

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PROVIDING FOR FINDING A NECESSITY AND PUBLIC PURPOSE FOR THE ACQUISITION OF PARCELS 1-817, 1-820, 1-856, 2-806, 2-807, 2-808, 2-809, 2-810, 2-811, 2-812, 2-813, 2-814, 2-815, 2-816, 2-817, 2-819, 2-843, 2-844, and 2-845 FOR THE MIDWAY DRAINAGE IMPROVEMENT PROJECT; PROVIDING AUTHORIZATION TO NEGOTIATE WITH THE OWNERS OF THE PARCELS; AND, AUTHORIZING, IF NECESSARY, THE EXERCISE OF THE POWER OF EMINENT DOMAIN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County desires to accomplish and implement sound flood control and drainage planning and to provide a sound flood control and drainage system along and within the County road system and communities in Seminole County for the benefit of the citizens of Seminole County and the traveling public;

WHEREAS, the safe, effective, and efficient control of flooding and drainage along and within the County road system and the communities it serves is a matter of great concern to the people of Seminole County and is necessary to ensure the protection of people and property and the smooth operation of commerce and other activities within the County;

WHEREAS, the County's constitutional home rule powers, the Florida Transportation Code as listed in Section 334.01, Florida Statutes (2024), as this statute may be amended from time to time, and other applicable law including, but not limited to, Chapter 125, Florida Statutes (2024), as this statute may be amended from time to time, invest authority over the road system of Seminole County in the County;

WHEREAS, Chapter 338, Florida Statutes (2024), declares actions in furtherance of mosquito control to be for public purposes and necessary for the maintenance and betterment of the comfort, health, and welfare of the people, specifically authorizing the Board of County Commissioners to provide for the

construction and maintenance of canals, ditches, drains, dikes, and pumps in furtherance of eliminating mosquito breeding grounds;

WHEREAS, Chapter 127, Florida Statutes (2024), confers upon Seminole County the authority, in accordance with Chapters 73 and 74, Florida Statutes (2024), to exercise the right and power of eminent domain;

WHEREAS, the elimination of safety hazards, including flooding hazards, in existing and future transportation facilities within Seminole County and the communities those roads serve is of utmost concern and permits the full utilization of such facilities by the traveling public;

WHEREAS, it is necessary, beneficial, and desirable that any transportation facility in developed or developing areas of the County have an adequate right-of-way to decrease the likelihood of flooding and drainage problems;

WHEREAS, it is advisable and necessary for the maintenance and betterment of the comfort, health, and welfare of the people of Seminole County to provide for drainage systems that do not leave pools of stagnant water, which serve as breeding grounds for mosquitos;



WHEREAS, the Midway Basin lies in the north-central portions of Seminole County, bounded to the north by Lake Monroe, the east by SR 415 and the St. Johns River, the south by SR 46, and the west by downtown Sanford, for a total of four square miles;

WHEREAS, Seminole County commissioned the Midway Basin Study, finalized in 2021, to perform engineering analysis and modeling to assess the current level of service for flood control, to assess the stormwater management system needs, to develop a flood mitigation plan, and to map the 100-year floodplain;

WHEREAS, the Study's stormwater models demonstrated a deficient level of service that would lead to flooding in the area during heavy rain, prompting recommendations for certain improvements to provide adequate conveyance for the 10-year and 25-year storm events;

WHEREAS, the Midway Community within the basin is largely served by roadside ditches and storm sewers that drain to the Childers Ditch—which runs east from Dixie Avenue to an outfall pond near the corner of Jitway Avenue and Washington Street—and many yards exist lower than the roadside drainage infrastructure, thus preventing yards from properly draining to outfalls and resulting in persistent standing water during the wet season;

WHEREAS, one the Midway Basin Study recommendations proposed constructing improvements and upgrades to both the open channel and piped portions of the Childers Ditch to improve conveyance capacity, as well as expanding current drainage infrastructure and outfitting proposed storm sewer improvements with yard drain hookups;

WHEREAS, the existing right-of-way for the Childers Ditch and Midway Community is inadequate for proper flooding control and drainage;

WHEREAS, the purpose of the Midway Drainage Improvement Project is to alleviate flooding in the community and along the roadways for 10-year and 25-year storm events;

WHEREAS, the property described in this Resolution is being acquired for use as right-of-way for the Midway Drainage Improvement Project to improve drainage and alleviate flooding in the Midway Basin by constructing the improvements recommended in the Midway Basin Study, which includes replacing and expanding the existing roadway drainage infrastructure, outfitting the proposed storm sewer improvements with yard drain hookups, installing steeper side slopes and sand-cement rip-rap ditch lining as well as upgrades to the piped portions of the Childers Ditch, and adding curbs and gutters, storm drain inlets and storm sewer pipe to route runoff to a new retention ponds;

WHEREAS, acquiring non-exclusive, perpetual, and permanent easements and rights-of-way for drainage purposes—whose terms are included in the attached Exhibit “A”—over, under, upon, and through the lands described in Composite Exhibit “B” attached to this Resolution is

reasonably necessary to construct and install those improvements, rights-of-way, drainage facilities, and related facilities for the use of the general public;

WHEREAS, Seminole County has caused the area of construction to be located and surveyed and has caused right-of-way maps for the sections of the Midway Community as described above to be prepared, based upon and incorporating survey and location data; and

WHEREAS, Seminole County has evaluated all of the following in determining the specific property to be acquired for the project: (1) availability of an alternatives; (2) costs of the project; (3) environmental factors; (4) long-range planning; and (5) safety considerations;

WHEREAS, descriptions of the properties needed for the acquisition of right-of-way and improvement of its drainage system and other appurtenant systems have been prepared based upon the Midway Basin Study, the survey and location data described above, and the right-of-way map;

WHEREAS, the Board of County Commissioners of Seminole County desires to utilize the provisions of Florida law to the fullest extent possible in order to accomplish the public purpose of acquiring necessary parcels of real property at prices that are both fair to property owners and prudent in terms of spending the tax revenues and other public funds which fund the transportation, drainage, and other projects of the County; and

WHEREAS, the Board of County Commissioners of Seminole County hereby determines that the actions taken in this Resolution are consistent with the goals, policies and objectives of the Seminole County Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida:

Section 1. The above recitals are adopted as findings and incorporated into the text of this Resolution.

Section 2. It is necessary, serves a County and public purpose, and is in the best interests of the citizens of Seminole County and the traveling public to improve the road and appurtenant drainage facilities on or relating to the Midway Basin in order to provide for flood control and improved drainage, enhance public transportation within Seminole County, and to increase the safety of property, persons, and travel in the community.

Section 3. The acquisition of drainage easements, as described in Exhibit “A,” over, under, and upon the properties described in Composite Exhibit “B” attached to this Resolution, consisting of 56 pages, is found to be necessary for the improvements to the extent of the estate or interest set forth as a part of each parcel’s description. The Board of County Commissioners of Seminole County hereby finds and determines that the acquisition of these parcels serves a County and public purpose.

Section 4. Approval of this Resolution confers upon the County Attorney’s Office or its designee the authority to negotiate in good faith with the owners of the parcels, and to make all necessary binding offers, as determined through written authorization by the Public Works Department Director consistent with the authority granted by the Board of County Commissioners, to the owners prior to the institution of condemnation proceedings, and, if necessary, to file condemnation proceedings to exercise the power of eminent domain.

Section 5. The estates or interests or easements sought to be condemned by these proceedings designated as Parcels 1-817, 1-820, 1-856, 2-806, 2-807, 2-808, 2-809, 2-810, 2-811, 2-812, 2-813, 2-814, 2-815, 2-816, 2-817, 2-819, 2-843, 2-844, and 2-845 are to be acquired for flood control and drainage improvement and related purposes, all being associated with stormwater management improvements for the Midway Drainage Improvement Project, which is absolute complete ownership of all rights provided in the easements described in Exhibit “A” in perpetuity, without limitation or restriction, unqualified ownership and power of disposition.

Section 6. The County Engineer or his designee is hereby delegated the authority to amend the construction plans for the Midway Drainage Improvement Project and is authorized to bind the County to construct the project in accordance with the construction plans as amended from time to time. This authority encompasses any change considered necessary in the discretion of the County Engineer or his designee, with the exception of changes in the typical section or alignment approved by the Board of County Commissioners of Seminole County.

Section 7. If efforts to negotiate the acquisition of the parcels are unsuccessful, the County Attorney's Office and its outside counsel for eminent domain are hereby authorized and directed to institute a suit or suits in the name of Seminole County and fully exercise Seminole County's power of eminent domain for the purpose of acquiring drainage easements over, under, and upon the parcels described in Composite Exhibit "B" attached to this Resolution to the extent of the estate or interest set forth as a part of each parcel's description and are further authorized and directed to do all things necessary to prosecute such suit or suits to final judgment by settlement or adjudication. The County Attorney's Office and its outside counsel for eminent domain are specifically authorized to sign and file a Declaration of Taking so that Seminole County may avail itself of the provisions of Chapters 73 and 74, Florida Statutes (2024). The County Attorney's Office and its outside counsel for eminent domain are further authorized to accomplish the acquisition of each parcel by settlement and compromise at such terms that they may deem advisable under the circumstances of the litigation in those instances where such settlement and compromises can be effected in accordance with the terms, conditions, and limitations as established from time to time by the Board of County Commissioners of Seminole County. The County Attorney's Office and its outside counsel for eminent domain are authorized and directed to utilize and assert any and all constitutional and statutory authority of Seminole County and the Board of County Commissioners of Seminole County relative to the acquisition of the subject parcels including, but not limited to, the provisions of Chapters 73, 74, 127 and 332, Florida Statutes (2024), as these statutes may be amended

from time to time, as well as the provisions of the Florida Transportation Code referred to in the recitals to this Resolution.

Section 8. Prior to the institution of any suits, the County Attorney’s Office or its designee is authorized to negotiate for the purchase and sale of any of the easements over, under, and upon the properties described in Composite Exhibit “B” at a value consistent with the authority granted by the Board of County Commissioners of Seminole County and to bring back for execution by the Chairman or, in his absence, the Vice Chairman, without further Board action, the Agreement to consummate the sale to Seminole County.

Section 9. This Resolution will become effective upon adoption by the Board of County Commissioners.

ADOPTED this _____ day of _____, 2025.

ATTEST:



BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
JAY ZEMBOWER, Chairman

Attachments:
Exhibit “A” – Drainage Easement Term Sheet
Composite Exhibit “B” – Sketches of Description

Authority: Chapter 73, Florida Statutes (2024)
Chapter 74, Florida Statutes (2024)
Chapter 125, Florida Statutes (2024)
Chapter 127, Florida Statutes (2024)
Chapter 332, Florida Statutes (2024)
Section 334.01, Florida Statutes (2024)
Section 338.021, Florida Statutes (2024)
Section 338.161, Florida Statutes (2024)
Section 338.241, Florida Statutes (2024)

CRS/ysl
3/12/2025

Exhibit A

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered into this ____ day of _____, by and between _____, whose address is _____, in this instrument referred to as “GRANTOR,” and Seminole County, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, FL 32771, in this instrument referred to as “GRANTEE.”

W I T N E S S E T H

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR hereby grants and conveys to GRANTEE and GRANTEE’S assigns, a non-exclusive, perpetual, and permanent easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as GRANTEE and GRANTEE’S assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, percolation, or disposal areas or any combination of these items, together with appurtenant drainage structures, over, under, upon, and through the following described lands situated in the County of Seminole, State of Florida,

See attached Exhibit “A” for legal description and sketch (the “Easement Property”)

Parent Parcel Identification No.: _____

TO HAVE AND TO HOLD this easement and right-of-way unto GRANTEE and GRANTEE’S assigns forever.

GRANTEE and GRANTEE’S assigns have the right to clear, keep clear, and remove from the Easement Property all trees, undergrowth, and other obstructions that may interfere with the location, excavation, operation, or maintenance of the drainage path and system, or any structures installed on the Easement Property by GRANTEE and GRANTEE’S assigns. GRANTOR and GRANTOR’S successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any buildings or other structures on the Easement Property that may interfere with the location, excavation, operation, or maintenance of the drainage path and system, or any structures installed in the Easement Property.

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized and possessed of the Easement Property, that GRANTOR has a good and lawful right to convey this easement, and that it is free from all encumbrances.

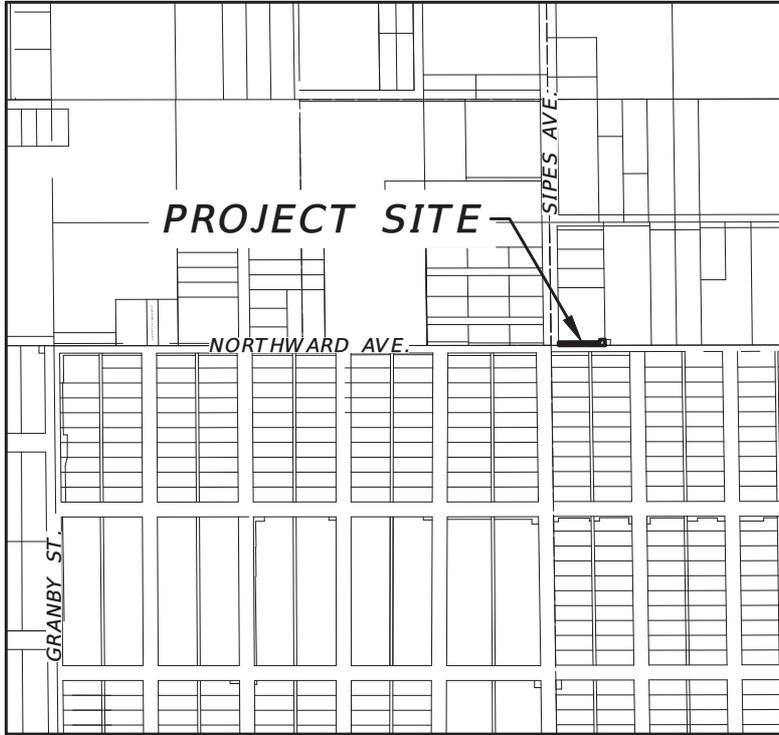
IN WITNESS WHEREOF, GRANTOR has set GRANTOR's hand and seal, the day and first above written.

Exhibit B

Parcel 1-817

SKETCH OF DESCRIPTION

SEMINOLE COUNTY
 MIDWAY DRAINAGE IMPROVEMENT PROJECT
 PARENT PARCEL NO. - 32-19-31-300-0920-0000
 EASEMENT NO./SEARCH NO. - 817/04226



LEGEND:

- AE = ACCESS EASEMENT
- AVE. = AVENUE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- DE = DRAINAGE EASEMENT
- F = FIELD
- INT. = INTERSECTION
- L = LENGTH
- LI = LINE #1
- M = MEASURED
- M.O. = MONUMENTED & OCCUPIED
- NR = NON-RADIAL
- NT = NON-TANGENT CURVE
- ORB = OFFICIAL RECORDS BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG = PAGE
- PB = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PCC = POINT OF COMPOUND CURVATURE
- PC = POINT OF CURVATURE
- POC = POINT ON CURVE
- PI = POINT OF INTERSECTION
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- (R) = RADIAL LOT LINE
- R = RADIUS
- RP = RADIUS POINT
- RW = RIGHT OF WAY
- R/W = RIGHT OF WAY
- COR. = CORNER
- SEC. = SECTION
- DR. = DRIVE
- ST. = STREET
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- ~ = DELTA (CENTRAL ANGLE)

NOTES:

1. This is not a survey.
2. Underground utilities, and/or improvements have not been located.
3. Surveyor has not abstracted the lands shown hereon and they may be subject to easements or restrictions of record, if any.
4. The scale of these maps may have been altered by reproduction and/or electronic file conversion.
5. This Sketch and Description is not complete without all sheets listed in the SHEET INDEX below.

SHEET INDEX

- Sheet 1: Location Map, Legend, Notes, and Certification
- Sheet 2: Legal Description
- Sheet 3: Sketch

ATKINS

482 South Keller Road
 Orlando, Florida 32810-6101
 Tel : 407/647-7275 Certificate No. LB 24

Digitally signed by Jack V
 Carper
 DN: C=US, O=Florida,
 dnQualifier=
 A01410D0000018709DAC3690
 004A09F, CN=Jack V Carper
 Reason: I am the author of this
 document
 Location:
 Date: 2023.09.25
 13:17:49
 -04'00'
 Foxit PDF Editor Version: 12.1.3

Jack V Carper

J. Vance Carper, Jr. PSM
 Professional Surveyor and Mapper
 Florida Certificate No. 3598

Date: 4/7/23
 Scale: 1:500
 Job No.: 100080164
 F.B.: N/A
 Drawn By: VS & DB
 Ckd. By: JVC
 Sheet: 1 of 3

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SKETCH OF DESCRIPTION

SEMINOLE COUNTY
MIDWAY DRAINAGE IMPROVEMENT PROJECT
PARENT PARCEL NO. - 32-19-31-300-0920-0000
EASEMENT NO./SEARCH NO. - 817/04226

LEGAL DESCRIPTION

THAT PART OF:

BEGINNING AT A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 155 FEET, THENCE EAST 123.5 FEET, THENCE SOUTH 155 FEET, THENCE WEST 123.5 FEET TO THE POINT OF BEGINNING.

