

WEST ORANGE

A REPLAT OF LOTS 21 AND 22, LESS THE EAST 20 FEET OF LOT 22, BLOCK F, SANLANDO SPRINGS TRACT NUMBER 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41

LYING IN
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 10, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A REPLAT OF LOTS 21 AND 22, LESS THE EAST 20 FEET OF LOT 22, BLOCK F, SANLANDO SPRINGS TRACT NUMBER 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS BEING:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN SOUTH 00°24'44" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 968.30 FEET;

THENCE RUN NORTH 89°35'16" WEST A DISTANCE OF 684.03 FEET TO THE INTERSECTION OF NORTH RIGHT OF WAY LINE OF WEST ORANGE STREET AND THE WEST RIGHT OF WAY LINE OF LAURA AVENUE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTH 89°51'09" WEST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°51'09" WEST A DISTANCE OF 79.89 FEET; THENCE RUN NORTH 00°28'07" EAST ALONG THE EAST LINE OF LOT 20, BLOCK F, SANLANDO SPRINGS TRACT NUMBER 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 139.98 FEET; THENCE RUN SOUTH 89°51'09" EAST ALONG THE SOUTH LINE OF LOTS 3 AND 4, BLOCK F OF THE AFOREMENTIONED SANLANDO SPRINGS TRACT, A DISTANCE OF 79.94 FEET; THENCE RUN SOUTH 00°29'17" WEST, ALONG A LINE 20 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 22, BLOCK F OF THE AFOREMENTIONED SANLANDO SPRINGS, A DISTANCE OF 139.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,194.74 SQ FT ± OR 0.257 ACRES ±.

- Sheet Index
- Sheet 1 - Cover Sheet / Legal Description
- Sheet 2 - Plat Notes
- Sheet 2 - Plat Geometry

Ireland & Associates
Surveying, Inc.

CERTIFICATE OF AUTHORIZATION LB #7623
800 CURRENCY CIRCLE || SUITE 1020
LAKE MARY, FLORIDA 32746
WWW.IRELANDSURVEYING.COM
Phone : 407.678.3366 Fax : 407-320-8165

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.

CERTIFICATE OF CLERK OF CIRCUIT COURT

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

File No. _____

Clerk of the Court
In and for Seminole County, Florida.

By: _____ D.C.

CERTIFICATE OF APPROVAL BY 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.

Chairman of the Board

Attest:

Clerk of the Board

BY

D.C.

WEST ORANGE DEDICATION

KNOW ALL BY THESE PRESENTS, That JRSK Holdings LLC, 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 therein expressed, including as set forth in the plat notes. Nothing on this plat is for the use of the public unless otherwise stated.

IN WITNESS THEREOF, the undersigned has caused these presents to be signed to the individuals named below on this _____ day of _____, 2024

By: _____

Print Name: Jimmy Rampersaud

Manager, of JRSK Holdings LLC,
(Title)

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of

physical presence or online notarization,

this _____ day of _____, 2024,

by _____ as _____ of _____

a _____ on behalf of the company.

He/She/They are

personally known to me or produced _____ as Identification,

IN WITNESS WHEREOF,

I have hereto set my hand and seal on the above date.

NOTARY PUBLIC

Commission No. _____

My Commission Expires: _____

Notary Seal

CERTIFICATE OF REVIEWING SURVEYOR

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

Date: _____, 20____

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

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 Part1, Florida Statutes, and that said land is located in the Seminole County, Florida.

Signed: _____

Dated: _____ / _____ / 2024

PSM 6637
Surveyor's Registration Number

L.B. 7623
Legal Entity's Certificate of
Authorization Number

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

IS-59430_Plat

A REPLAT OF LOTS 21 AND 22, LESS THE EAST 20 FEET OF LOT 22, BLOCK F, SANLANDO SPRINGS
TRACT NUMBER 53, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41

LYING IN

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 10, TOWNSHIP 21 SOUTH, RANGE 29 EAST,

SEMINOLE COUNTY, FLORIDA

PLAT NOTES:

1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 29 EAST, BEING SOUTH 00°24'44" WEST, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.
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. NO AC PADS, POOL EQUIPMENT, OR OTHER ENCUMBRANCES ALLOWED WITHIN THE EASEMENT.
5. THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE HOMEOWNER. 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 & STORM-WATER SYSTEM.
6. 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.
7. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE DEDICATED TO SEMINOLE COUNTY AND UTILITY PROVIDERS. UTILITIES INSTALLED WITHIN UTILITY EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS IS FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER, WATER MAINS, POWER LINES, TELEPHONE LINES, FIBER LINES, CABLEVISIONS LINES AND ANY OTHER RELATED OR APPURTENANT FACILITIES.

