°11'10" FOR A DISTANCE OF 178.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 74°24'25" WEST, AND A CHORD DISTANCE OF 165.82 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°58'53" FOR A DISTANCE OF 170.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°54'59" WEST FOR A DISTANCE OF 139.10 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 35.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID FERNWOOD BOULEVARD, ACCORDING TO OFFICIAL RECORDS BOOK 2961, PAGE 132 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 49°54'59" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 148.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 40°05'01" EAST FOR A DISTANCE OF 17.71 FEET; THENCE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 440.08 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" EAST FOR A DISTANCE OF 321.25 FEET; THENCE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 135.00 FEET; THENCE RUN NORTH 58°55'22" WEST FOR A DISTANCE OF 321.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 36°09'13" EAST FOR A DISTANCE OF 36.20 FEET; THENCE RUN NORTH 31°04'38" EAST FOR A DISTANCE OF 3.94 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" EAST FOR A DISTANCE OF 361.00 FEET; THENCE RUN NORTH 37°50'42" EAST FOR A DISTANCE OF 473.23 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 436 ACCORDING TO STATE HIGHWAY RIGHT OF WAY MAP PROJECT F.A. NO. MU-8869-(10) AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2764.93 FEET, WITH A CHORD BEARING OF SOUTH 52°34'23" EAST, AND A CHORD DISTANCE OF 195.69 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'21" FOR A DISTANCE OF 195.73 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 193.62 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 449.00 FEET; THENCE RUN SOUTH 47°42'42" EAST FOR A DISTANCE OF 68.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 263.00 FEET;

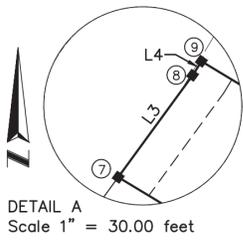
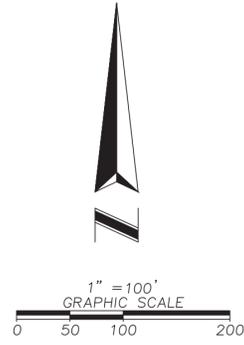


Fidelity National Title Insurance Company

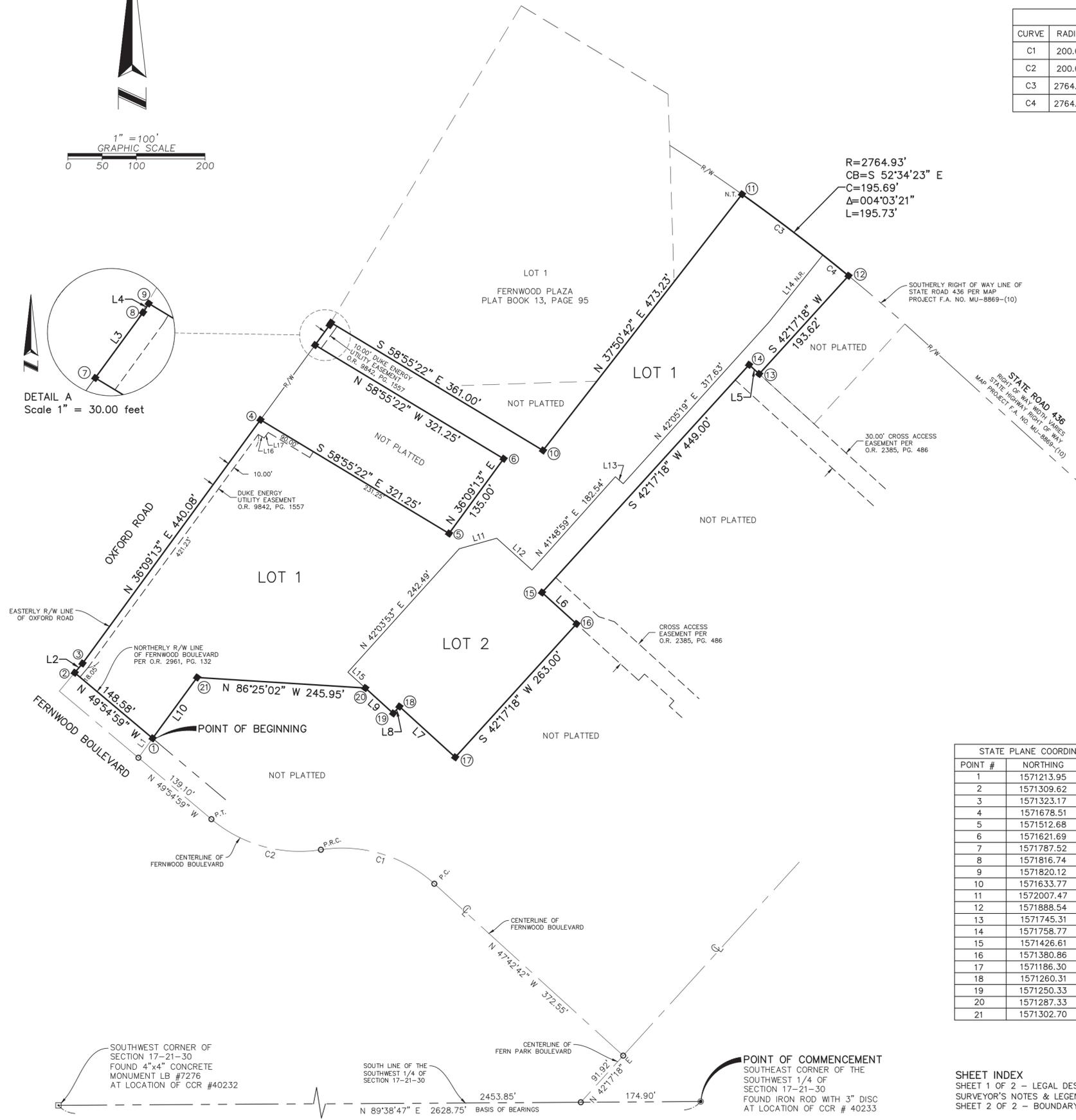
THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 13.50 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 86°25'02" WEST FOR A DISTANCE OF 245.95 FEET; THENCE RUN SOUTH 36°09'13" WEST FOR A DISTANCE OF 109.92 FEET TO THE POINT OF BEGINNING.