Being those certain Lands as described in Official Records Book 3310, Page 1014 of the Public Records of Seminole County, Florida

Lying within following metes and bounds description:

Commence at the Southeast Corner of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 19 South, Range 31 East, said corner being along the Westerly projection of the North line of the right-of-way for Northward Avenue;

Thence N 89°53'12" E along said North line for 20.00 feet to a point along the East line of the right-of-way for Sipes Avenue, said point being the Point of Beginning;

Thence N 0°47'29" W along said East line for 9.00 feet; thence departing said East line, run thence N 89°53'12" E for 109.50 feet; thence N 0°47'29" W for 6.50 feet; thence N 89°53'12" E for 14.00 feet; thence S 0°47'29" E for 15.50 feet to a point along the aforesaid North line of the right-of-way for Northward Avenue; thence S 89°53'12" W along said North line, for 123.50 feet the Point of Beginning.

Containing 1,202 Square feet more or less

Date: 4/7/23
Scale: _____
Job No.: 100080164
F.B.: N/A
Drawn By: VS & DB
Ckd. By: JVC
Sheet: 2 of 3

ATKINS

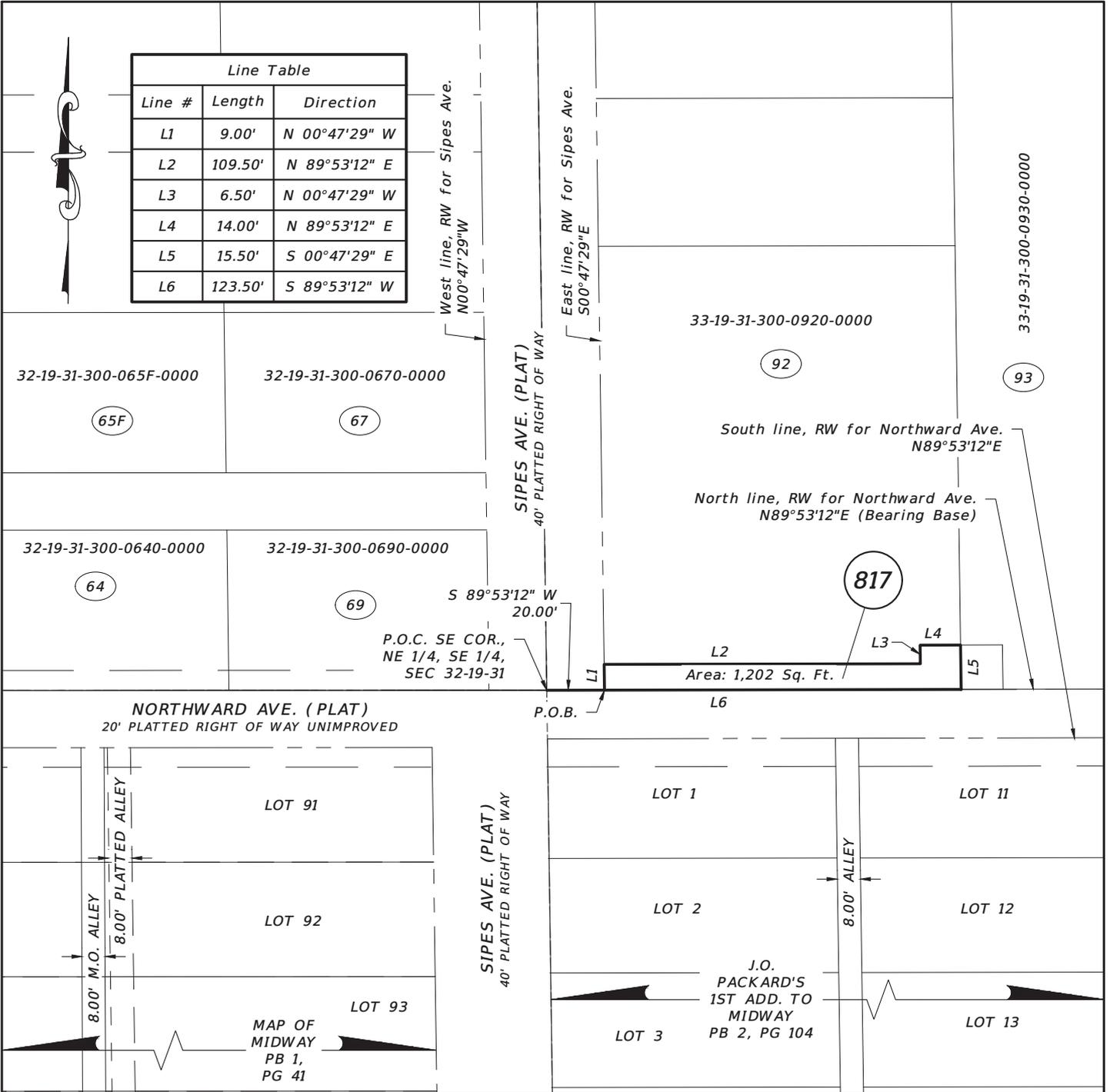
482 South Keller Road
Orlando, Florida 32810-6101
Tel : 407/647-7275 Certificate No. LB 24

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SKETCH OF DESCRIPTION

SEMINOLE COUNTY
 MIDWAY DRAINAGE IMPROVEMENT PROJECT
 PARENT PARCEL NO. - 32-19-31-300-0920-0000
 EASEMENT NO./SEARCH NO. - 817/04226

Line Table		
Line #	Length	Direction
L1	9.00'	N 00°47'29" W
L2	109.50'	N 89°53'12" E
L3	6.50'	N 00°47'29" W
L4	14.00'	N 89°53'12" E
L5	15.50'	S 00°47'29" E
L6	123.50'	S 89°53'12" W



Notes:
 This is not a survey.
 Bearings are assumed and base upon
 the North Line of the Right-of-way
 for Northward Ave. N89°53'12"E.

Date: 4/7/23
 Scale: 1:50
 Job No.: 100080164
 F.B.: N/A
 Drawn By: VS & DB
 Ckd. By: JVC
 Sheet: 3 of 3

ATKINS

482 South Keller Road
 Orlando, Florida 32810-6101
 Tel : 407/647-7275 Certificate No. LB 24

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Parcel 1-820

EXHIBIT__

Legal Description

That portion of Lots 3 and 4 of the plat of Midway as recorded in Plat Book 1, pages 41 through 38, of the public records of Seminole County, Florida, being in Section 32 Township 19 South, Range 31 East, Florida being further described as follows:

Commencing at the Northwest corner of said Lot 3; thence along the north line of said Lot 3, S.89°58'06"W., a distance of 17.95 feet and the Point of Beginning; thence S.00°48'14"E., a distance of 80.01 feet to the south line of said Lot 4; thence along the south line of said Lot 4, S.89°58'06"W., a distance of 7.37 feet to the occupied and monumented west line of said Lot 4; Thence along said monumented west line of Lot 4, N.00°34'40"W., a distance of 80.00 feet to the North line of said Lot 3, thence along said north line N.89°58'06"E., a distance of 7.06 feet to the Point of Beginning

Said parcel containing 577.07 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

Parcel 1-820

SKETCH OF DESCRIPTION

Scale 1" = 50'



\\semcty.net\PW\SHARED\Survey\R. Phillips\Midway Drainage\basep1.dwg

GRANBY STREET

40' PLATTED RIGHT OF WAY 15 FOOT MONUMENTED

N.00°34'40"W. 80.00'

WEST LINE OF LOT 4 AS M.O.

S.00°48'14"E. 80.01'

WEST LINE OF LOT 4 AS PLATTED

N.89°58'06"E. 7.06'
P.O.B.

820

P.O.C.
NW CORNER LOT 3 BY PLAT

NORTH LINE OF LOT 3

S.89°58'06"W. 17.95'

LOT 3

120

32-19-31-513-0000-0030

MIDWAY
PLAT BOOK 1 PAGE 41

LOT 4

5' ALLEY BY MONUMENTATION

EAST LINE OF LOT 4 AS M.O.

SOUTH LINE OF LOT 4

S.89°58'06"W. 7.37'

121

32-19-31-513-0000-0050

LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT

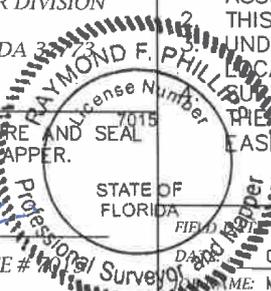
SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32779
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:

STATE OF
FLORIDA



RAYMOND F. PHILLIPS P.S.M. FL. LICENSE #

FIELD n/a

DATE 02/27/2023

PROJECT NAME: MIDWAY DRAINAGE

SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
- THIS IS NOT A SURVEY
- UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

SCALE: 1"=50'

DRAWN BY: RFP

CHECKED BY: RP

Parcel 1-856

EXHIBIT ____

Legal Description

That portion of Lot 11 of the plat of J.O. Packard's 1st Add. To Midway, as recorded in Plat Book 2, page 104 of the Public Records of Seminole County, Florida, being in Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Beginning at the northwest corner of said Lot 11, thence along the north line of said Lot 11, N.89°56'12"E., a distance of 26.33 feet thence, S.00°46'12"E., a distance of 13.00 feet; thence S.89°54'05"W., a distance of 26.02 feet to the west line of said Lot 11; thence along said west line N.00°48'14"W., a distance of 13.00 feet to the Point of Beginning.

Said parcel contains 338 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

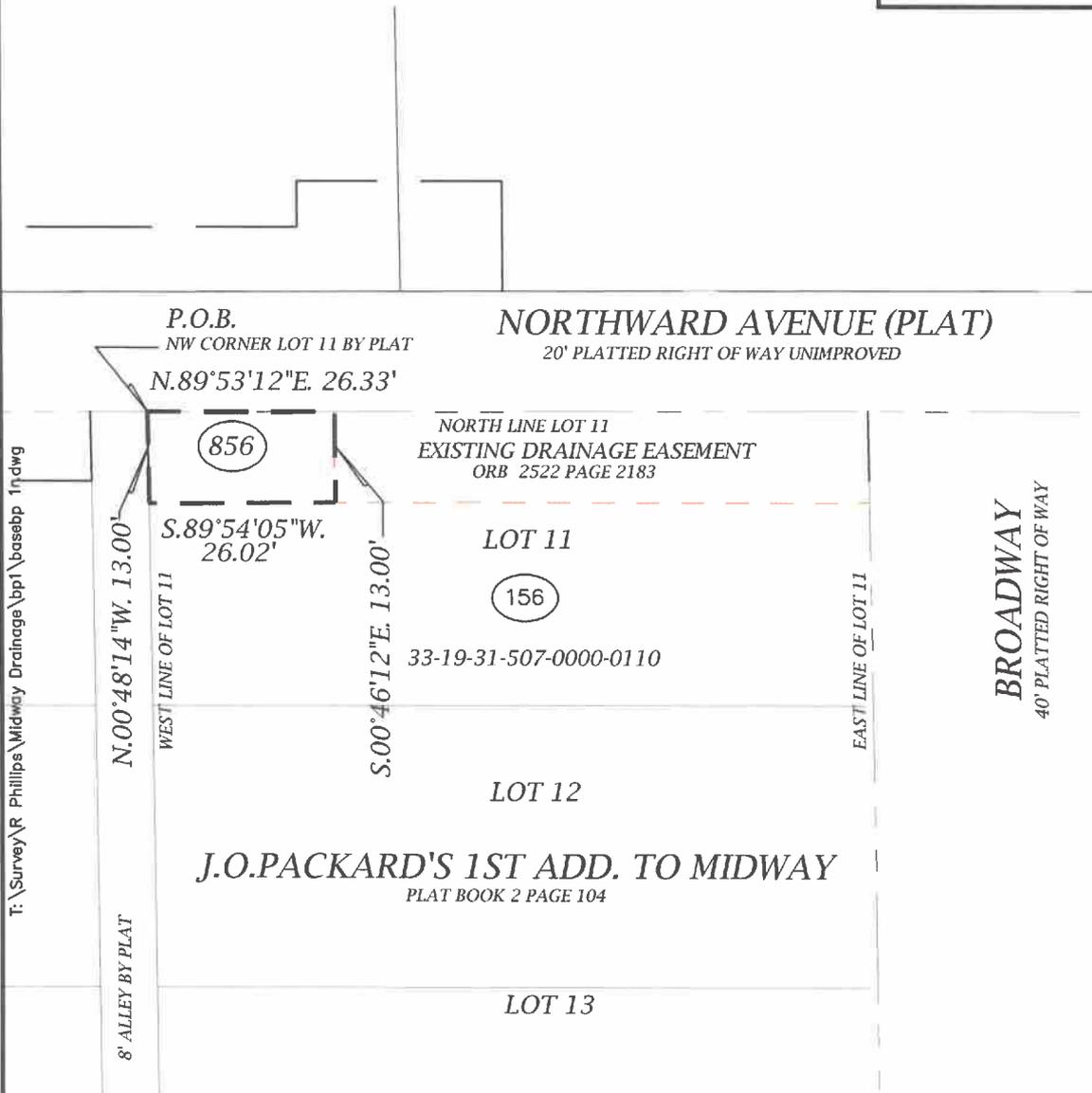
Sheet 1 of 2

Revised 3/5/2024 3/13/2024

P 856 33-19-31-507-0000-0110

SKETCH OF DESCRIPTION

Scale 1" = 50'



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LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT

REVISED 3/13/2024
REVISED 3/5/2024

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 
RAYMOND F. PHILLIPS P.S.M. FL. License Number 7015
Professional Surveyor and Mapper
STATE OF FLORIDA

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
2. THIS IS NOT A SURVEY
3. UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
4. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

FIELD DATE: n/a
DATE: 03/17/2023
JOB NAME: MIDWAY DRAINAGE

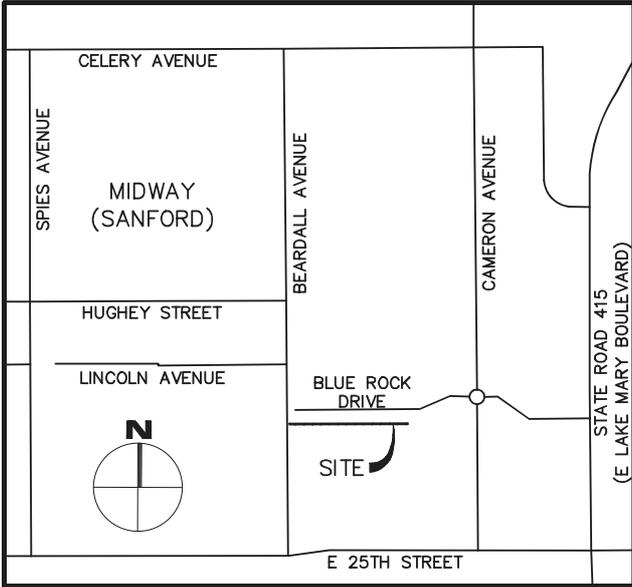
SCALE: 1"=50'
DRAWN BY: RFP
CHECKED BY: RP

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-517-0A00-0000
EASEMENT NO. 806
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-806

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- | | |
|----------------|---------------------------------------|
| SHEET 1 OF 3 - | KEY SHEET, LEGEND, & SURVEYOR'S NOTES |
| SHEET 2 OF 3 - | LEGAL DESCRIPTION |
| SHEET 3 OF 3 - | SKETCH OF DESCRIPTION |

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0A00-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
2	03/09/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:52:15 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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Professional Surveyors and Mappers

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PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-517-0A00-0000
EASEMENT NO. 806

A PORTION OF TRACT A, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 72 THROUGH 77, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT A; THENCE RUN NORTH 00°21'29" WEST ALONG THE WEST LINE OF SAID TRACT A, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF NORTH BEARDALL AVENUE, A DISTANCE OF 10.22 FEET TO A POINT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH BEARDALL AVENUE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 370 OF AFORESAID RIVERBEND AT CAMERON HEIGHTS PHASE 3; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 370 AND THE SOUTH LINE OF LOTS 370 THROUGH 399 NORTH 89°50'05" EAST, A DISTANCE OF 1238.23 FEET TO THE SOUTHEAST CORNER OF LOT 399, ALSO BEING A POINT ON THE WEST LINE OF TRACT F OF AFORESAID RIVERBEND AT CAMERON HEIGHTS PHASE 3; THENCE SOUTH 00°09'55" EAST ALONG THE WEST LINE OF AFORESAID TRACT F, A DISTANCE OF 10.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT F AND THE SOUTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 89°49'37" WEST ALONG THE SOUTHERN LINE OF SAID TRACT A, A DISTANCE OF 1238.20 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH BEARDALL AVENUE, AND THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.288 ACRES (12,548 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0A00-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
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2	03/09/23	AAN	ADDED EASEMENT ID