Sheet Index
Sheet 1 - Cover Sheet / Legal Description
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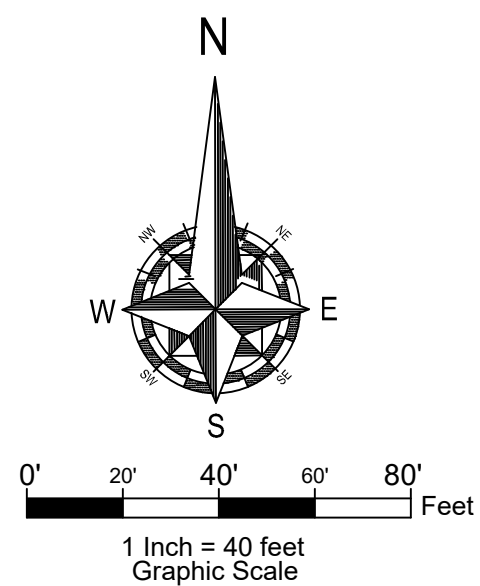
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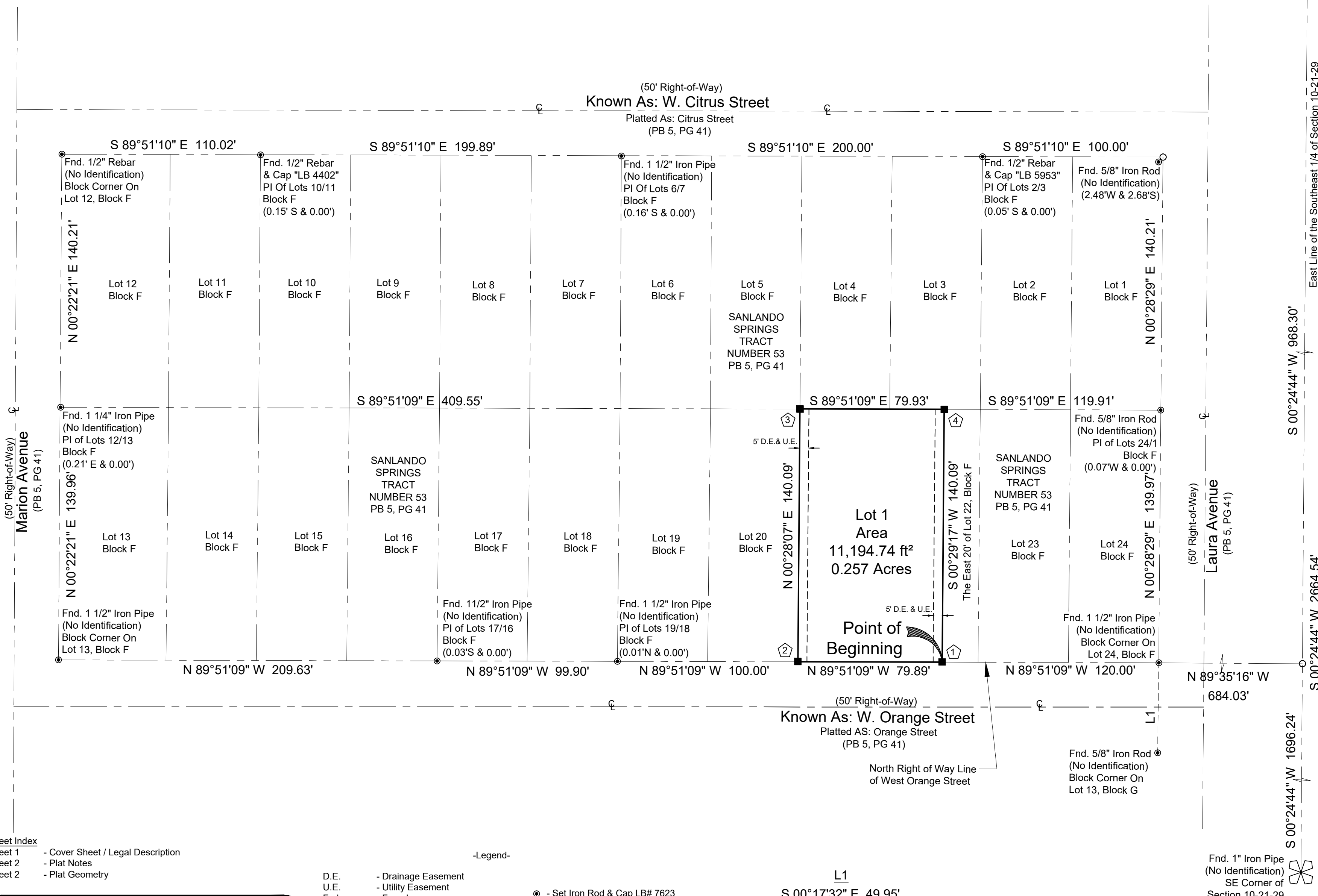
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LYING IN
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 10, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA



Point of Commencement
Fnd. Nail & Disk "LB 24"
East 1/4 Corner of
Section 10-21-29



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-Legend-

- D.E. - Drainage Easement
- U.E. - Utility Easement
- Fnd. - Found
- N.R. - Non-Radial
- P.I. - Point of Intersection
- P.R.C. - Point of Reverse Curvature
- P.C. - Point of Curvature
- P.T. - Point of Tangency
- R/W - Right-of-Way
- R.P. - Radius Point
- ORB - Official Record Book
- M.B. - Minute Book
- CCR - Certified Corner Record
- C.M. - Concrete Monument
- P.R.M. - Permanent Reference Monument
- N.T.S. - Not to Scale
- ⊙ - Set Iron Rod & Cap LB# 7623 (Unless Otherwise Noted)
- - Set 4"x4" Concrete Monument & Stamped Disk LB# 7623
- ▣ - Found Concrete Monument (Size & Description as Noted)
- - Set Nail and Disk LB# 7623
- ⊕ - Centerline
- - Calculated Point (Not Set or Found)
- # - PRM Number

L1
S 00°17'32" E 49.95'

PRM Coordinate Table		
PRM #	Northing	Easting
1	1577867.447	528906.339
2	1577867.650	528826.451
3	1578007.624	528827.596
4	1578007.420	528907.531

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