CASSELBERRY PLAZA

REPLATTING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13, PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



| CURVE TABLE | | | | | |
|-------------|----------|---------------|---------|------------|---------|
| CURVE | RADIUS | CHORD BEARING | CHORD | DELTA | LENGTH |
| C1 | 200.00' | N73°18'17"W | 172.79' | 051°11'10" | 178.67' |
| C2 | 200.00' | N74°24'25"W | 165.82' | 048°58'53" | 170.98' |
| C3 | 2764.93' | S53°04'21"E | 147.51' | 003°03'25" | 147.52' |
| C4 | 2764.93' | S51°02'41"E | 48.20' | 000°59'56" | 48.20' |



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N36°09'13"E | 35.08' |
| L2 | N40°05'01"E | 17.71' |
| L3 | N36°09'13"E | 36.20' |
| L4 | N31°04'38"E | 3.94' |
| L5 | N47°42'42"W | 20.00' |
| L6 | S47°42'42"E | 68.00' |
| L7 | N47°42'42"W | 110.00' |
| L8 | S42°17'18"W | 13.50' |
| L9 | N47°42'42"W | 55.00' |
| L10 | S36°09'13"W | 109.92' |
| L11 | N74°19'11"E | 56.79' |
| L12 | S47°55'45"E | 69.22' |
| L13 | S48°11'01"E | 15.27' |
| L14 | N38°43'00"E | 125.42' |
| L15 | N47°46'39"W | 34.36' |
| L16 | S58°55'22"E | 10.04' |
| L17 | N36°09'13"E | 10.04' |

| STATE PLANE COORDINATES | | |
|-------------------------|------------|-----------|
| POINT # | NORTHING | EASTING |
| 1 | 1571213.95 | 547282.20 |
| 2 | 1571309.62 | 547168.52 |
| 3 | 1571323.17 | 547179.93 |
| 4 | 1571678.51 | 547439.55 |
| 5 | 1571512.68 | 547714.69 |
| 6 | 1571621.69 | 547794.34 |
| 7 | 1571787.52 | 547519.20 |
| 8 | 1571816.74 | 547540.55 |
| 9 | 1571820.12 | 547542.59 |
| 10 | 1571633.77 | 547851.77 |
| 11 | 1572007.47 | 548142.11 |
| 12 | 1571888.54 | 548297.51 |
| 13 | 1571745.31 | 548167.24 |
| 14 | 1571758.77 | 548152.44 |
| 15 | 1571426.61 | 547850.32 |
| 16 | 1571380.86 | 547900.63 |
| 17 | 1571186.30 | 547723.67 |
| 18 | 1571260.31 | 547642.29 |
| 19 | 1571250.33 | 547633.21 |
| 20 | 1571287.33 | 547592.52 |
| 21 | 1571302.70 | 547347.05 |

SHEET INDEX
 SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES & LEGEND
 SHEET 2 OF 2 - BOUNDARY & LOT GEOMETRY



16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355
 LB #6723

CASSELBERRY PLAZA

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

REPLATTING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13, PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