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Digitally signed
by Sherry Manor
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SHERRY LEE MANOR, PSM - LS# 6961
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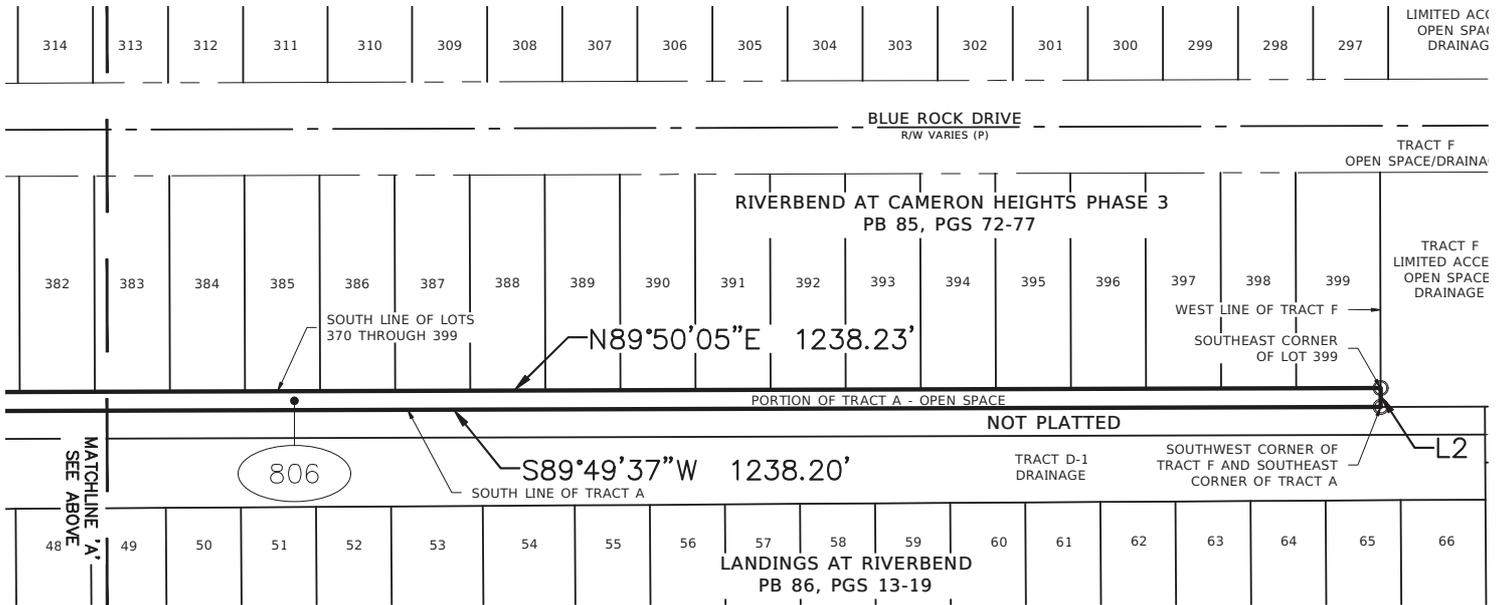
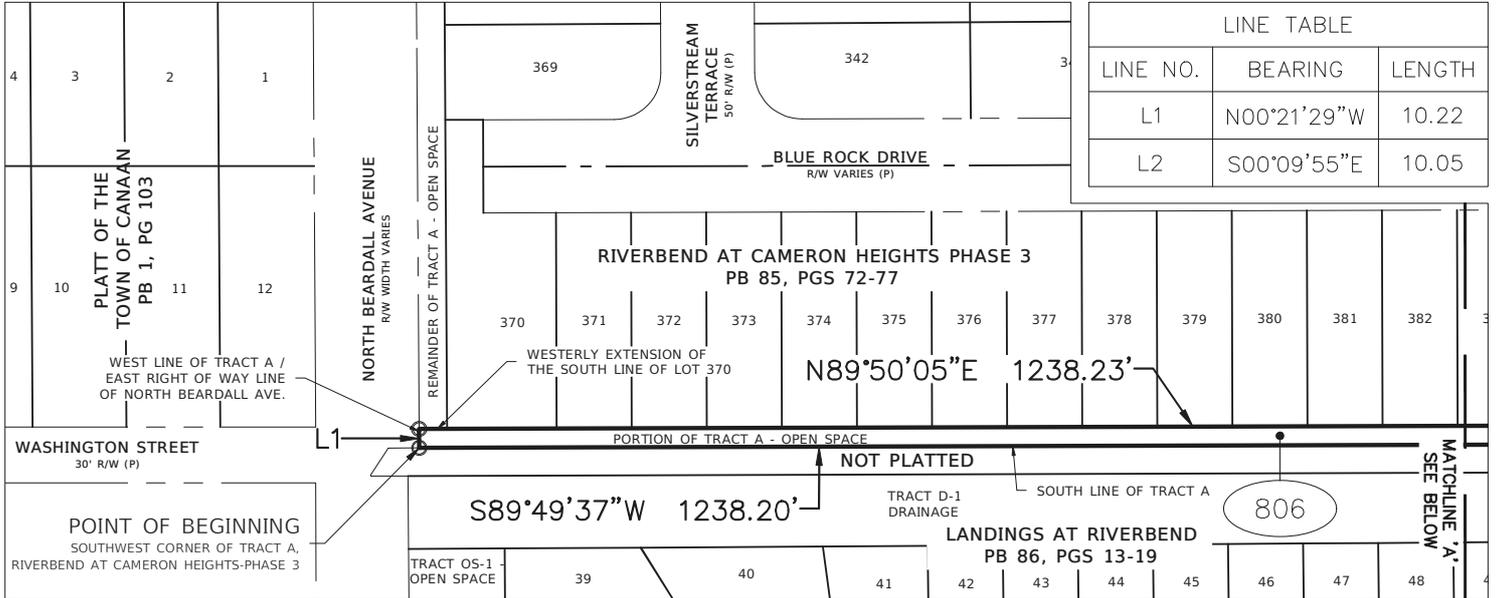
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-517-0A00-0000
EASEMENT NO. 806

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



CERTIFIED TO:

- _____
- _____
- _____
- _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0A00-0000**

PROJECT No. 220014 DRAWN DATE 2023.JAN.24
 SURVEY BY N/A REVIEWED BY S.MANOR
 SURVEY DATE N/A APPROVED BY S.MANOR
 DRAWN BY B.SHINHOLSER CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
2	03/09/23	AAN	ADDED EASEMENT ID

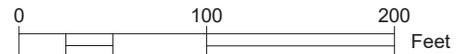
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by Sherry Manor
Date: 2023.09.20
10:52:45 -04'00'

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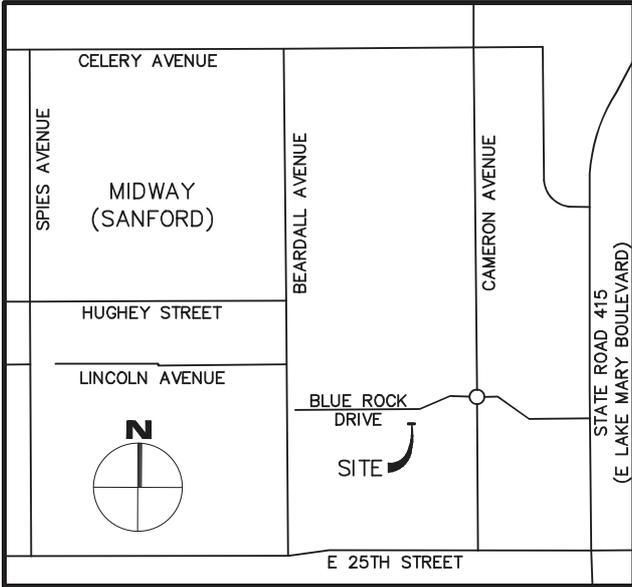
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-517-0F00-0000
 EASEMENT NO. 807
 KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-807

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
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- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- SHEET 1 OF 3 - KEY SHEET, LEGEND, & SURVEYOR'S NOTES
- SHEET 2 OF 3 - LEGAL DESCRIPTION
- SHEET 3 OF 3 - SKETCH OF DESCRIPTION

SHEET 1 OF 3
 SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
 1. _____
 2. _____
 3. _____
 4. _____

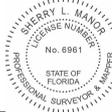
**MIDWAY DRAINAGE IMPROVEMENT
 PARCEL 33-19-31-517-0F00-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID

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Digitally signed
 by Sherry Manor
 Date: 2023.09.20
 10:50:18 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-517-0F00-0000
EASEMENT NO. 807

A PORTION OF TRACT F, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 72 THROUGH 77, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT F; THENCE RUN SOUTH 89°49'37" WEST ALONG THE SOUTH LINE OF SAID TRACT F, A DISTANCE OF 71.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT F ALSO BEING THE SOUTHEAST CORNER OF TRACT A OF AFORESAID RIVERBEND AT CAMERON HEIGHTS PHASE 3; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'55" WEST ALONG THE WEST LINE OF TRACT F AND EAST LINE OF SAID TRACT A, A DISTANCE OF 10.05 FEET TO THE NORTHEAST CORNER OF TRACT A; THENCE DEPARTING SAID WEST AND EAST LINE, RUN NORTH 89°50'05" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 71.32 FEET TO THE SOUTHWEST CORNER OF TRACT F, RIVERBEND AT CAMERON HEIGHTS - PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 28 THROUGH 33; THENCE DEPARTING SAID EASTERLY EXTENSION, RUN SOUTH 0°10'23" EAST ALONG THE EAST LINE OF AFORESAID TRACT F, RIVERBEND AT CAMERON HEIGHTS PHASE 3, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.016 ACRES (716 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0F00-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID

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Digitally signed
by Sherry Manor
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SHERRY LEE MANOR, PSM - LS# 6961
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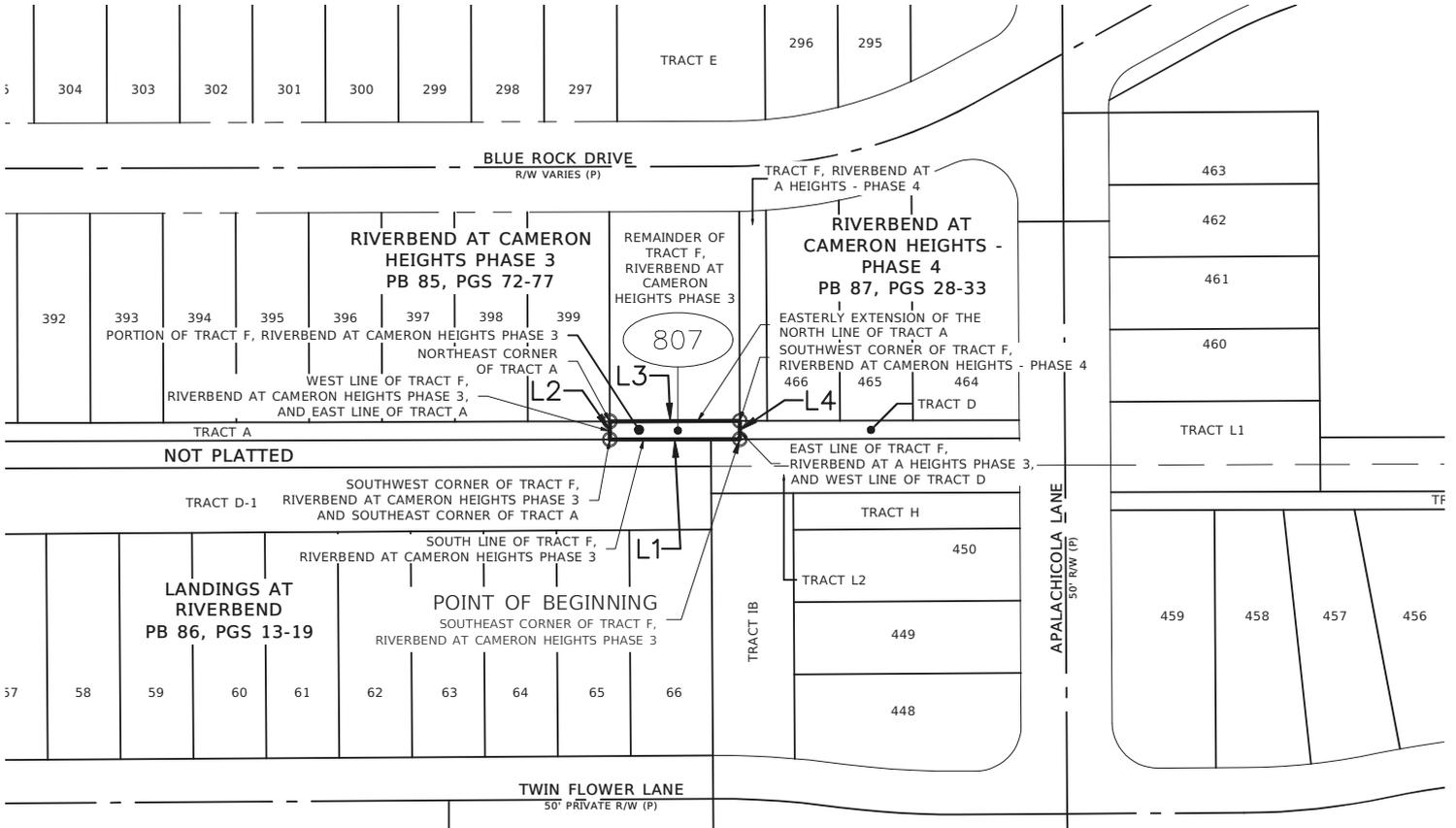
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-517-0F00-0000
EASEMENT NO. 807

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S89°49'37"W	71.32
L2	N00°09'55"W	10.05
L3	N89°50'05"E	71.32
L4	S00°10'23"E	10.04

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0F00-0000**

PROJECT No. 220014 DRAWN DATE 2023.FEB.09
SURVEY BY N/A REVIEWED BY S.MANOR
SURVEY DATE N/A APPROVED BY S.MANOR
DRAWN BY B.SHINHOLSER CLIENT FILE No. N/A

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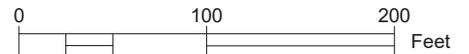
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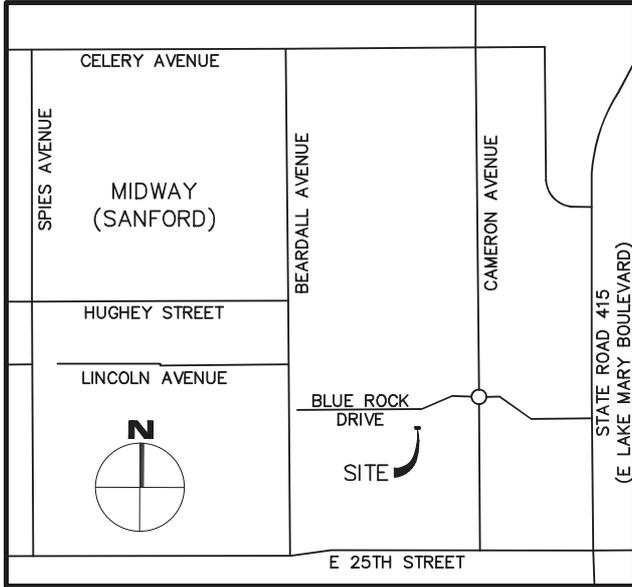
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-521-01B0-0000
EASEMENT NO. 808
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-808

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
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SHEET KEY:

- | | |
|----------------|---------------------------------------|
| SHEET 1 OF 3 - | KEY SHEET, LEGEND, & SURVEYOR'S NOTES |
| SHEET 2 OF 3 - | LEGAL DESCRIPTION |
| SHEET 3 OF 3 - | SKETCH OF DESCRIPTION |

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-01B0-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.23
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
2	03/10/23	AAN	ADDED EASEMENT ID

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Date: 2023.09.20
10:49:30 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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Professional Surveyors and Mappers

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PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-521-01B0-0000
EASEMENT NO. 808

