

SKETCH OF DESCRIPTION DRAINAGE, ACCESS AND UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 20, AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°44'17" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 15.00 FEET; TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CHAPMAN ROAD; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'46" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 24.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1029.11 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 44°08'29" WEST, 29.20 FEET; THENCE RUN SOUTH 24°46'34" WEST, 48.03 FEET; THENCE RUN NORTH 65°13'26" WEST, 30.00 FEET; THENCE RUN NORTH 24°46'34" EAST 88.73 FEET; THENCE RUN SOUTH 89°08'46" WEST 14.12 FEET TO A POINT LYING ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 97770-2300; SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 5554.58 FEET, A CENTRAL ANGLE OF 00°20'40", AN ARC LENGTH OF 33.39 FEET, A CHORD LENGTH OF 33.39 FEET AND A CHORD BEARING OF NORTH 25°11'36" EAST, TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEST CHAPMAN ROAD; THENCE RUN NORTH 89°08'46" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1087.68 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF TATRA STREET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°51'14" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 0.834 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CHAPMAN ROAD, BEING SOUTH 89°08'46" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISION:
REVISED SKETCH OF DESCRIPTION 2-12-2026. (JBJ)



Digitally signed by
David A White
Date:
2026.02.12
16:07:02
-05'00'

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION L.B. #966
DATE OF SIGNATURE: 2-12-2026

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTIONS 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: JULY 30, 2024

PREP BY: J.L.M.

DRAWN BY: J.L.M.

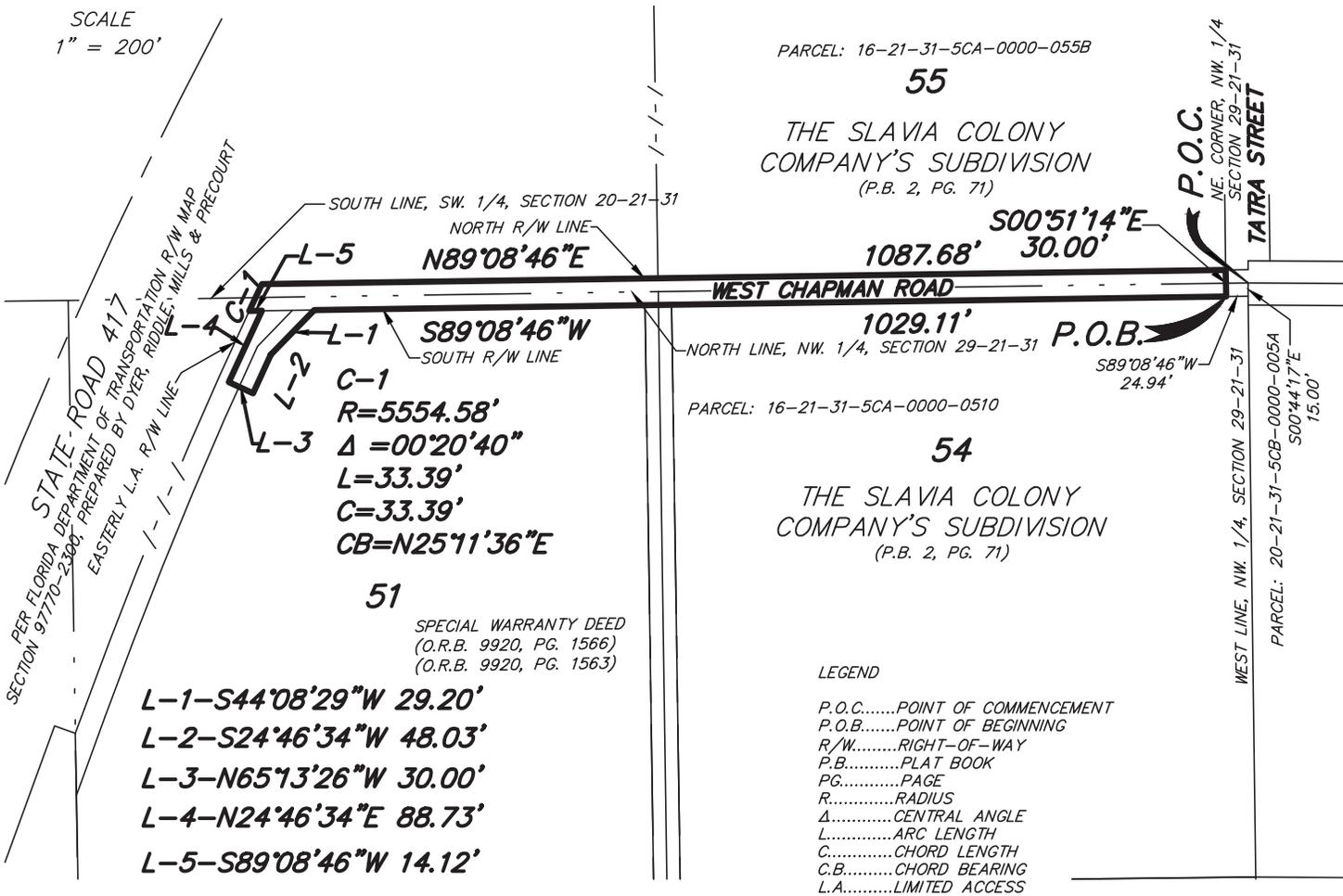
JOB #: 23-074

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SKETCH OF DESCRIPTION DRAINAGE, ACCESS AND UTILITY EASEMENT



SCALE
1" = 200'



(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

PEC

SURVEYING AND MAPPING

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