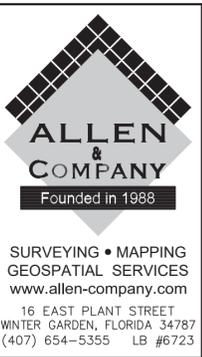
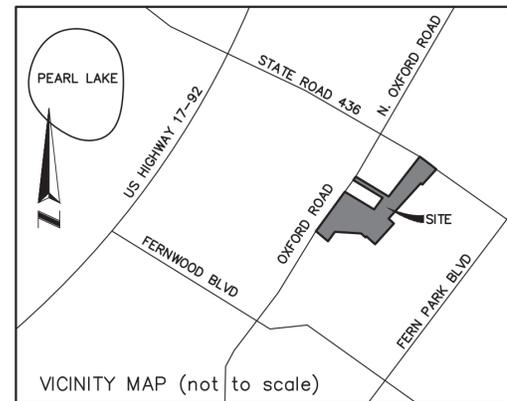
A PARCEL OF LAND COMPRISING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13, PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°38'47" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 174.90 FEET TO THE CENTERLINE OF FERN PARK BOULEVARD; THENCE RUN NORTH 42°17'18" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 91.92 FEET TO THE CENTERLINE OF FERNWOOD BOULEVARD; THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 47°42'42" WEST FOR A DISTANCE OF 372.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 73°18'17" WEST, AND A CHORD DISTANCE OF 172.79 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°11'10" FOR A DISTANCE OF 178.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 74°24'25" WEST, AND A CHORD DISTANCE OF 165.82 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°58'53" FOR A DISTANCE OF 170.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°54'59" WEST FOR A DISTANCE OF 139.10 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 35.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID FERNWOOD BOULEVARD, ACCORDING TO OFFICIAL RECORDS BOOK 2961, PAGE 132 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 49°54'59" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 148.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 40°05'01" EAST FOR A DISTANCE OF 17.71 FEET; THENCE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 440.08 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" EAST FOR A DISTANCE OF 321.25 FEET; THENCE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 135.00 FEET; THENCE RUN NORTH 58°55'22" WEST FOR A DISTANCE OF 321.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 36°09'13" EAST FOR A DISTANCE OF 36.20 FEET; THENCE RUN NORTH 31°04'38" EAST FOR A DISTANCE OF 3.94 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" EAST FOR A DISTANCE OF 361.00 FEET; THENCE RUN NORTH 37°50'42" EAST FOR A DISTANCE OF 473.23 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 436 ACCORDING TO STATE HIGHWAY RIGHT OF WAY MAP PROJECT F.A. NO. MU-8869-(10) AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2764.93 FEET, WITH A CHORD BEARING OF SOUTH 52°34'23" EAST, AND A CHORD DISTANCE OF 195.69 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'21" FOR A DISTANCE OF 195.73 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 193.62 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 449.00 FEET; THENCE RUN SOUTH 47°42'42" EAST FOR A DISTANCE OF 68.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 263.00 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 13.50 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 86°25'02" WEST FOR A DISTANCE OF 245.95 FEET; THENCE RUN SOUTH 36°09'13" WEST FOR A DISTANCE OF 109.92 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY: 301,338 SQUARE FEET AND 6.92 ACRES

SURVEYOR'S NOTES:

- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17-21-30 BEING SOUTH 89°38'47" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO 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 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.
- PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
- 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.
- THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED UPON FLORIDA EAST ZONE, NAD83 AND ARE FOR GIS PURPOSES, AND NOT TO BE USED TO RECREATE THE BOUNDARY OF SAID PLAT.
- THE PLAT AND THE LANDS SHOWN HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CASSELBERRY PLAZA AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO (THE DECLARATION). ALL PERSONS HAVING ANY INTEREST IN THE LANDS DESCRIBED IN THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CASSELBERRY PLAZA PROPERTY OWNER'S ASSOCIATION, (THE ASSOCIATION) INCLUDING ANY SUPPLEMENTS AND/OR AMENDMENT THERETO.



LEGEND & ABBREVIATIONS

| | | | |
|--------|----------------------------|-------|-----------------------------------|
| ⊙ | CENTERLINE | CCR # | CERTIFIED CORNER RECORD NUMBER |
| P.C. | POINT OF CURVATURE | R/W | RIGHT-OF-WAY |
| P.T. | POINT OF TANGENCY | PRM | PERMANENT REFERENCE MONUMENT |
| LB | LICENSED BUSINESS | ① | STATE PLANE COORDINATE POINT |
| O.R. | OFFICIAL RECORDS BOOK | ■ | SET 4"x4" CONCRETE MONUMENT |
| PG. | PAGE | ○ | LB #6723 PRM |
| N.T. | NON-TANGENT | | CHANGE IN DIRECTION NO CORNER SET |
| P.R.C. | POINT OF REVERSE CURVATURE | | |

SHEET INDEX

SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES & LEGEND
SHEET 2 OF 2 - BOUNDARY & LOT GEOMETRY

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.

CASSELBERRY PLAZA DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT _____ A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2023.

BY: _____

BY: _____

PRINTED NAME: _____

TITLE: _____

SIGNED AND SEALED IN THE PRESENCE OF:

PRINTED NAME OF WITNESS: _____

PRINTED NAME OF WITNESS: _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, _____ OF _____ WHO IS () PERSONALLY KNOWN TO ME OR () PRODUCED AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED, AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2023.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

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.