A PORTION OF TRACT IB, RIVERBEND AT CAMERON HEIGHTS – PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 28 THROUGH 33, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AFORESAID TRACT IB; THENCE RUN NORTH 89°49'37" EAST ALONG THE NORTH LINE OF SAID TRACT IB ALSO BEING THE SOUTH LINE OF TRACT L2 OF SAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4, A DISTANCE OF 44.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT IB ALSO BEING THE NORTHWEST CORNER OF TRACT H OF SAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE DEPARTING SAID NORTH LINE OF TRACT IB, RUN SOUTH 00°22'20" EAST ALONG THE EAST LINE OF TRACT IB ALSO BEING THE WEST LINE OF SAID TRACT H, A DISTANCE OF 20.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT H; THENCE DEPARTING SAID WEST LINE OF TRACT H AND SAID EAST LINE OF TRACT IB, RUN NORTH 89°50'44" WEST, A DISTANCE OF 44.95 FEET TO THE NORTHEAST CORNER OF LOT 66 OF LANDINGS AT RIVERBEND AND SOUTHEAST CORNER OF TRACT D-1, LANDINGS AT RIVERBEND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGES 13 THROUGH 19, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°21'16" WEST ALONG THE EAST LINE OF SAID TRACT D-1, SAID LINE ALSO BEING THE WEST LINE OF SAID TRACT IB, A DISTANCE OF 19.96 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.021 ACRES (903 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-01B0-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.23
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
2	03/10/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:49:42 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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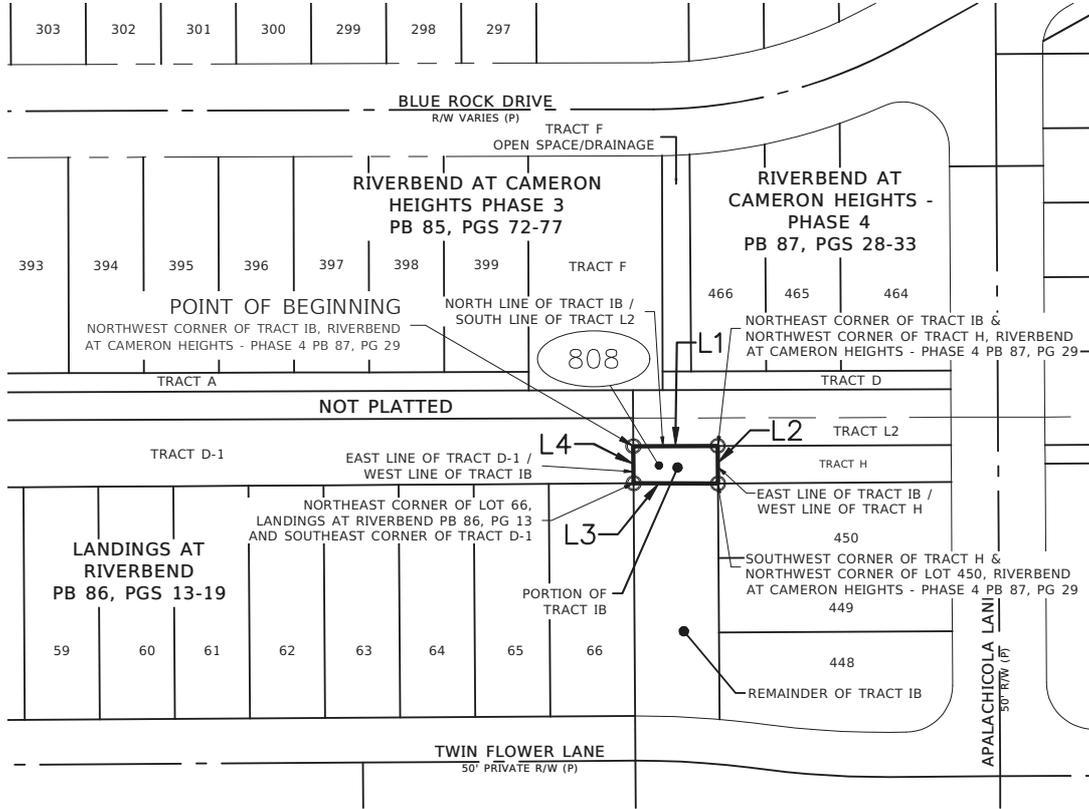
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-521-01B0-0000
EASEMENT NO. 808

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N89°49'37"E	44.94
L2	S00°22'20"E	20.22
L3	N89°50'44"W	44.95
L4	N00°21'16"W	19.96

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-01B0-0000**

PROJECT No. 220014 DRAWN DATE 2023.JAN.23
SURVEY BY N/A REVIEWED BY S.MANOR
SURVEY DATE N/A APPROVED BY S.MANOR
DRAWN BY B.SHINHOLSER CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
2	03/10/23	AAN	ADDED EASEMENT ID

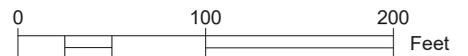
SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manors
Date: 2023.09.20
10:49:55 -04'00'

SHERRY LEE MANORS, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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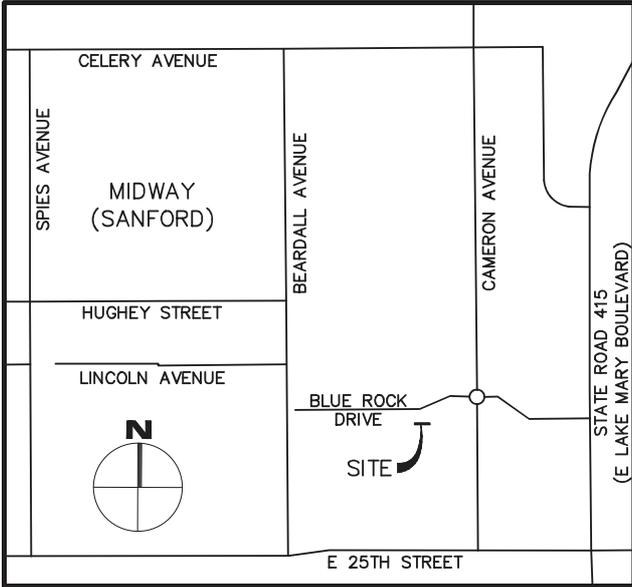
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-521-0D00-0000
EASEMENT NO. 809
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-809

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- | | |
|----------------|---------------------------------------|
| SHEET 1 OF 3 - | KEY SHEET, LEGEND, & SURVEYOR'S NOTES |
| SHEET 2 OF 3 - | LEGAL DESCRIPTION |
| SHEET 3 OF 3 - | SKETCH OF DESCRIPTION |

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0D00-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
2	03/10/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:48:44 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-521-0D00-0000
EASEMENT NO. 809

ALL OF TRACT D, RIVERBEND AT CAMERON HEIGHTS PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 28 THROUGH 33, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT D, RIVERBEND AT CAMERON HEIGHTS PHASE 4; THENCE RUN NORTH 00°10'23" WEST ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 10.04 FEET TO THE NORTHWEST CORNER OF AFORESAID TRACT D AND THE SOUTHWEST CORNER OF TRACT F, OF THE AFOREMENTIONED PLAT RIVERBEND AT CAMERON HEIGHTS PHASE 4; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°50'05" EAST ALONG THE NORTH LINE OF AFOREMENTIONED TRACT D, ALSO BEING THE SOUTH LINE OF TRACT F AND LOTS 466 THROUGH 464, RIVERBEND AT CAMERON HEIGHTS PHASE 4, A DISTANCE OF 153.45 FEET, TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT D ALSO THE SOUTHEAST CORNER OF LOT 464; THENCE DEPARTING SAID NORTH AND SOUTH LINE RUN SOUTH 00°20'33" EAST ALONG THE EAST LINE OF TRACT D AND WEST RIGHT OF WAY LINE OF APALACHICOLA LANE, A DISTANCE OF 10.02 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D, ALSO THE NORTHEAST CORNER OF TRACT L2 OF AFOREMENTIONED RIVERBEND AT CAMERON HEIGHTS PHASE 4; THENCE DEPARTING SAID EAST LINE AND WEST RIGHT OF WAY RUN SOUTH 89°49'37" WEST ALONG THE SOUTH LINE OF TRACT D, ALSO BEING THE NORTH LINE OF SAID TRACT L2, A DISTANCE OF 153.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.035 ACRES (1,539 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0D00-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

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Digitally signed
by **Sherry Manor**
Date: 2023.09.20
10:48:56 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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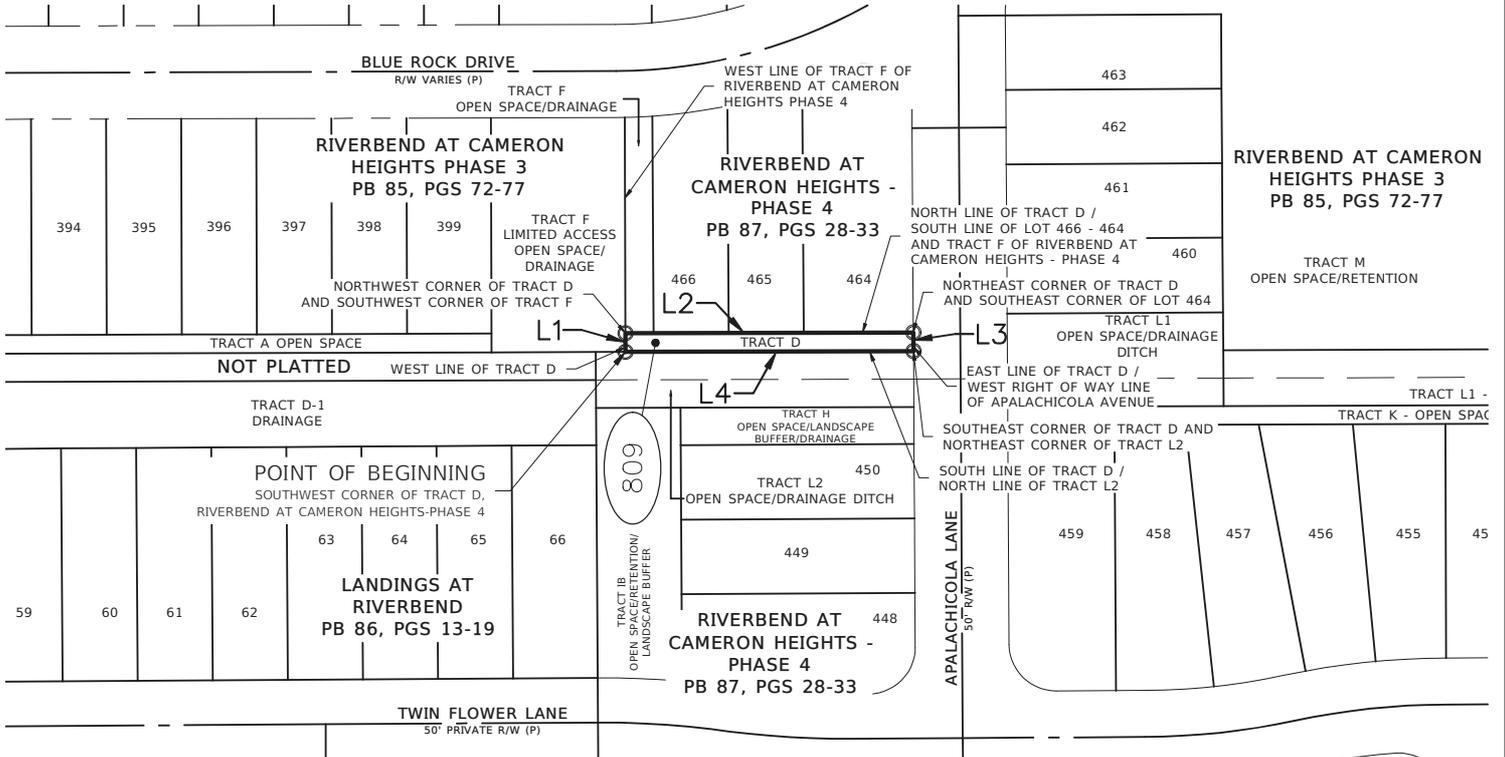
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-521-0D00-0000
EASEMENT NO. 809

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N00°10'23"W	10.04
L2	N89°50'05"E	153.45
L3	S00°20'33"E	10.02
L4	S89°49'37"W	153.48

CERTIFIED TO:			
1.			
2.			
3.			
4.			
MIDWAY DRAINAGE IMPROVEMENT PARCEL 33-19-31-521-0D00-0000			
PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A
No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
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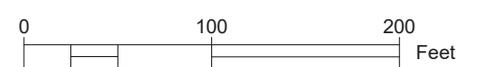
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 Digitally signed
by Sherry Manor
Date: 2023.09.20
10:49:09 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961

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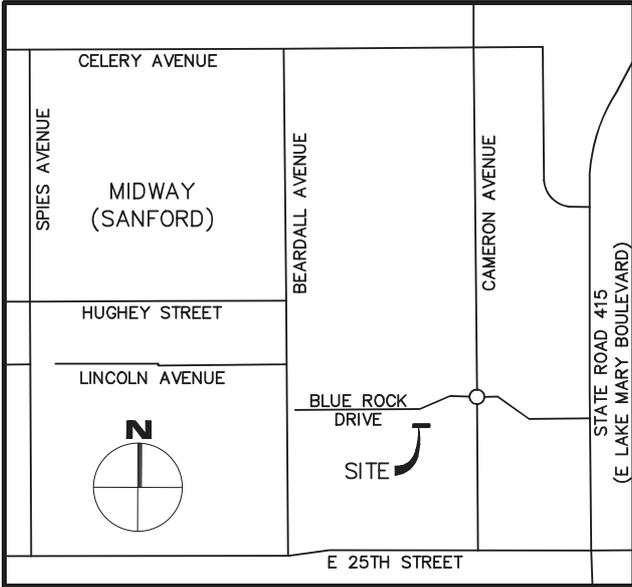
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-521-0L20-0000
EASEMENT NO. 810
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-810

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
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- PB = PLAT BOOK
- PG(S) = PAGE(S)
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SHEET KEY:

- | | |
|----------------|---------------------------------------|
| SHEET 1 OF 3 - | KEY SHEET, LEGEND, & SURVEYOR'S NOTES |
| SHEET 2 OF 3 - | LEGAL DESCRIPTION |
| SHEET 3 OF 3 - | SKETCH OF DESCRIPTION |

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0L20-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:47:56 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S
Diversified

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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-521-0L20-0000
EASEMENT NO. 810

ALL OF TRACT L2, RIVERBEND AT CAMERON HEIGHTS – PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT L2 ALSO BEING THE NORTHWEST CORNER OF TRACT IB, OF AFORESAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE RUN NORTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT L2, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF TRACT SAID L2 ALSO BEING A POINT ON THE SOUTH LINE OF TRACT F, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°49'37" EAST ALONG THE NORTH LINE OF TRACT L2 AND SOUTH LINE OF AFORESAID TRACT F AND SOUTH LINE OF TRACT D, OF SAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4, A DISTANCE OF 169.32 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF APALACHICOLA LANE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT L2; THENCE DEPARTING THE NORTH LINE OF TRACT L2 RUN SOUTH 00°20'33" EAST ALONG THE WEST RIGHT OF WAY LINE OF APALACHICOLA LANE ALSO BEING THE EAST LINE OF TRACT L2, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT L2 AND NORTHEAST CORNER OF TRACT H OF SAID PLAT OF RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE DEPARTING SAID EAST LINE AND WEST RIGHT OF WAY LINE RUN SOUTH 89°49'37" WEST ALONG THE SOUTH LINE OF TRACT L2 AND NORTH LINE OF TRACT H AND NORTH LINE OF TRACT IB OF SAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4 PLAT, A DISTANCE OF 169.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT L2, ALSO BEING A POINT ON THE EAST LINE OF TRACT D-1, LANDINGS AT RIVERBEND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 13, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING

SAID LANDS CONTAINING 0.117 ACRES (5,080 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0L20-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:48:10 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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Professional Surveyors and Mappers

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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

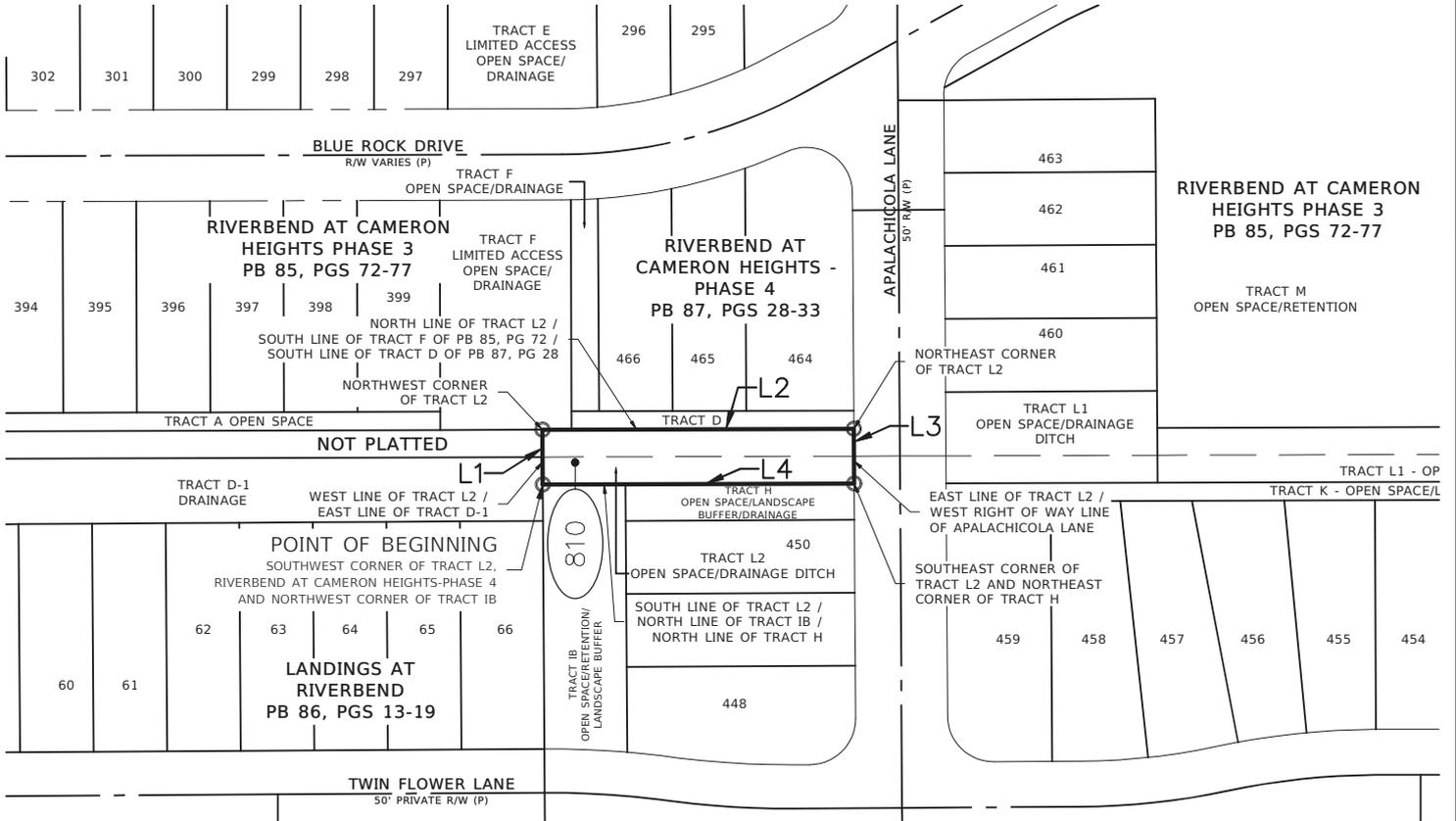
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-521-0L20-0000
EASEMENT NO. 810

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N00°21'16"W	30.00
L2	N89°49'37"E	169.32
L3	S00°20'33"E	30.00
L4	S89°49'37"W	169.32

CERTIFIED TO:			
1.			
2.			
3.			
4.			
MIDWAY DRAINAGE IMPROVEMENT PARCEL 33-19-31-521-0L20-0000			
PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A
No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:48:23 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961

THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.

