

SKETCH AND DESCRIPTION

E.E. WILLIAMSON ROAD, LONGWOOD FLORIDA 32779

A PARCEL OF LAND LYING AND BEING IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 29 EAST, BEING A VACATION OF A PORTION OF THE PUBLIC RIGHT-OF-WAY KNOWN AS TOULA AVENUE SHOWN PER DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING EAST OF THE ATLANTIC COASTLINE RAILROAD RIGHT-OF-WAY AND WEST OF THE INTERSTATE 4 RIGHT-OF-WAY; VACATION AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 AS SHOWN PER PLAT BOOK 12, PAGE 52;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 10 SOUTH 00 DEGREES 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 99.33 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID LOT 10 AND CONTINUING ALONG A LINE PARALLEL AND SOUTHERLY TO THE NORTHERLY LINE OF SAID LOT 10 SOUTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 455.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED INTERSTATE 4;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 17 DEGREES 32 MINUTES 57 SECONDS WEST, A DISTANCE OF 456.22 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED VACATION AREA;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 17 DEGREES 32 MINUTES 57 SECONDS WEST, A DISTANCE OF 69.43 FEET;

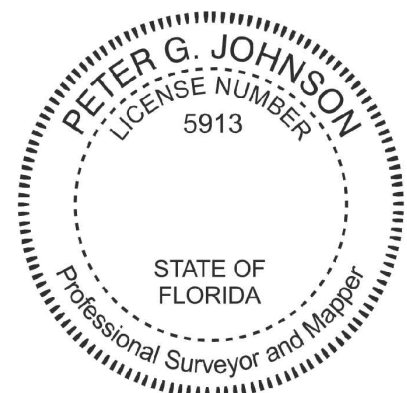
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 89 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 225.64 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 194.94 FEET, A RADIUS OF 43.00 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 66.00 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 246.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 20671 SQUARE FEET OR 0.475 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Peter G Johnson

Digitally signed by Peter G Johnson
DN: CN=Peter G Johnson,
dnQualifier=A01410C0000018EC35A6419000A2F55,
O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement
of my signature on this document
Date: 2024.04.16 11:06:37-05'00'



THIS IS NOT A SURVEY

JOB NUMBER: 23-3887.01	DRAWN BY: TS - 10/16/2023
REVIEWED BY: PJ	SHEET: 1 OF 2

THIS SHEET IS ONLY ONE SHEET OF A TWO SHEET SKETCH AND DESCRIPTION. THIS SHEET IS NOT CONSIDERED VALID WITHOUT THE ACCOMPANYING SKETCH.