NAME: LEE CONSTANTINE CHAIRMAN OF BOARD
NAME: GRANT MALOY CLERK OF THE BOARD

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SURVEYOR'S NAME: JAMES L. RICKMAN DATE: _____
REGISTRATION NUMBER: 5633
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER OF LEGAL ENTITY : 6723
ALLEN & COMPANY, INC.
16 EAST PLANT STREET, WINTER GARDEN, FLORIDA 34787

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND I HAVE REVIEWED THE PLAT AND FIND IT TO BE IN SUBSTANTIAL CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

RAYMOND F. PHILLIPS, LS #7015,
REVIEWING SURVEYOR FOR THE COUNTY

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, FILE NO. _____

CLERK OF THE CIRCUIT COURT, GRANT MALOY
IN AND FOR SEMINOLE COUNTY, FLORIDA.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CASS RETAIL LLC

Filing Information

Document Number L22000433620
FEI/EIN Number NONE
Date Filed 10/07/2022
State FL
Status ACTIVE

Principal Address

2469 N JOHN YOUNG PKWY
C
ORLANDO, FL 32804

Mailing Address

2469 N JOHN YOUNG PKWY
C
ORLANDO, FL 32804

Registered Agent Name & Address

ALLUVION ADVISORS LLC
2469 N JOHN YOUNG PKWY
C-D
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

ALLUVION ADVISORS LLC
2469 N JOHN YOUNG PKWY STE C
ORLANDO, FL 32804

Title MGR

JONES, NICHOLAS
2469 N JOHN YOUNG PKWY STE C
ORLANDO, FL 32804

Title AMBR

KANTZAS, KARLA
2469 N JOHN YOUNG PKWY
ORLANDO, FL 32804

Annual Reports

No Annual Reports Filed

Document Images

[10/07/2022 -- Florida Limited Liability](#) [View image in PDF format](#)

Property Record Card



Parcel 17-21-30-300-025T-0000

Property Address 345 SR 436 FERN PARK, FL 32730

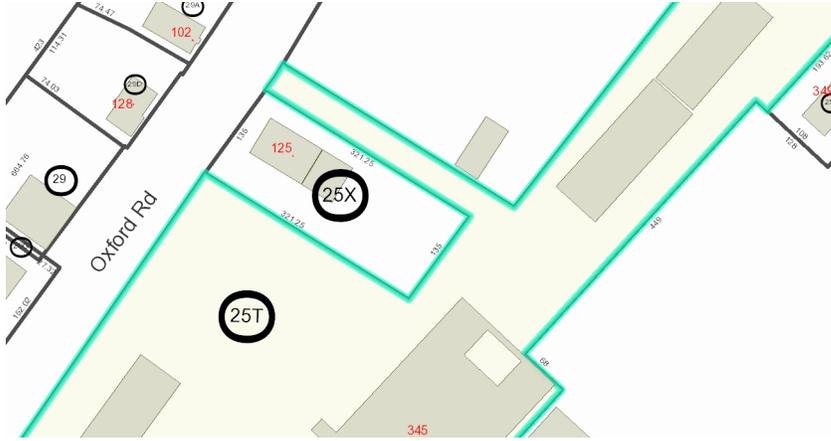
[Parcel Location](#)

[Site View](#)

Parcel Information

Value Summary

| | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| Valuation Method | Income | Income |
| Number of Buildings | 4 | 4 |
| Depreciated Bldg Value | | |
| Depreciated EXFT Value | | |
| Land Value (Market) | | |
| Land Value Ag | | |
| Just/Market Value | \$4,556,419 | \$4,556,419 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$0 | \$0 |
| P&G Adj | \$0 | \$0 |
| Assessed Value | \$4,556,419 | \$4,556,419 |



172130300025T0000 01/30/2022

| | |
|--------------------------|---|
| Parcel | 17-21-30-300-025T-0000 |
| Owner(s) | CASS RETAIL LLC |
| Property Address | 345 SR 436 FERN PARK, FL 32730 |
| Mailing | 2469 JOHN YOUNG PKWY # C ORLANDO, FL 32804-4335 |
| Subdivision Name | |
| Tax District | 01-COUNTY-TX DIST 1 |
| DOR Use Code | 16-RETAIL CENTER-ANCHORED |
| Exemptions | None |
| AG Classification | No |

2022 Certified Tax Summary

| | |
|---|--------------------|
| 2022 Tax Amount without Exemptions | \$61,092.92 |
| 2022 Tax Bill Amount | \$61,092.92 |