0 100 200
Feet



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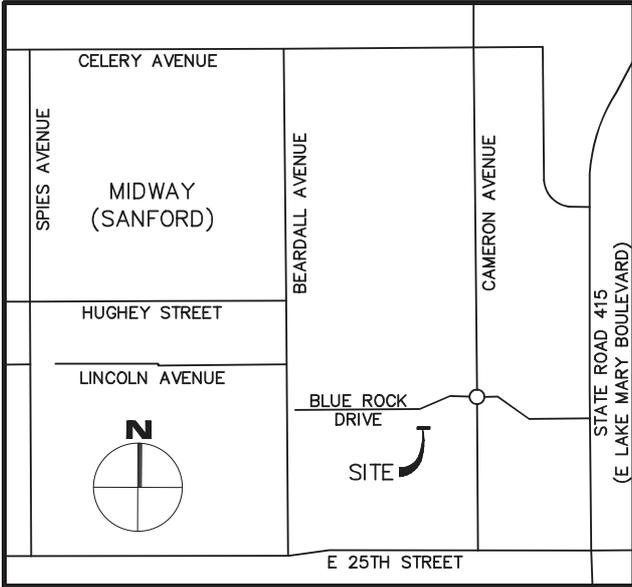
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-521-0H00-0000
EASEMENT NO. 811
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-811

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- | | |
|----------------|---------------------------------------|
| SHEET 1 OF 3 - | KEY SHEET, LEGEND, & SURVEYOR'S NOTES |
| SHEET 2 OF 3 - | LEGAL DESCRIPTION |
| SHEET 3 OF 3 - | SKETCH OF DESCRIPTION |

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0H00-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:42:18 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-521-0H00-0000
EASEMENT NO. 811

ALL OF TRACT H, RIVERBEND AT CAMERON HEIGHTS – PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 450, ALSO BEING THE SOUTHEAST CORNER OF AFORESAID TRACT H; THENCE SOUTH 89°38'55" WEST ALONG THE NORTH LINE OF LOT 450, ALSO BEING THE SOUTH LINE OF TRACT H, A DISTANCE OF 124.36 FEET TO THE EAST LINE OF TRACT IB OF SAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4, ALSO BEING THE WEST LINES OF TRACT H AND LOT 450; THENCE DEPARTING THE NORTH LINE OF LOT 450 AND SOUTH LINE OF TRACT H NORTH 0°22'20" WEST ALONG THE EAST LINE OF TRACT IB AND WEST LINE OF TRACT H, A DISTANCE OF 20.22 FEET TO THE NORTH LINE OF TRACT H AND OF TRACT IB, ALSO BEING THE SOUTH LINE OF TRACT L2 OF SAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE DEPARTING SAID WEST LINE OF TRACT H NORTH 89°49'37" EAST ALONG THE NORTH LINE OF TRACT H AND SOUTH LINE OF TRACT L2, A DISTANCE OF 124.37 FEET TO THE WEST RIGHT OF WAY LINE OF APALACHICOLA LANE AND NORTHEAST CORNER OF TRACT H; THENCE DEPARTING THE NORTH LINE OF TRACT H AND SOUTH LINE OF TRACT L2 SOUTH 0°20'33" EAST ALONG THE WEST RIGHT OF WAY OF APALACHICOLA LANE, A DISTANCE OF 19.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.057 ACRES (2,491 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0H00-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:42:32 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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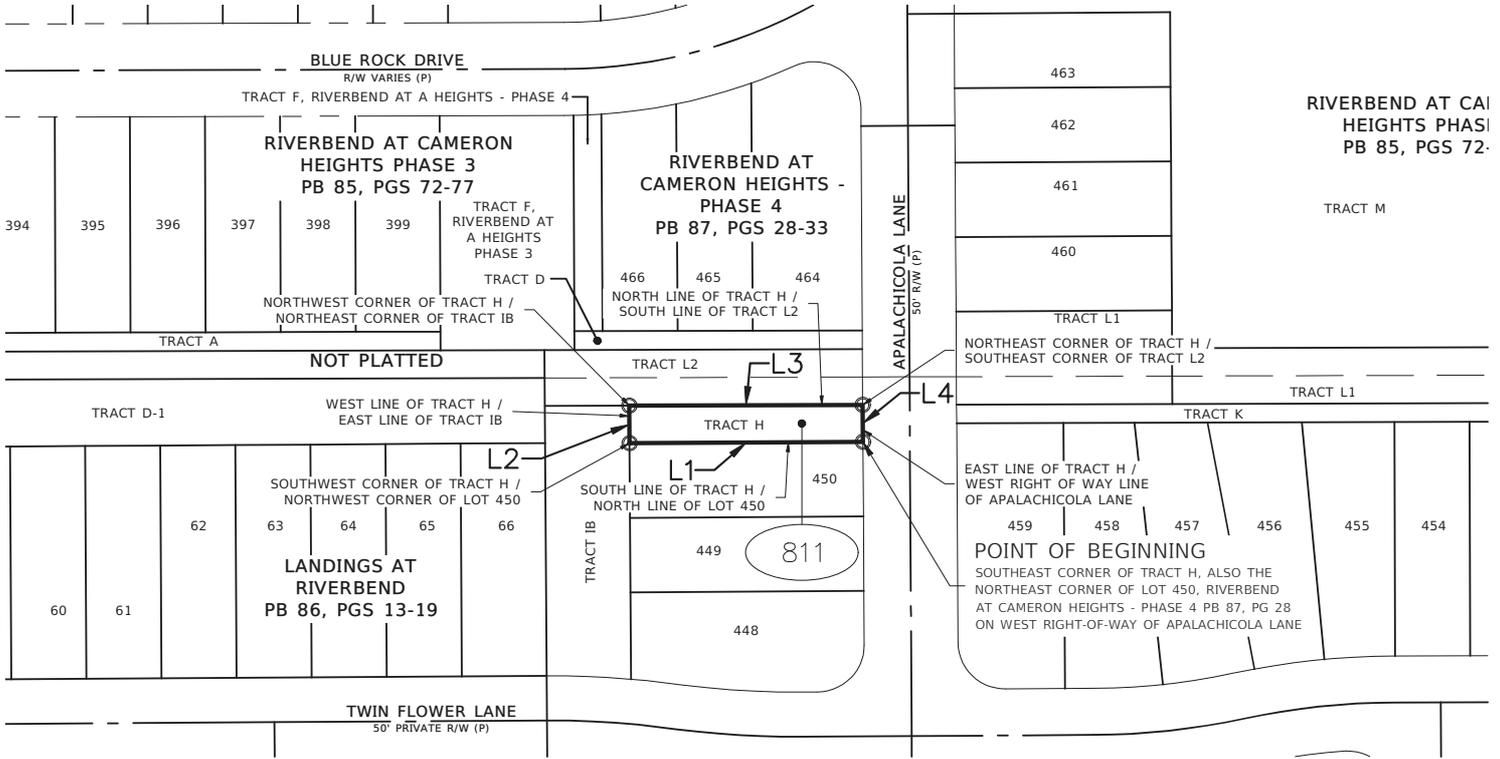
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-521-0H00-0000
EASEMENT NO. 811

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S89°38'55"W	124.36
L2	N00°22'20"W	20.22
L3	N89°49'37"E	124.37
L4	S00°20'33"E	19.83

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0H00-0000**

PROJECT No. 220014 | DRAWN DATE 2023.FEB.09
SURVEY BY N/A | REVIEWED BY S.MANOR
SURVEY DATE N/A | APPROVED BY S.MANOR
DRAWN BY B.SHINHOLSER | CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID

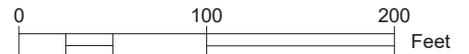
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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:47:31 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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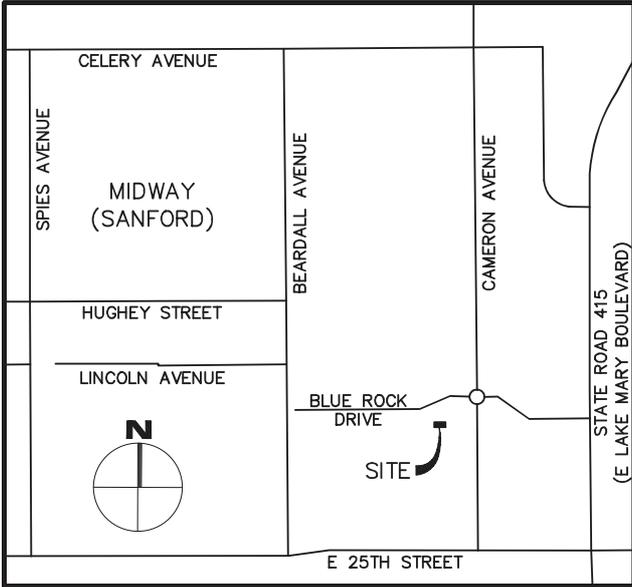
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-521-0L10-0000
EASEMENT NO. 812
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-812

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
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4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- SHEET 1 OF 3 – KEY SHEET, LEGEND, & SURVEYOR'S NOTES
- SHEET 2 OF 3 – LEGAL DESCRIPTION
- SHEET 3 OF 3 – SKETCH OF DESCRIPTION

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0L10-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:40:08 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-521-0L10-0000
EASEMENT NO. 812

ALL OF TRACT L1, RIVERBEND AT CAMERON HEIGHTS – PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 28, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE AFORESAID TRACT L1; THENCE RUN NORTH 0°20'33" WEST ALONG THE EAST RIGHT OF WAY LINE OF APALACHICOLA LANE AND THE WEST LINE OF TRACT L1, A DISTANCE OF 50.00 FEET; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF APALACHICOLA LANE NORTH 89°38'51" EAST ALONG THE NORTH LINE OF TRACT L1 AND SOUTH LINE OF LOT 460 OF SAID RIVERBEND AT CAMERON HEIGHTS – PHASE 4, A DISTANCE OF 114.98 FEET TO THE NORTHEAST CORNER OF TRACT L1 AND SOUTHWEST CORNER OF LOT 460; THENCE SOUTH 0°20'50" EAST ALONG THE WEST LINE OF TRACT M, RIVERBEND AT CAMERON HEIGHTS PHASE 3 AND THE EAST LINE OF AFOREMENTIONED TRACT L1, A DISTANCE OF 50.36 FEET TO THE SOUTHEAST CORNER OF TRACT L1 AND SOUTHWEST CORNER OF TRACT K, RIVERBEND AT CAMERON HEIGHTS PHASE 3; THENCE SOUTH 89°49'37" WEST ALONG THE SOUTH LINE OF TRACT L1 AND NORTH LINE OF SAID TRACT K, A DISTANCE OF 114.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.132 ACRES (5,770 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0L10-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:40:23 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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L & S
Diversified

Professional Surveyors and Mappers

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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

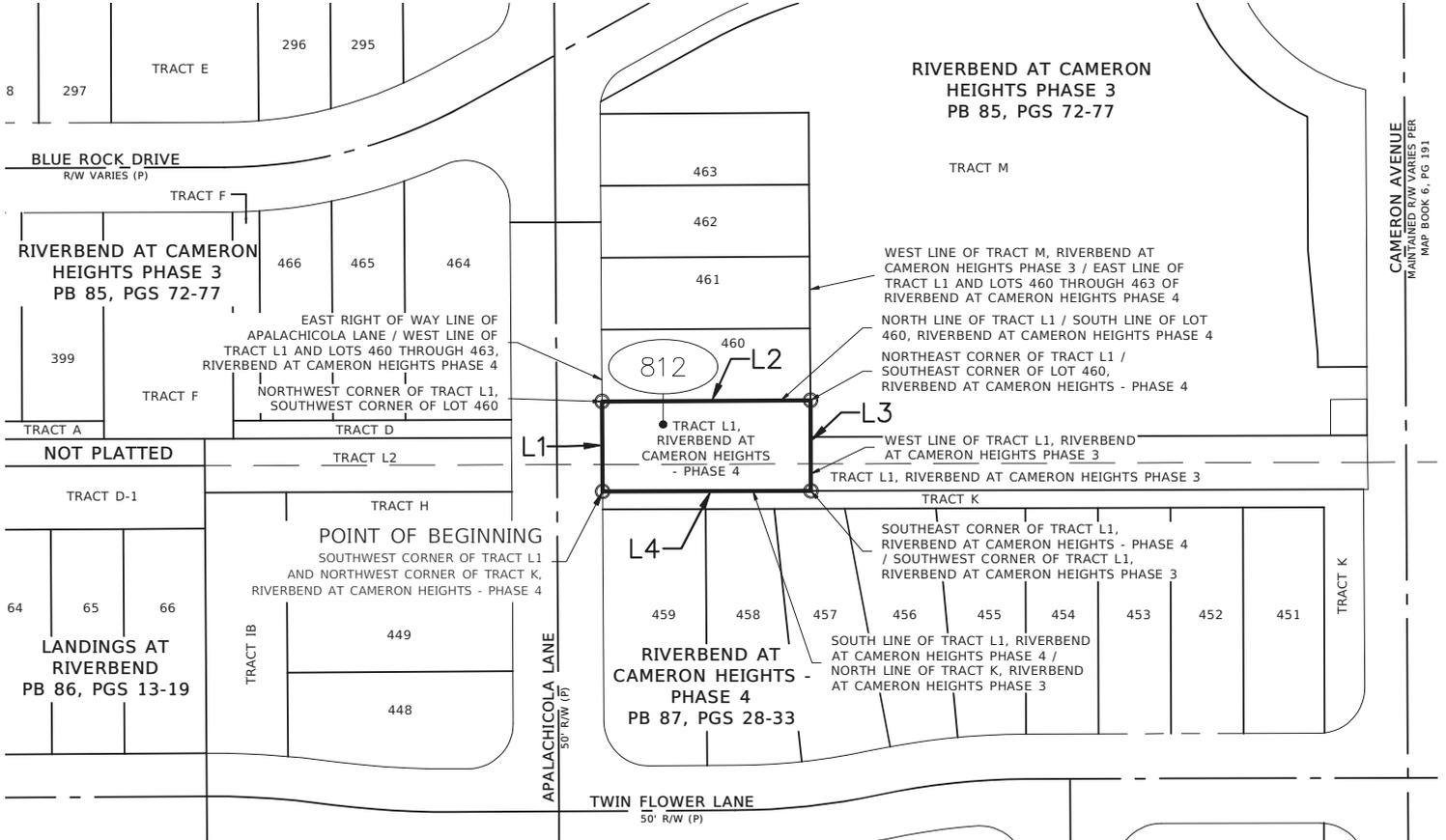
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-521-0L10-0000
EASEMENT NO. 812

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE

LINE NO.	BEARING	LENGTH
L1	N00°20'33"W	50.00
L2	N89°38'51"E	114.98
L3	S00°20'50"E	50.36
L4	S89°49'37"W	114.98

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0L10-0000**

PROJECT No. 220014 | DRAWN DATE 2023.FEB.09
SURVEY BY N/A | REVIEWED BY S.MANOR
SURVEY DATE N/A | APPROVED BY S.MANOR
DRAWN BY B.SHINHOLSER | CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID

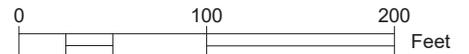
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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:40:39 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



**L & S
Diversified**

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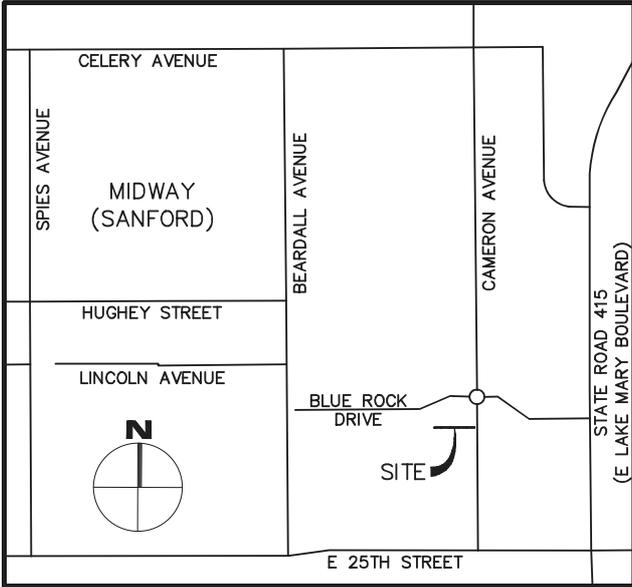
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-521-0K00-0000
EASEMENT NO. 813
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-813

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- SHEET 1 OF 3 - KEY SHEET, LEGEND, & SURVEYOR'S NOTES
- SHEET 2 OF 3 - LEGAL DESCRIPTION
- SHEET 3 OF 3 - SKETCH OF DESCRIPTION