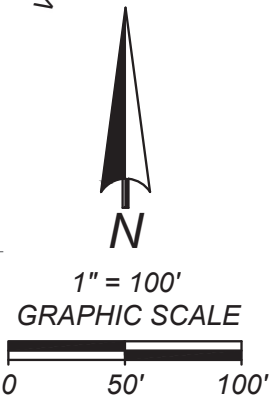
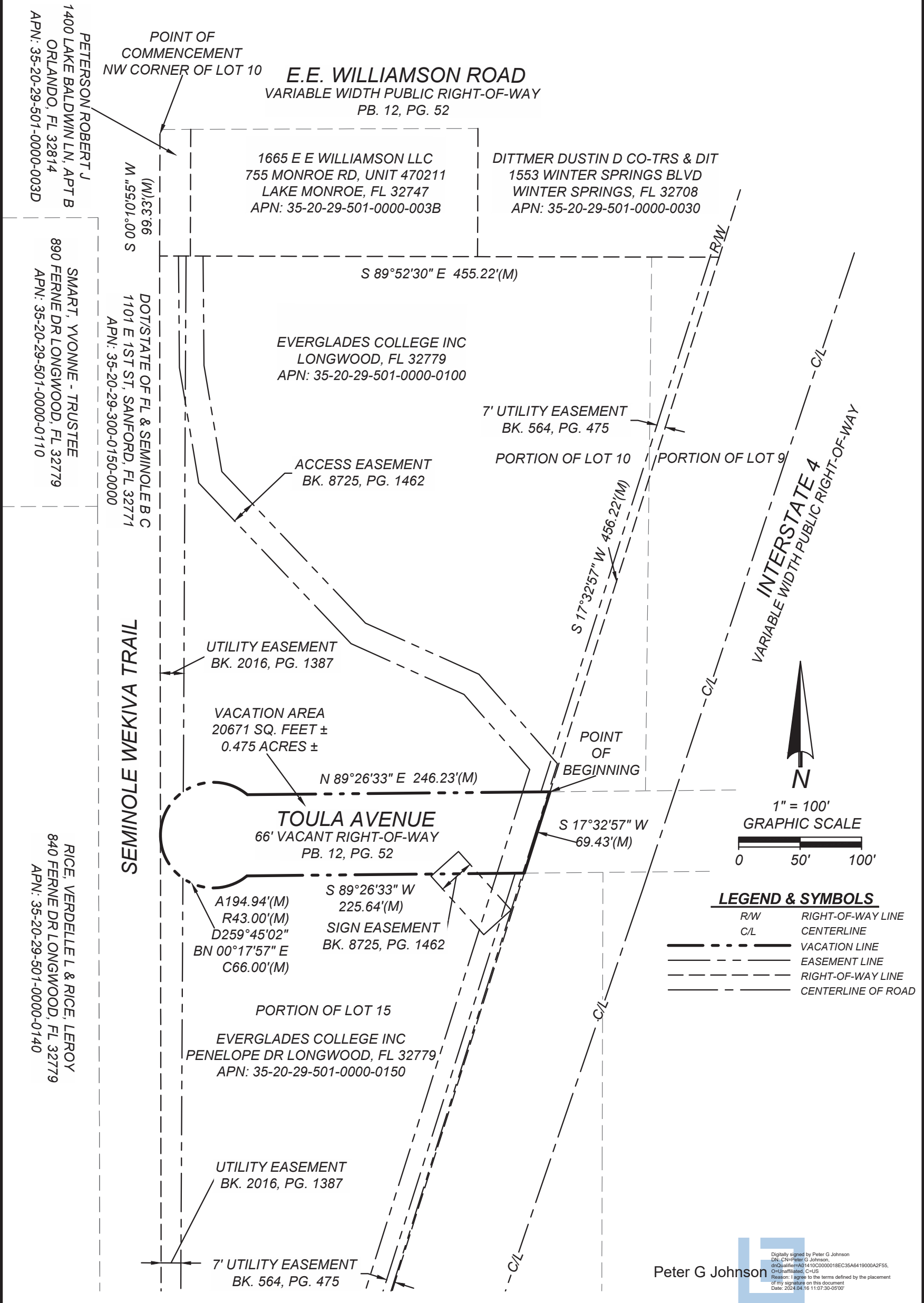
PETER G. JOHNSON
PROFESSIONAL SURVEYOR & MAPPER NO. LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

BLEW & ASSOCIATES, P.A.

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SKETCH AND DESCRIPTION



LEGEND & SYMBOLS

R/W	RIGHT-OF-WAY LINE
C/L	CENTERLINE
(Dashed line)	VACATION LINE
(Dotted line)	EASEMENT LINE
(Long dashed line)	RIGHT-OF-WAY LINE
(Short dashed line)	CENTERLINE OF ROAD

Peter G Johnson
Digitally signed by Peter G Johnson
 DN: cn=Peter G Johnson,
 o=Qualifications 14100000018EC35A6419000A2F55,
 ou=Unaffiliated, c=US
 Reason: I agree to the terms defined by the placement
 of my signature on this document
 Date: 2024.04.16 11:07:30-0500'

THE BASIS OF BEARING FOR THIS EXHIBIT IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011 PER GPS COORDINATE OBSERVATIONS
 LATITUDE: N28°42'40.1566"
 LONGITUDE: W81°22'52.3044"
 CONVERGENCE ANGLE: N 00°10'59.2547" E

THIS IS NOT A SURVEY

JOB NUMBER: 23-3887.01	DRAWN BY: TS - 10/16/2023
REVIEWED BY: PJ	SHEET: 2 OF 2

THIS SHEET IS ONLY ONE SHEET OF A TWO SHEET SKETCH AND DESCRIPTION. THIS SHEET IS NOT CONSIDERED VALID WITHOUT THE ACCOMPANYING DESCRIPTION.

BLEW & ASSOCIATES, P.A.

Surveying
Engineering
Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
 EMAIL: SURVEY@BLEWINC.COM
 OFFICE: 479.443.4506 FAX: 479.582.1883
 WWW.BLEWINC.COM