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 21S RGE 30E
 FROM S 1/4 COR RUN W 174.86 FT N 42
 DEG 47 MIN 18 SEC E 1158.15 FT N 47
 DEG 12 MIN 42 SEC W 385.34 FT NWLY
 ON CURVE 136.71 FT TO POB RUN S 42
 DEG 47 MIN 18 SEC W 193.62 FT N 47
 DEG 12 MIN 42 SEC W 20 FT S 42
 DEG 47 MIN 18 SEC W 449 FT S 47 DEG
 12 MIN 42 SEC E 68 FT S 42 DEG 47
 MIN 18 SEC W 263 FT N 47 DEG 12
 MIN 42 SEC W 110 FT S 42 DEG 47 MIN
 18 SEC W 13.50 FT N 47 DEG 12 MIN
 42 SEC W 55 FT N 85 DEG 55 MIN 2
 SEC W 245.95 FT S 36 DEG 39 MIN 13
 SEC W 145 FT N 49 DEG 24 MIN 59 SEC
 W TO ELY R/W OXFORD RD N 40 DEG 35
 MIN 1 SEC E 52.71 FT N 36 DEG 39
 MIN 13 SEC E 440.08 FT S 58 DEG 25
 MIN 22 SEC E 321.25 FT N 36 DEG 39
 MIN 13 SEC E 135 FT N 58 DEG 25 MIN
 22 SEC W 321.25 FT N 36 DEG 39 MIN
 13 SEC E 36.20 FT N 31 DEG 34 MIN
 38 SEC E 3.94 FT S 58 DEG 25 MIN 22
 SEC E 361 FT N 38 DEG 20 MIN 42 SEC
 E 473.23 FT SELY ALONG SLY R/W SR
 436 TO BEG (LESS PT IN FERNWOOD &
 RD)
 &
 PT OF LOT 1 DESC AS BEG 22.12 FT N 31 DEG 34 MIN 38 SEC E OF MOST WLY COR RUN S 31 DEG 34 MIN 38 SEC W 22.12 FT S
 52 DEG 46 MIN 17 SEC E 148.36 FT E
 TO PT S 58 DEG 25 MIN 22 SEC E OF

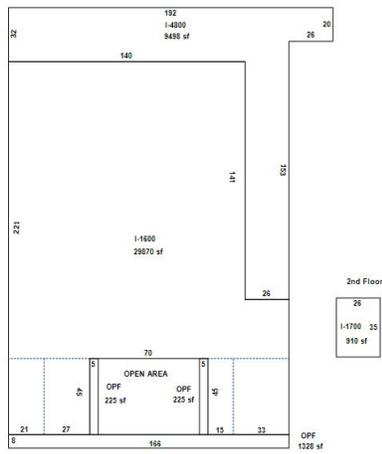
BEG N 58 DEG 25 MIN 22 SEC W TO BEG
 FERNWOOD PLAZA
 PB 13 PG 95
 &
 BEG N 1 DEG 19 MIN 32 SEC W 1197.08 FT S OF S 1/4 COR RUN S 38 DEG 20 MIN 42
 SEC W TO S LI LOT 1 E TO SE COR NLY
 TO BEG
 FERNWOOD PLAZA
 PB 13 PG 95

| Taxes | | | |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT | \$4,556,419 | \$0 | \$4,556,419 |
| SJWM(Saint Johns Water Management) | \$4,556,419 | \$0 | \$4,556,419 |
| FIRE | \$4,556,419 | \$0 | \$4,556,419 |
| COUNTY GENERAL FUND | \$4,556,419 | \$0 | \$4,556,419 |
| Schools | \$4,556,419 | \$0 | \$4,556,419 |

| Sales | | | | | | |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| Description | Date | Book | Page | Amount | Qualified | Vac/Imp |
| WARRANTY DEED | 11/03/2022 | 10343 | 0209 | \$9,000,000 | Yes | Improved |
| SPECIAL WARRANTY DEED | 03/01/2013 | 07994 | 0258 | \$4,800,000 | Yes | Improved |
| CORRECTIVE DEED | 09/14/2009 | 07256 | 0446 | \$100 | No | Improved |
| CERTIFICATE OF TITLE | 08/31/2009 | 07249 | 0895 | \$100 | No | Improved |
| WARRANTY DEED | 07/01/2006 | 06351 | 0584 | \$6,600,000 | Yes | Improved |
| SPECIAL WARRANTY DEED | 11/01/2001 | 04249 | 0045 | \$1,500,000 | No | Improved |
| SPECIAL WARRANTY DEED | 12/01/1996 | 04249 | 0041 | \$1,500,000 | Yes | Improved |
| CERTIFICATE OF TITLE | 06/01/1992 | 02437 | 0850 | \$1,000 | No | Improved |
| CERTIFICATE OF TITLE | 03/01/1991 | 02276 | 0839 | \$1,000 | No | Improved |
| QUIT CLAIM DEED | 10/01/1987 | 01899 | 1213 | \$100 | No | Vacant |
| WARRANTY DEED | 04/01/1987 | 01839 | 1146 | \$7,000,000 | No | Vacant |
| WARRANTY DEED | 12/01/1982 | 01429 | 0876 | \$767,500 | Yes | Vacant |
| WARRANTY DEED | 12/01/1980 | 01311 | 1879 | \$726,600 | No | Vacant |
| WARRANTY DEED | 12/01/1980 | 01311 | 1873 | \$726,600 | Yes | Vacant |