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0K00-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	08/21/23	AAN	UPDATED DESCRIPTION
3	08/29/23	AAN	UPDATED DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:39:21 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-521-0K00-0000
EASEMENT NO. 813

A PORTION OF TRACT K, RIVERBEND AT CAMERON HEIGHTS – PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 28 THROUGH 33, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT K, RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE RUN NORTH 89°49'37" EAST ALONG THE NORTH LINE OF SAID TRACT K, SAID LINE ALSO BEING THE SOUTH LINE OF TRACT L1, RIVERBEND AT CAMERON HEIGHTS – PHASE 4, AND THE SOUTH LINE OF TRACT L1, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 72 THROUGH 77, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 419.69 FEET TO THE NORTHEAST CORNER OF SAID TRACT K; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH LINE, RUN SOUTH 00°20'33" EAST ALONG THE EAST LINE OF SAID TRACT K, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF CAMERON AVENUE, AS SHOWN ON THE PLAT OF RIVERBEND AT CAMERON HEIGHTS – PHASE 4, A DISTANCE OF 14.93 FEET; THENCE DEPARTING SAID EAST LINE AND SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°49'37" WEST, A DISTANCE OF 18.00 FEET; THENCE RUN NORTH 00°20'33" WEST, A DISTANCE OF 4.93 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 451 THROUGH 459, RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE RUN SOUTH 89°49'37" WEST ALONG SAID EASTERLY EXTENSION, AND ALONG SAID NORTH LINE, A DISTANCE OF 401.69 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF APALACHICOLA LANE, AS SHOWN ON SAID PLAT OF RIVERBEND AT CAMERON HEIGHTS – PHASE 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT K AND THE NORTHWEST CORNER OF LOT 459; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°20'33" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.098 ACRES (4,286 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0K00-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	08/21/23	AAN	UPDATED DESCRIPTION
3	08/29/23	AAN	UPDATED DESCRIPTION

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:39:36 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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Professional Surveyors and Mappers

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WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

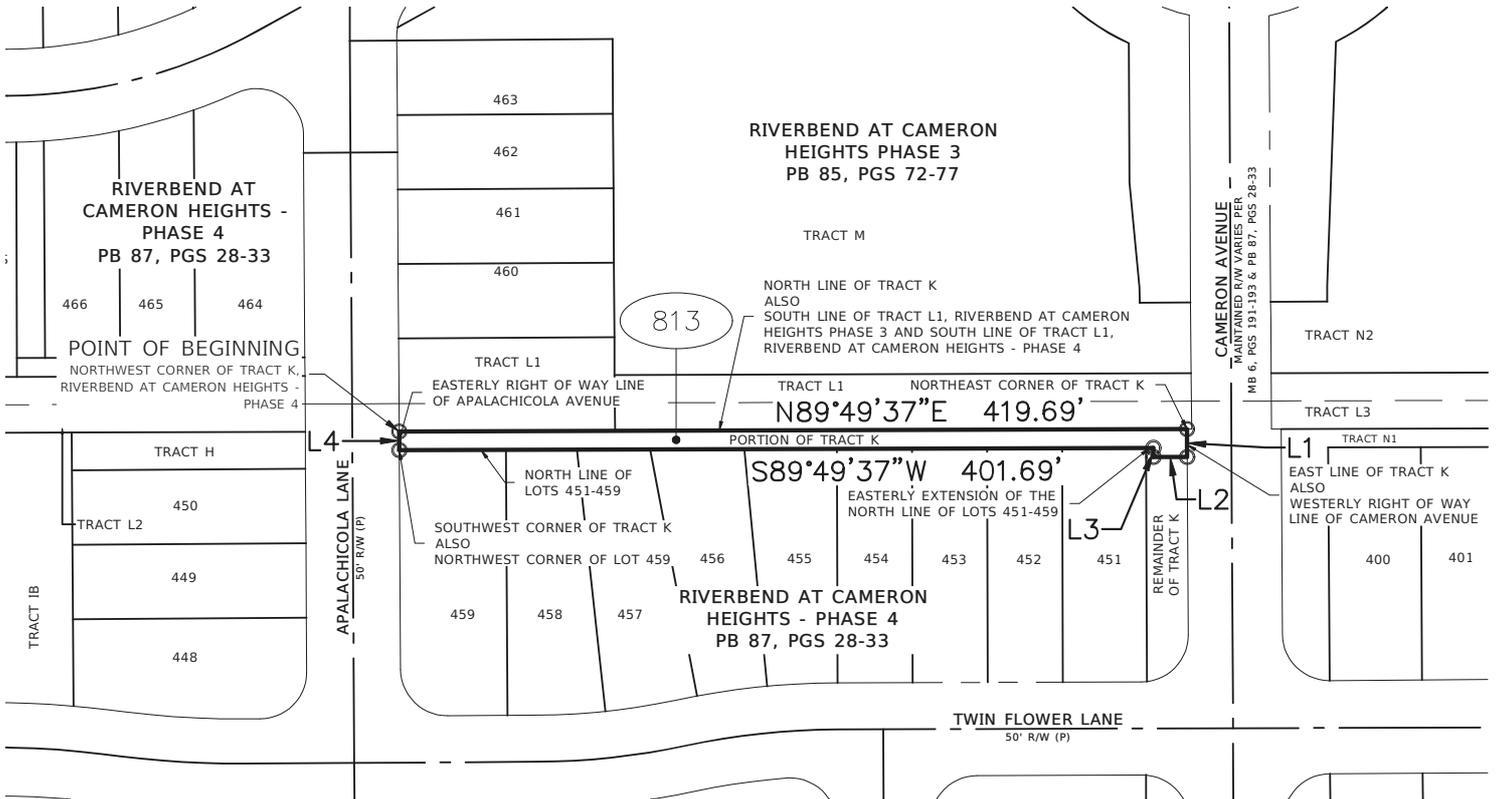
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-521-0K00-0000
EASEMENT NO. 813

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S00°20'33"E	14.93
L2	S89°49'37"W	18.00
L3	N00°20'33"W	4.93
L4	N00°20'33"W	10.00

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0K00-0000**

PROJECT No. 220014 DRAWN DATE 2023.JAN.24
SURVEY BY N/A REVIEWED BY S.MANOR
SURVEY DATE N/A APPROVED BY S.MANOR
DRAWN BY A.ACEVEDO CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	08/21/23	AAN	UPDATED DESCRIPTION
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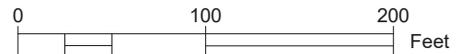
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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:39:50 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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Professional Surveyors and Mappers

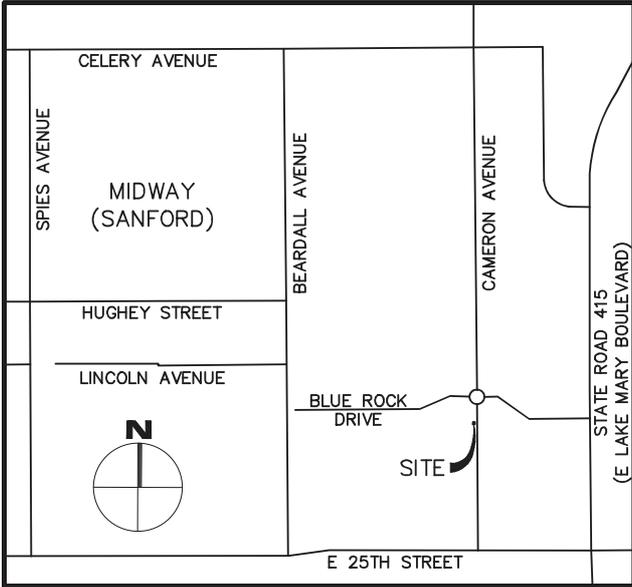
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION
 PARCEL ID NO. 33-19-31-517-0M00-0000
 EASEMENT NO. 814
 KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-814

VICINITY MAP: NOT TO SCALE



SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
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SHEET KEY:

- SHEET 1 OF 3 – KEY SHEET, LEGEND, & SURVEYOR'S NOTES
- SHEET 2 OF 3 – LEGAL DESCRIPTION
- SHEET 3 OF 3 – SKETCH OF DESCRIPTION

SHEET 1 OF 3
 SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
 1. _____
 2. _____
 3. _____
 4. _____

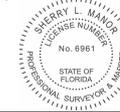
**MIDWAY DRAINAGE IMPROVEMENT
 PARCEL 33-19-31-517-0M00-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
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Digitally signed
 by Sherry Manor
 Date: 2023.09.20
 10:38:22 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
 THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-517-0M00-0000
EASEMENT NO. 814

A PORTION OF TRACT M, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 72 THROUGH 77, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT M ALSO BEING THE NORTHEAST CORNER OF TRACT L1, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 72 THROUGH 77, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°49'37" WEST ALONG THE SOUTH LINE OF SAID TRACT M, ALSO BEING THE NORTH LINE OF SAID TRACT L1, A DISTANCE OF 307.01 FEET TO THE SOUTHWEST CORNER OF TRACT M ALSO BEING THE NORTHWEST CORNER OF TRACT L1; THENCE DEPARTING SAID SOUTH LINE AND NORTH LINE, RUN NORTH 00°20'50" WEST ALONG THE WEST LINE OF SAID TRACT M, ALSO BEING THE EAST LINE OF TRACT L1, RIVERBEND AT CAMERON HEIGHTS - PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 28 THROUGH 33, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID WEST LINE AND EAST LINE, RUN NORTH 89°49'37" EAST, A DISTANCE OF 287.03 FEET; THENCE RUN NORTH 00°16'36" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 89°49'37" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAMERON AVENUE, AS SHOWN ON MAP BOOK 6, PAGES 191 THROUGH 193, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 00°16'36" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.075 ACRES (3,270 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

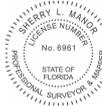
**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0M00-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID
2	08/21/23	AAN	UPDATED DESCRIPTION

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:38:45 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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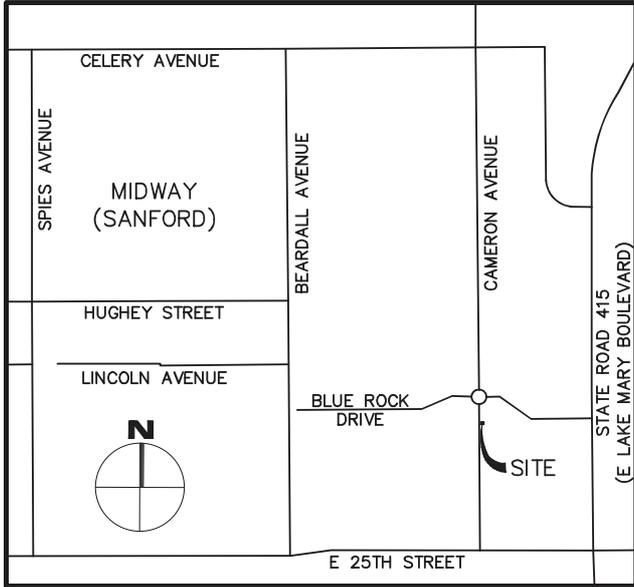
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-517-ON20-0000
 EASEMENT NO. 815
 KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-815

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
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4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

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SHEET KEY:

- SHEET 1 OF 3 - KEY SHEET, LEGEND, & SURVEYOR'S NOTES
- SHEET 2 OF 3 - LEGAL DESCRIPTION
- SHEET 3 OF 3 - SKETCH OF DESCRIPTION

SHEET 1 OF 3
 SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
 1. _____
 2. _____
 3. _____
 4. _____

**MIDWAY DRAINAGE IMPROVEMENT
 PARCEL 33-19-31-517-ON20-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID

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Digitally signed
 by Sherry Manor
 Date: 2023.09.20
 10:37:33 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
 THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



**L & S
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Professional Surveyors and Mappers

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 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-517-0N20-0000
EASEMENT NO. 815

A PORTION OF TRACT N2, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 72 THROUGH 77, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT N2; THENCE RUN NORTH 00°18'58" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF CAMERON AVENUE, AS SHOWN ON MAP BOOK 6, PAGES 191 THROUGH 193, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°49'37" EAST, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 00°18'58" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT N2; THENCE RUN SOUTH 89°49'37" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.014 ACRES (600 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0N20-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:37:47 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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Professional Surveyors and Mappers

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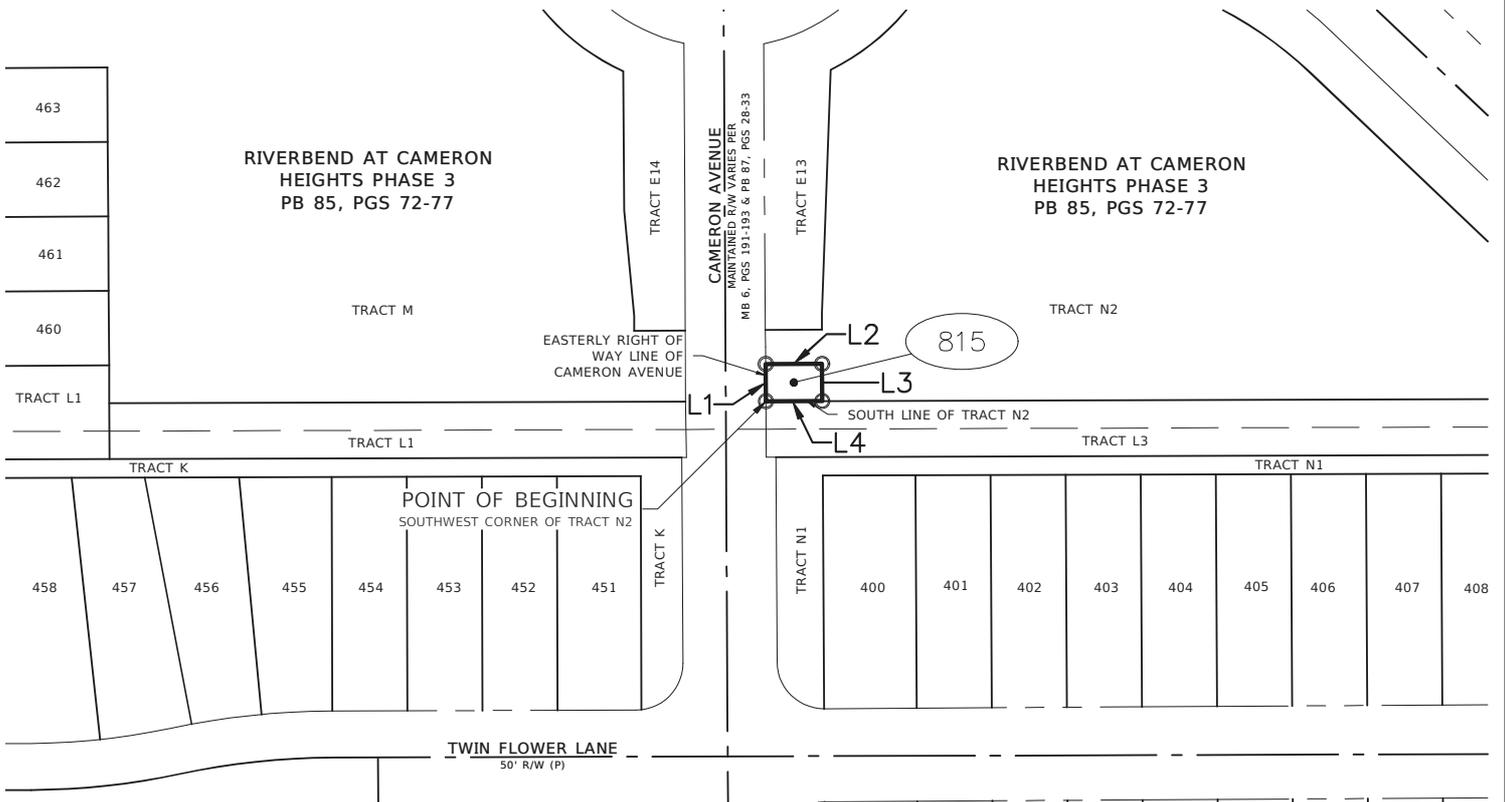
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-517-0N20-0000
EASEMENT NO. 815

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N00°18'58"W	20.00
L2	N89°49'37"E	30.00
L3	S00°18'58"E	20.00
L4	S89°49'37"W	30.00

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-517-0N20-0000**

PROJECT No. 220014 DRAWN DATE 2023.JAN.24
SURVEY BY N/A REVIEWED BY S.MANOR
SURVEY DATE N/A APPROVED BY S.MANOR
DRAWN BY A.ACEVEDO CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID

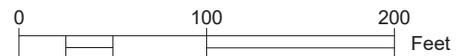
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:38:01 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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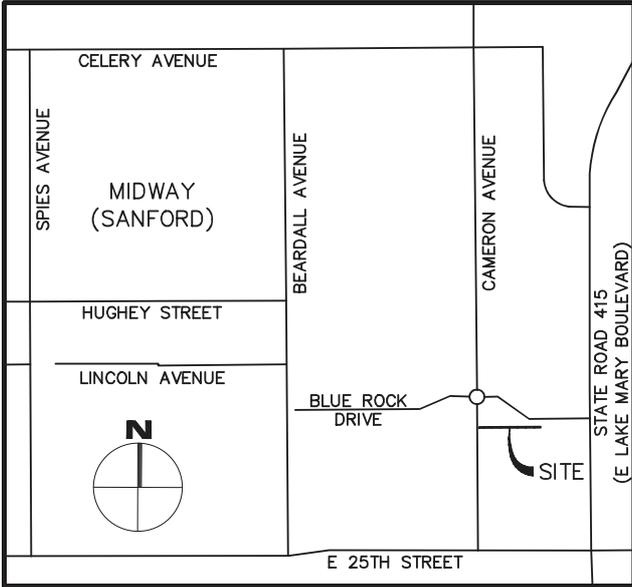
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-521-0N10-0000
EASEMENT NO. 816
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-816