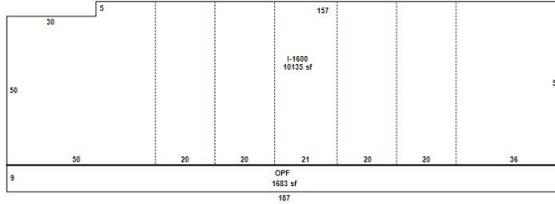
| Land | | | | | |
|-------------|----------|-------|--------|-------------|-------------|
| Method | Frontage | Depth | Units | Units Price | Land Value |
| SQUARE FEET | | | 310582 | \$6.96 | \$2,161,651 |

| Building Information | | | | | | | | | | | | | | | | |
|----------------------|--------------------|-----------------------------|---------|----------|--------------------------|-------------|-------------|--|-------------|------|---------------------|--------|---------------------|--------|---------------------|---------|
| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | | | | | | | | |
| 1 | MASONRY PILASTER . | 1987 | 1 | 40278.00 | CONCRETE BLOCK - MASONRY | \$1,932,760 | \$3,181,498 | <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>225.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>225.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>1328.00</td> </tr> </tbody> </table> | Description | Area | OPEN PORCH FINISHED | 225.00 | OPEN PORCH FINISHED | 225.00 | OPEN PORCH FINISHED | 1328.00 |
| Description | Area | | | | | | | | | | | | | | | |
| OPEN PORCH FINISHED | 225.00 | | | | | | | | | | | | | | | |
| OPEN PORCH FINISHED | 225.00 | | | | | | | | | | | | | | | |
| OPEN PORCH FINISHED | 1328.00 | | | | | | | | | | | | | | | |



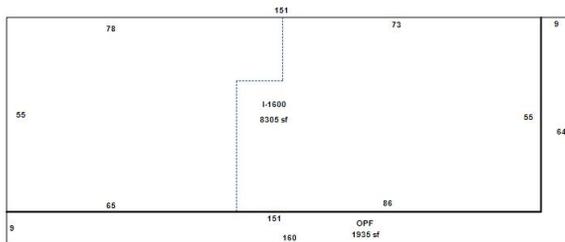
Building 1 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | | | | |
|---------------------|--------------------|-----------------------------|---------|----------|---------------------------------|-----------|------------|--|-------------|------|---------------------|---------|
| 2 | MASONRY PILASTER . | 1988 | 1 | 10135.00 | CONCRETE BLOCK-STUCCO - MASONRY | \$514,898 | \$830,481 | <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>1683.00</td> </tr> </tbody> </table> | Description | Area | OPEN PORCH FINISHED | 1683.00 |
| Description | Area | | | | | | | | | | | |
| OPEN PORCH FINISHED | 1683.00 | | | | | | | | | | | |



Building 2 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | | | | |
|---------------------|--------------------|-----------------------------|---------|----------|---------------------------------|-----------|------------|--|-------------|------|---------------------|---------|
| 3 | MASONRY PILASTER . | 1988 | 1 | 8305.00 | CONCRETE BLOCK-STUCCO - MASONRY | \$456,064 | \$735,587 | <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>1935.00</td> </tr> </tbody> </table> | Description | Area | OPEN PORCH FINISHED | 1935.00 |
| Description | Area | | | | | | | | | | | |
| OPEN PORCH FINISHED | 1935.00 | | | | | | | | | | | |



Building 3 - Page 1

| # | Description | Year Built Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages | | |
|-------------|--------------------|-----------------------------|---------|----------|---------------------------------|-----------|------------|--|-------------|------|
| 4 | MASONRY PILASTER . | 1988 | 1 | 11400.00 | CONCRETE BLOCK-STUCCO - MASONRY | \$581,827 | \$938,431 | <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> </table> | Description | Area |
| Description | Area | | | | | | | | | |