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- | | |
|----------------|---------------------------------------|
| SHEET 1 OF 3 - | KEY SHEET, LEGEND, & SURVEYOR'S NOTES |
| SHEET 2 OF 3 - | LEGAL DESCRIPTION |
| SHEET 3 OF 3 - | SKETCH OF DESCRIPTION |

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0N10-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION
3	08/29/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manors
Date: 2023.09.20
10:36:47 -04'00'

SHERRY LEE MANORS, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-521-0N10-0000
EASEMENT NO. 816

A PORTION OF TRACT N1, RIVERBEND AT CAMERON HEIGHTS – PHASE 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGES 28 THROUGH 33, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT N1, RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE RUN NORTH 89°49'37" EAST ALONG THE NORTH LINE OF SAID TRACT N1, SAID LINE ALSO BEING THE SOUTH LINE OF TRACT L3, RIVERBEND AT CAMERON HEIGHTS PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, PAGES 72 THROUGH 77, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 639.27 FEET TO THE NORTHEAST CORNER OF SAID TRACT N1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT L3; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH LINE, RUN SOUTH 00°20'28" EAST ALONG THE EAST LINE OF SAID TRACT N1, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'37" WEST ALONG THE NORTH LINE OF LOTS 400 THROUGH 410 AND THE EASTERLY EXTENSION THEREOF, AS SHOWN ON SAID PLAT OF RIVERBEND AT CAMERON HEIGHTS – PHASE 4, A DISTANCE OF 614.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 400; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'51" EAST ALONG THE WEST LINE OF SAID LOT 400, A DISTANCE OF 5.20 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°49'37" WEST, A DISTANCE OF 24.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CAMERON AVENUE, AS SHOWN ON SAID PLAT OF RIVERBEND AT CAMERON HEIGHTS – PHASE 4; THENCE RUN NORTH 00°20'33" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 15.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.150 ACRES (6,523 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0N10-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.24
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION
3	08/29/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:37:00 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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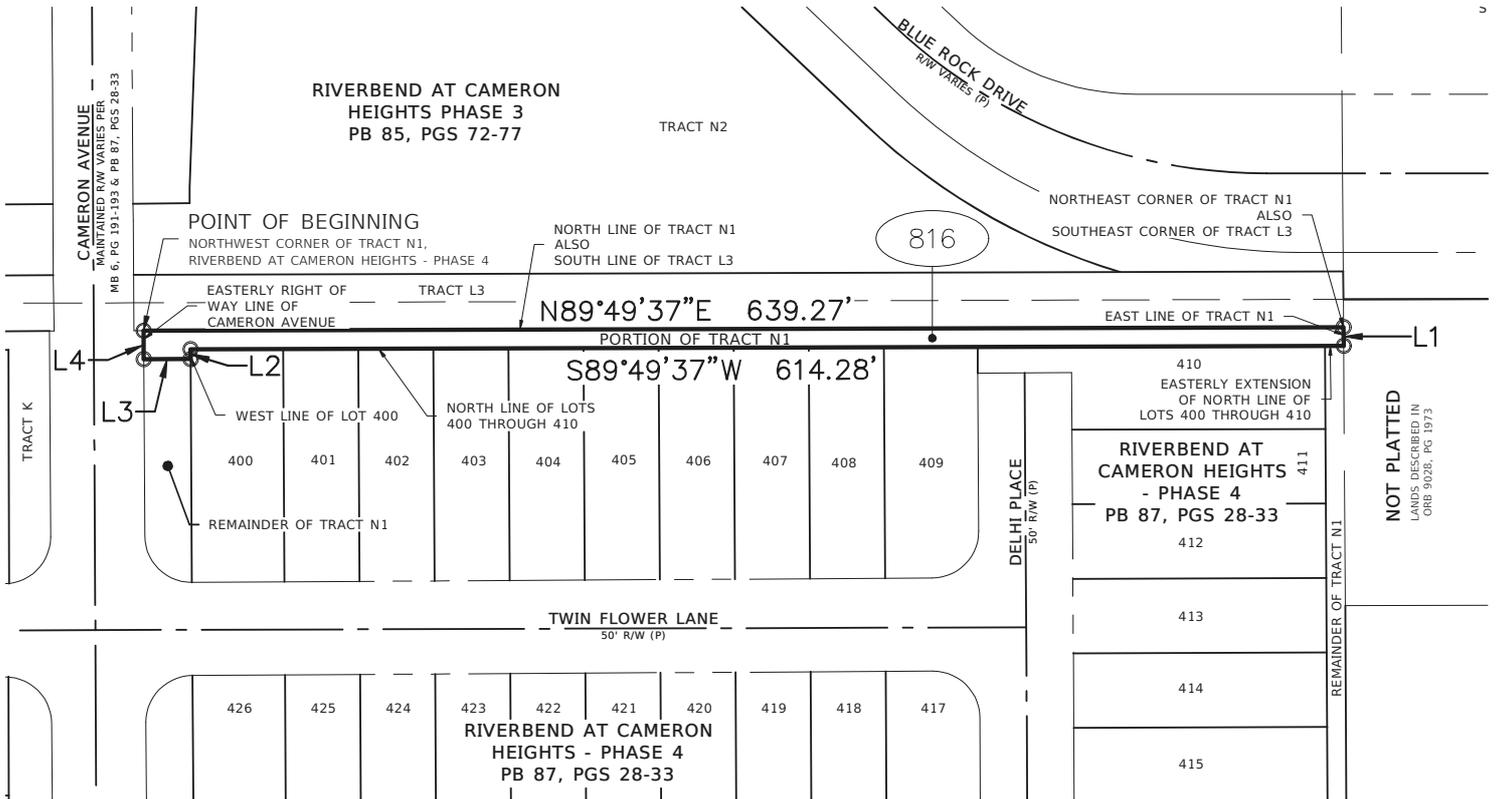
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-521-0N10-0000
EASEMENT NO. 816

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE NO.	BEARING	LENGTH
L1	S00°20'28"E	10.00
L2	S00°20'51"E	5.20
L3	S89°49'37"W	24.99
L4	N00°20'33"W	15.20

CERTIFIED TO:

- _____
- _____
- _____
- _____

MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-521-0N10-0000

PROJECT No. 220014 | DRAWN DATE 2023.JAN.24
 SURVEY BY N/A | REVIEWED BY S.MANOR
 SURVEY DATE N/A | APPROVED BY S.MANOR
 DRAWN BY A.ACEVEDO | CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	03/10/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION
3	08/29/23	AAN	UPDATED LEGAL DESCRIPTION

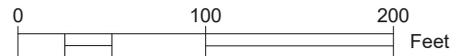
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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:37:13 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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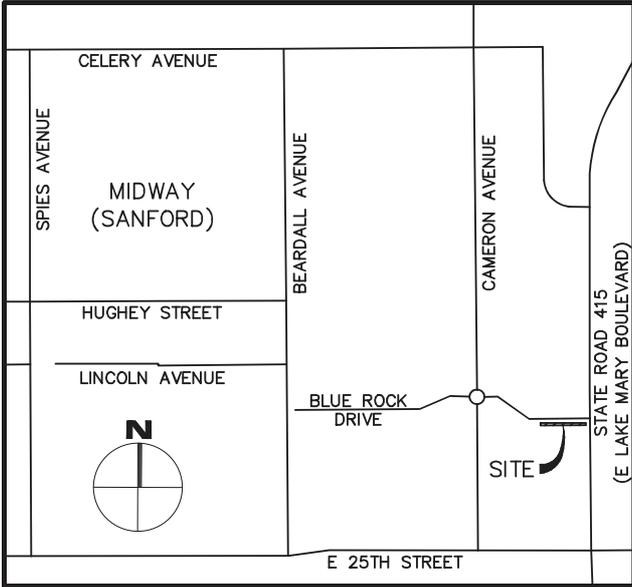
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-5VH-E130-0000
EASEMENT NO. 817
KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-817

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
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4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
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SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- | | |
|----------------|---------------------------------------|
| SHEET 1 OF 3 - | KEY SHEET, LEGEND, & SURVEYOR'S NOTES |
| SHEET 2 OF 3 - | LEGAL DESCRIPTION |
| SHEET 3 OF 3 - | SKETCH OF DESCRIPTION |

SHEET 1 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-5VH-E130-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.18
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:35:59 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



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WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-5VH-E130-0000
EASEMENT NO. 817

A PORTION OF TRACT E13, RIVERBEND AT CAMERON HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGES 31 THROUGH 38, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT E13, RIVERBEND AT CAMERON HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGE 31, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°52'07" WEST ALONG THE SOUTH LINE OF SAID TRACT E13, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, A DISTANCE OF 9.42 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF STATE ROAD 415, AS SHOWN ON FDOT RIGHT OF WAY MAP SECTION 77161, FINANCIAL PROJECT NUMBER 407335-1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH LINE, RUN SOUTH 89°52'07" WEST, A DISTANCE OF 463.77 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH LINE, RUN NORTH 00°20'28" WEST ALONG SAID WEST SECTION LINE, A DISTANCE OF 25.14 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT E13; THENCE DEPARTING SAID WEST SECTION LINE, RUN NORTH 89°59'36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 463.79 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE AFORESAID WEST RIGHT OF WAY LINE OF STATE ROAD 415; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°18'37" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 24.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.262 ACRES (11,423 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-5VH-E130-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.18
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID
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by Sherry Manor
Date:
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10:36:13 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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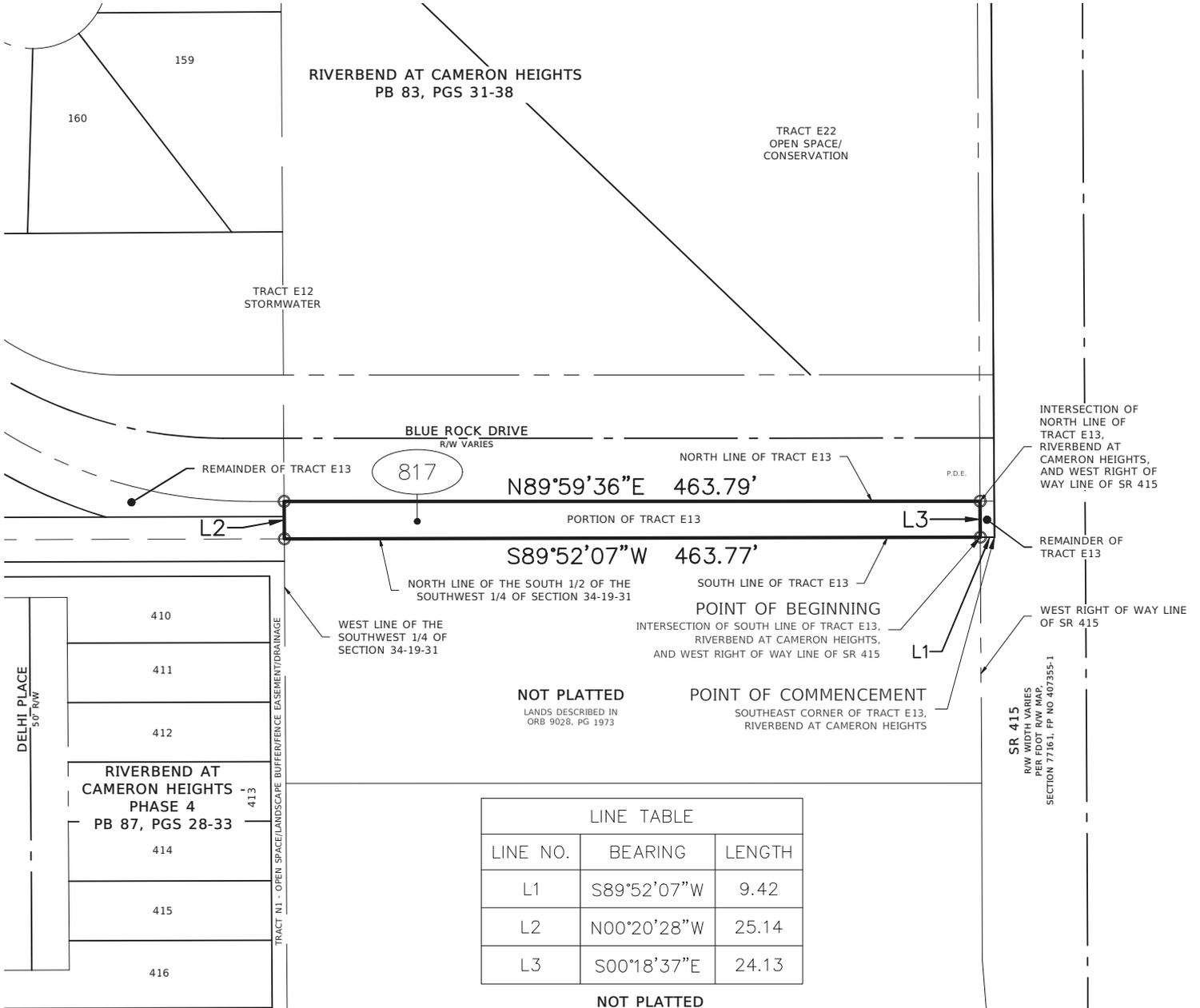
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-5VH-E130-0000
EASEMENT NO. 817

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	$S89^{\circ}52'07''W$	9.42
L2	$N00^{\circ}20'28''W$	25.14
L3	$S00^{\circ}18'37''E$	24.13

NOT PLATTED

CERTIFIED TO:

- _____
- _____
- _____
- _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-5VH-E130-0000**

PROJECT No. 220014 DRAWN DATE 2023.JAN.18
 SURVEY BY N/A REVIEWED BY S.MANOR
 SURVEY DATE N/A APPROVED BY S.MANOR
 DRAWN BY A.ACEVEDO CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID
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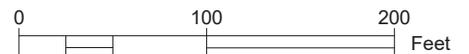
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Digitally signed
by Sherry Manor
Date: 2023.09.20
10:36:27 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



**L & S
Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

Legal Description

That portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida, thence along the south line of the North 1/4 of the Southwest 1/4 of said Section 33, N.89°53'12"E., a distance of 335.78 feet to the Point of Beginning, thence continue N.89°53'12"E., a distance of 65.63 feet to the east line of the West 1 acre of the East 3 acres of the afore mentioned Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; thence along said west line S.00°43'31"E., a distance of 23.77 feet; thence N.90°00'00"W., a distance of 65.93 feet; thence N.00°00'00"E., a distance of 23.64 feet to the Point of Beginning.

Said parcel contains 1559.30 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

Parcel 2-819

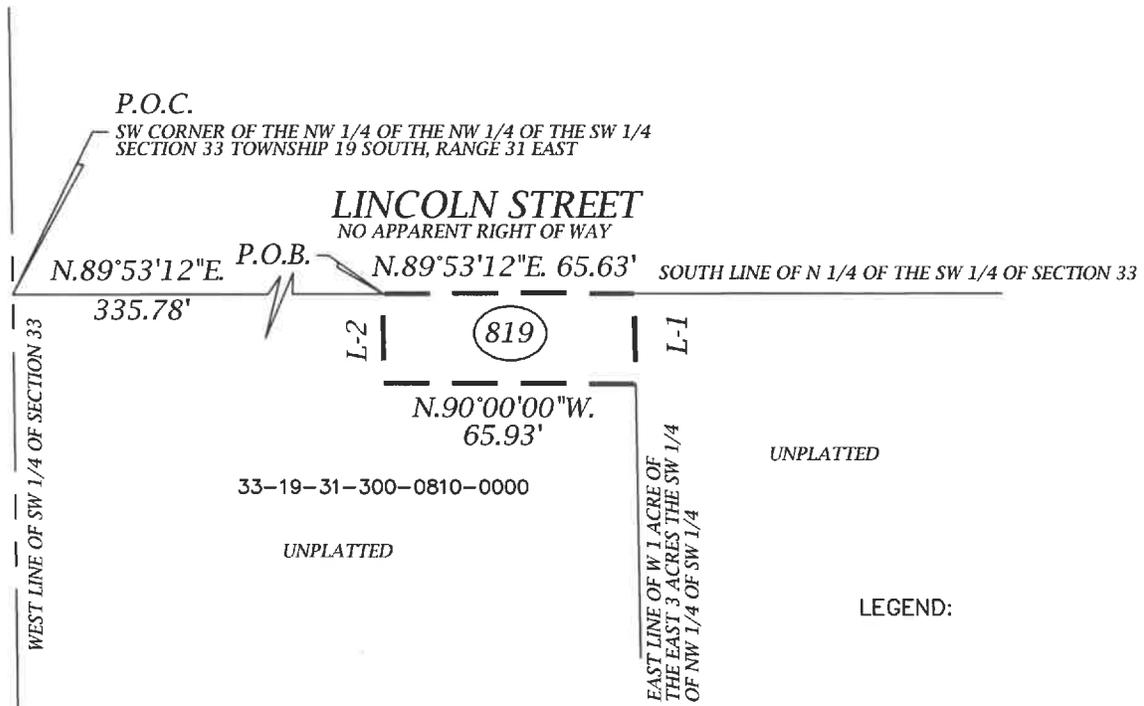
Scale 1" = 50'

LINE TABLE:

- L-1 S.00°43'31"E. 23.77'
- L-2 N.00°00'00"E. 23.64'



SIPES AVENUE
RIGHT OF WAY VARIES



LEGEND:

- M.O.=MONUMENTED AND OCCUPIED
- ORB=OFFICIAL RECORDS BOOK
- P.O.B.=POINT OF BEGINNING
- P.O.C.=POINT OF COMMENCEMENT

T:\Survey\MIDWAY\basebp2.dwg

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
407-665-5644

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:

RAYMOND F. PHILLIPS P.S.M.