| | | | | | |
|-------|---|--------|-----------|------------|------------|
| 10083 | CUBAN CAFE SIGN | County | \$1,400 | | 10/2/2008 |
| 00460 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 335 SEMORAN BLVD 103 | County | \$7,950 | | 1/1/2000 |
| 02014 | REROOF 50 SQ FOR STE'S 101 103 109 & 121; PAD PER PERMIT 345 SEMORAN BLVD 101; CONTRACTOR - PERRY, WARREN KEITH | County | \$8,750 | | 3/1/2000 |
| 14172 | INTERIOR RENOVATION; PAD PER PERMIT 345 SR 436 #107 | County | \$25,000 | 3/5/2004 | 12/19/2003 |
| 05051 | PARTITION WALLS - #115 - TINY HANDS DAYCARE; PAD PER PERMIT 181 OXFORD RD | County | \$5,055 | 8/23/2010 | 6/24/2010 |
| 01460 | INTERIOR ALTERATION - #125; PAD PER PERMIT 335 SR 436 | County | \$30,298 | 4/19/2010 | 3/1/2010 |
| 08855 | INTERIOR ALTERATION - #109; PAD PER PERMIT 181 OXFORD RD | County | \$41,316 | 2/1/2010 | 11/6/2009 |
| 09278 | INSTALL FIRE ALARM SYSTEM - #121; PAD PER PERMIT 181 OXFORD RD | County | \$2,300 | | 9/11/2008 |
| 05313 | REROOF; PAD PER PERMIT 345 SR 436 | County | \$195,000 | | 5/20/2008 |
| 08480 | INSTALL GREASE TRAP - #121 - LO MESOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD | County | \$8,450 | | 8/13/2008 |
| 01461 | INTERIOR ALTERATION - #123; PAD PER PERMIT 335 SR 436 | County | \$30,298 | 4/19/2010 | 3/1/2010 |
| 02320 | CONVERT EXISTING BATHROOM TO ADA COMPLIANCE - #121; PAD PER PERMIT 335 SR 436 | County | \$15,000 | 4/28/2010 | 3/26/2010 |
| 09264 | WALL SIGN - #115; PAD PER PERMIT 335 SR 436 | County | \$2,300 | | 11/30/2010 |
| 02106 | WALL SIGN - #103; PAD PER PERMIT 345 SR 436 | County | \$2,200 | | 3/22/2010 |
| 06764 | CREATE INTERIOR OFFICE SPACE - SALLY BEAUTY SUPPLIES - #115 - 181 OXFORD RD | County | \$20,066 | 11/6/2012 | 9/6/2012 |
| 04769 | FIRE WALL - #115 - 181 OXFORD RD | County | \$6,500 | | 6/25/2012 |
| 04783 | WALL SIGN - #107 - GENERATIONS HOME FURNISHINGS - 345 SR 436 | County | \$1,420 | | 6/26/2012 |
| 03301 | ELECTRICAL - #127 - 335 SR 436 | County | \$1,000 | | 3/30/2015 |
| 03303 | ELECTRICAL - #119 | County | \$1,000 | | 3/30/2015 |
| 03304 | ELECTRICAL - #101 | County | \$1,000 | | 3/30/2015 |
| 03305 | ELECTRICAL - #115 - 335 SR 436 | County | \$1,000 | | 3/30/2015 |
| 11551 | INSTALL SIGN W/EXISTING ELECTRICAL HOOK UP MINTS NAILS & SPA. | County | \$2,250 | | 11/24/2014 |
| 03292 | ELECTRICAL - #103 | County | \$1,000 | | 3/30/2015 |
| 03296 | ELECTRICAL - #123 - 335 SR 436 | County | \$1,000 | | 3/30/2015 |
| 03298 | ELECTRICAL - #125 - 335 SR 436 | County | \$1,000 | | 3/30/2015 |
| 03300 | ELECTRICAL - #129 - 335 SR 436 | County | \$1,000 | | 3/30/2015 |
| 01190 | INTERIOR ALTERATION - SHELL IMPROVEMENT - #111 - HABITAT FOR HUMANITY | County | \$20,000 | 1/22/2014 | 2/20/2013 |
| 03660 | NEW EXTENDED PARAPET WALL ON BREEZEWAY - #111 - 345 SR 436 | County | \$35,000 | | 5/15/2012 |
| 09416 | INTERIOR ALTERATION - #125 - 335 SR 436 | County | \$45,000 | 12/24/2014 | 9/22/2014 |
| 03452 | ELECTRICAL - 181 OXFORD RD | County | \$1,000 | | 5/8/2012 |
| 01561 | NEW WATER HEATER - #107 | County | \$1,200 | | 3/5/2013 |
| 01087 | NEON WALL SIGN - #127 - TAX SOLUTIONS - 335 SR 436 | County | \$1,470 | | 2/17/2012 |
| 06250 | CHANNEL LETTER WALL SIGN - COSMO PROF - 181 OXFORD RD | County | \$1,600 | | 8/16/2012 |
| 04235 | REROOF - #101 | County | \$30,800 | | 5/24/2013 |
| 04791 | FIRE WALL - #111 - 345 SR 436 | County | \$5,000 | 1/22/2014 | 6/11/2013 |
| 03842 | KCD HOME DECOR - #115 - 335 SR 436 | County | \$5,500 | | 5/14/2013 |
| 11636 | FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 335 SR 436 | County | \$800 | | 10/10/2016 |
| 11637 | FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 335 SR 436 | County | \$800 | | 10/10/2016 |
| 11638 | FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 181 OXFORD RD | County | \$900 | | 10/10/2016 |
| 02553 | MECHANICAL - #101 - 181 OXFORD RD | County | \$5,107 | | 3/12/2015 |
| 17586 | WALL SIGN - ESTRELLA INSURANCE - #103 | County | \$1,800 | | 12/13/2017 |
| 01028 | INTERIOR BUILDOUT- #121 | County | \$165,209 | 8/30/2018 | 6/20/2018 |
| 11454 | FIRE SPRINKLER- 335 SR 436 #121 | County | \$4,900 | | 7/17/2018 |
| 06658 | ADD 5 RECEPTACLES DESIGN; PAD PER PERMIT 181 OXFORD RD | County | \$375 | | 10/1/1996 |

| | | | | | |
|-------|---|--------|-------------|------------|------------|
| 08475 | ADD & RELOCATE FIRE SPRINKLER HEADS - #121 - LO MESOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD | County | \$1,500 | | 8/13/2008 |
| 04726 | INTERIOR ALTERATION - #121 - LO ME JOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD | County | \$35,000 | 11/7/2008 | 5/6/2008 |
| 04739 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-WALL SIGN | County | \$800 | | 4/23/2018 |
| 15740 | 181 OXFORD RD: SIGN (POLE,WALL,FACIA)-install new wall sign | County | \$2,490 | | 11/25/2019 |
| 13917 | 181 OXFORD RD: ALTERATION COMMERCIAL-LEVEL 2 ALT NO CO, CC ONLY | County | \$40,000 | 5/14/2020 | 12/23/2019 |
| 04602 | 335 SR 436 : ALTERATION COMMERCIAL-CHG OF OCC. C/O REQUIRED [COMMUNITY NATIONAL BANK] | County | \$107,965 | 11/19/2020 | 7/20/2020 |
| 11437 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-WALL SIGN & VYNLY ON PYLON | County | \$6,000 | | 8/18/2020 |
| 16231 | 335 SR 436 : ELECTRICAL - COMMERCIAL- [COMMUNITY NATIONAL BANK] | County | \$4,600 | | 10/9/2020 |
| 01430 | 345 SR 436 : MISC BUILDING - RESIDENTIAL- [FERNWOOD PLAZA] | County | \$165,000 | | 1/27/2021 |
| 04652 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-RE-INSTALL EXIST SIGNS | County | \$1,000 | | 4/7/2021 |
| 04655 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-REMOVE AND REINSTALL SIGH | County | \$1,000 | | 4/11/2021 |
| 09997 | 181 OXFORD RD: ALTERATION COMMERCIAL-LEVEL 2 ALT, CC, NO CO [COMMUNITY NATIONAL BANK] | County | \$12,000 | 2/7/2022 | 9/16/2021 |
| 15551 | 181 OXFORD RD: MECHANICAL - COMMERCIAL-Commercial building [COMMUNITY NATIONAL BANK] | County | \$7,250 | | 9/15/2021 |
| 01949 | 345 SR 436 : SITE LIGHTING- [CASSELBERRY PLAZA] | County | \$10,000 | | 5/27/2022 |
| 08287 | 345 SR 436 : ALTERATION COMMERCIAL-CHANGE OF OCCUPANCY, CO REQUIRED [CASSELBERRY PLAZA] EOS FITNESS | County | \$4,000,000 | | 1/12/2023 |

Extra Features

| Description | Year Built | Units | Value | New Cost |
|----------------------------|------------|---------|-----------|-----------|
| COMMERCIAL ASPHALT DR 2 IN | 10/01/1987 | 201,259 | \$164,227 | \$410,568 |
| POLE LIGHT STEEL 4 ARM | 12/01/1987 | 5 | \$34,430 | \$34,430 |
| LOAD WELL | 12/01/1987 | 1,404 | \$1,123 | \$2,808 |
| AUTO DOOR OPENERS | 12/01/1987 | 2 | \$1,712 | \$1,712 |
| 6' CHAIN LINK FENCE | 10/01/1987 | 531 | \$2,158 | \$5,395 |
| POLE LIGHT STEEL 1 ARM | 12/01/1987 | 7 | \$8,246 | \$8,246 |

Zoning

| Zoning | Zoning Description | Future Land Use | Future Land Use Description |
|--------|--------------------|-----------------|-----------------------------|
| C-2 | Commercial | COM | Retail Commercial |

Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider | Sewer Provider | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|---------------------------|---------------------------|----------------|---------|------------|--------|
| 22.00 | DUKE | CENTURY LINK | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA | NA | NA | NA |

Political Representation

| Commissioner | US Congress | State House | State Senate | Voting Precinct |
|-----------------------|---------------------|---------------------------|------------------------|-----------------|
| Dist 4 - Amy Lockhart | Dist 7 - Cory Mills | Dist 30 - Susan Plasencia | Dist 9 - Jason Brodeur | 62 |

School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| English Estates | South Seminole | Lake Howell |

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/20/2023 8:48:05 PM
Project: 23-55100001
Credit Card Number: 41*****6631
Authorization Number: 04136G
Transaction Number: 200223C19-4116DC62-C222-43BF-9F62-82613FCEC104
Total Fees Paid: 1533.34

Fees Paid

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 3.34 |
| PRELIMINARY SUBDIVISION | 1530.00 |
| Total Amount | 1533.34 |