SURVEYOR'S NOTES

1. BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF CELERY AVENUE WHICH IS ASSUMED TO BEAR S.89°35'37"W.
2. THIS IS NOT A SURVEY
3. UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
4. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

FIELD DATE: n/a

DATE: 04/20/2023 rev 7/28/2025

JOB NAME: MIDWAY DRAINAGE

SCALE: 1"=50'

DRAWN BY: RFP

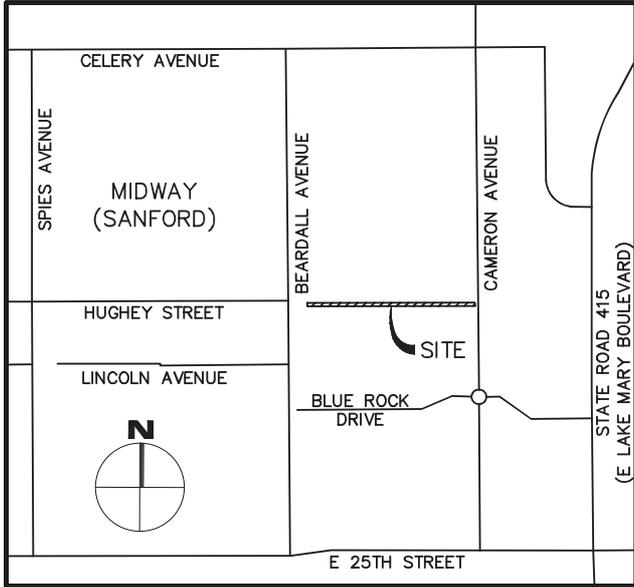
CHECKED BY: RP

SKETCH & DESCRIPTION

PARCEL ID NO. 33-19-31-5VH-E170-0000
 EASEMENT NO. 843
 KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Parcel 2-843

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- SHEET 1 OF 3 – KEY SHEET, LEGEND, & SURVEYOR'S NOTES
- SHEET 2 OF 3 – LEGAL DESCRIPTION
- SHEETS 3 OF 3 – SKETCH OF DESCRIPTION

SHEET 1 OF 3
 SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:
 1. _____
 2. _____
 3. _____
 4. _____

**MIDWAY DRAINAGE IMPROVEMENT
 PARCEL 33-19-31-5VH-E170-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
 by Sherry Manors
 Date: 2023.09.20
 10:35:04 -04'00'

SHERRY LEE MANORS, PSM - LS# 6961
 THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



**L & S
 Diversified**

Professional Surveyors and Mappers

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 PHONE 407.681.3836 | FAX 407.681.6541
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-5VH-E170-0000
EASEMENT NO. 843

A PORTION OF TRACT E17, RIVERBEND AT CAMERON HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 83, PAGES 31 THROUGH 38, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT E17, RIVERBEND AT CAMERON HEIGHTS; THENCE RUN NORTH 89°53'14" EAST ALONG THE NORTH LINE OF SAID TRACT E17 A DISTANCE OF 1748.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT E17; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 09°48'42" EAST ALONG THE EAST LINE OF SAID TRACT E17, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF CAMERON AVENUE, ACCORDING TO MAP BOOK 6, PAGES 191 THROUGH 193, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 37.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT E17; THENCE DEPARTING SAID EAST LINE AND WEST LINE, RUN SOUTH 89°53'53" WEST ALONG THE SOUTH LINE OF SAID TRACT E17, A DISTANCE OF 1754.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT E17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°17'21" WEST ALONG THE WEST LINE OF SAID TRACT E17, A DISTANCE OF 36.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.465 ACRES (63,800 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEETS 3 FOR SKETCH

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-5VH-E170-0000**

PROJECT No.	220014	DRAWN DATE	2023.FEB.09
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:35:21 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S
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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

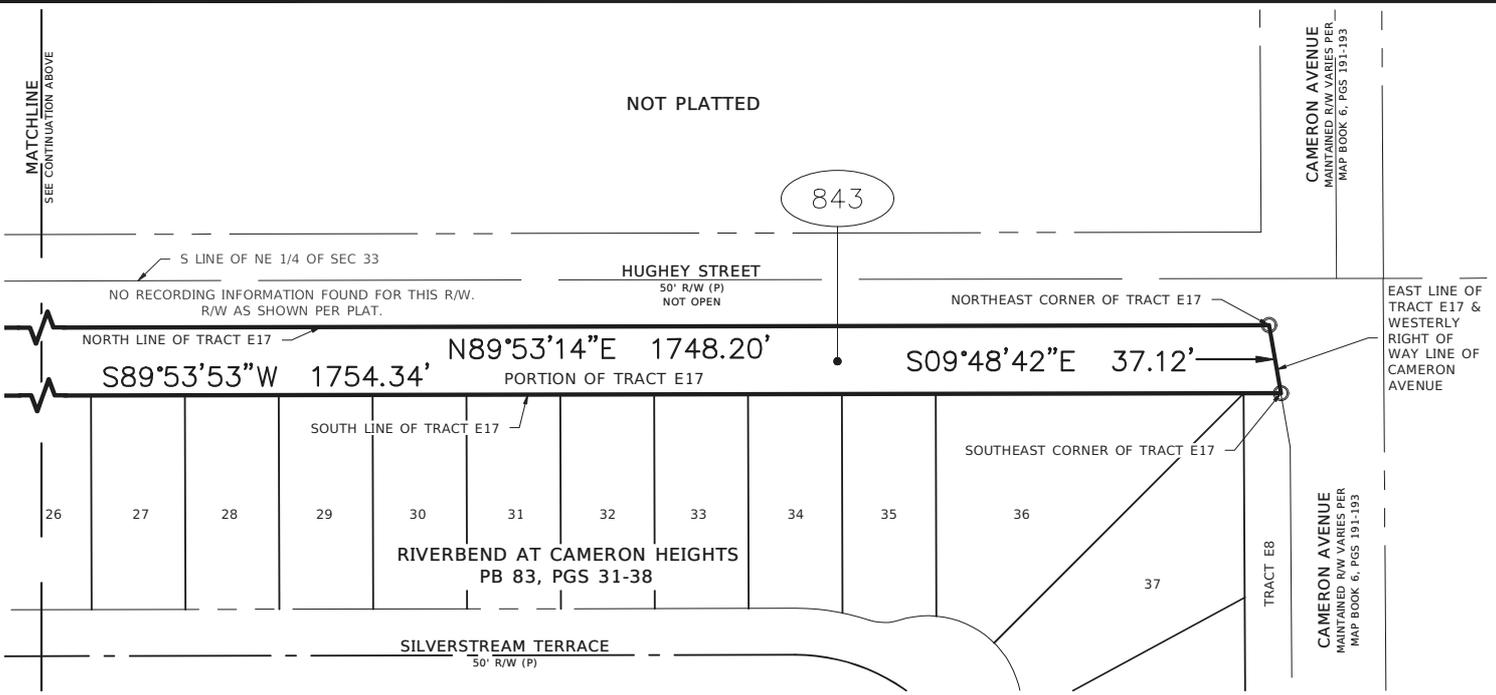
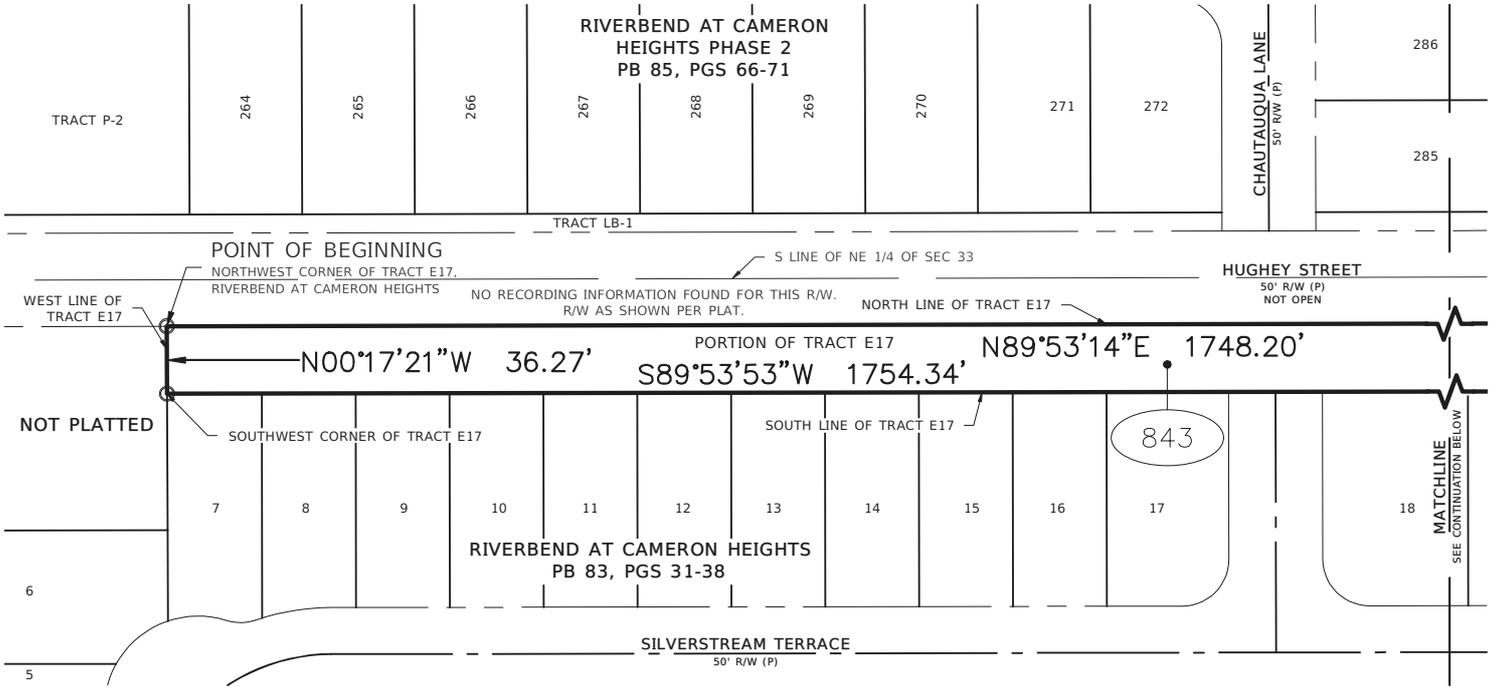
SKETCH OF DESCRIPTION

PARCEL ID NO. 33-19-31-5VH-E170-0000
EASEMENT NO. 843

SHEET 3 OF 3
SEE SHEET 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 100'



CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-5VH-E170-0000**

PROJECT No. 220014 | DRAWN DATE 2023.FEB.09
SURVEY BY N/A | REVIEWED BY S.MANOR
SURVEY DATE N/A | APPROVED BY S.MANOR
DRAWN BY A.ACEVEDO | CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	03/09/23	AAN	ADDED EASEMENT ID
2	04/18/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:35:35 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



**L & S
Diversified**

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PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

Parcel 2-844

EXHIBIT "A"

Legal Description

That portion of Tract E5 of the plat of Riverbend at Cameron Heights as recorded in Plat Book 83, pages 31 through 38, of the public records of Seminole County, Florida, being in Section 33 Township 19 South, Range 31 East, Florida being further described as follows:

Beginning at the southeast corner of said Tract E5 of the plat of Reserve at Riverbend thence along the south line of said Tract E5, S.89°53'44"W., a distance of 639.28 feet to a point on the east line of said Tract E7, thence along said east line, N.00°26'03"W., a distance of 24.91 feet to a point on the north line of said Tract E5; thence along said north line of said Tract E5, N.89°53'15"E., a distance of 639.40 feet to the east line of said Tract E5; thence along said east line, S.00°20'31"E., a distance of 25.00 feet to the Point of Beginning.

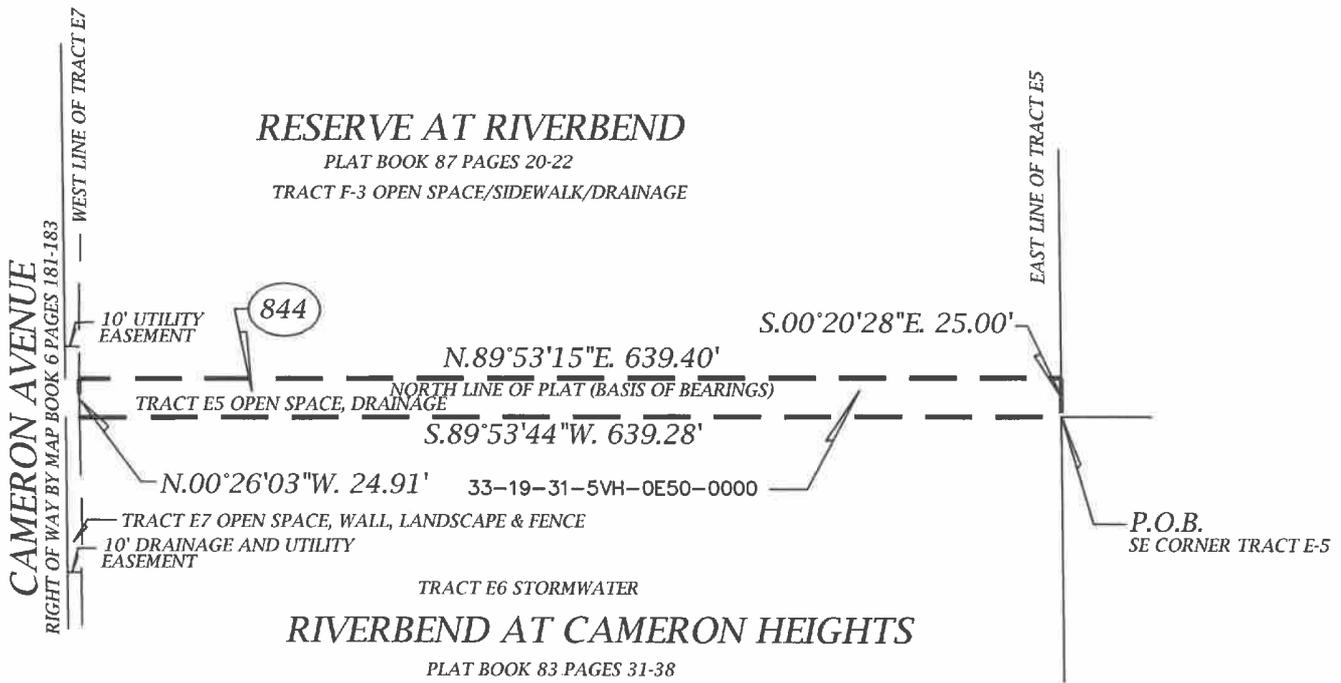
Said parcel containing 15,737.95 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

Parcel 2-844

SKETCH OF DESCRIPTION

Scale 1" = 120'



T:\Survey\R. Phillips\Midway Drainage\bp2\basebp2.dwg

LEGEND:
 M.O.=MONUMENTED AND OCCUPIED
 ORB=OFFICIAL RECORDS BOOK
 P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCEMENT

SEMINOLE COUNTY
 SURVEY SECTION OF ROADS-STORMWATER DIVISION
 PUBLIC WORKS DEPARTMENT
 149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
 407-665-5647

SURVEYOR'S NOTES

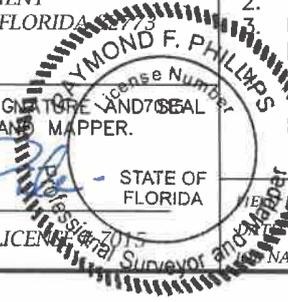
1. BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF RIVERBEND AT CAMERON HEIGHTS AS RECORDED IN PLAT BOOK 83 PAGES 31-38, WHICH IS ASSUMED TO BEAR N.89°53'15"E.
2. THIS IS NOT A SURVEY
3. UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

BY: 
 RAYMOND F. PHILLIPS P.S.M. FL. LICEN

STATE OF FLORIDA
 License Number: 7015
 DATE: n/a
 DATE: 02/27/2023
 NAME: MIDWAY DRAINAGE
 SCALE: 1"=120'
 DRAWN BY: RFP
 CHECKED BY: RP



SHEET 2 OF 2

Parcel 2-845

EXHIBIT "A"

Legal Description

That portion of Tract E6 of the Plat of Riverbend at Cameron Heights as recorded in Plat Book 83, pages 31 through 38, of the public records of Seminole County, Florida, being in Section 33 Township 19 South, Range 31 East, Florida being further described as follows:

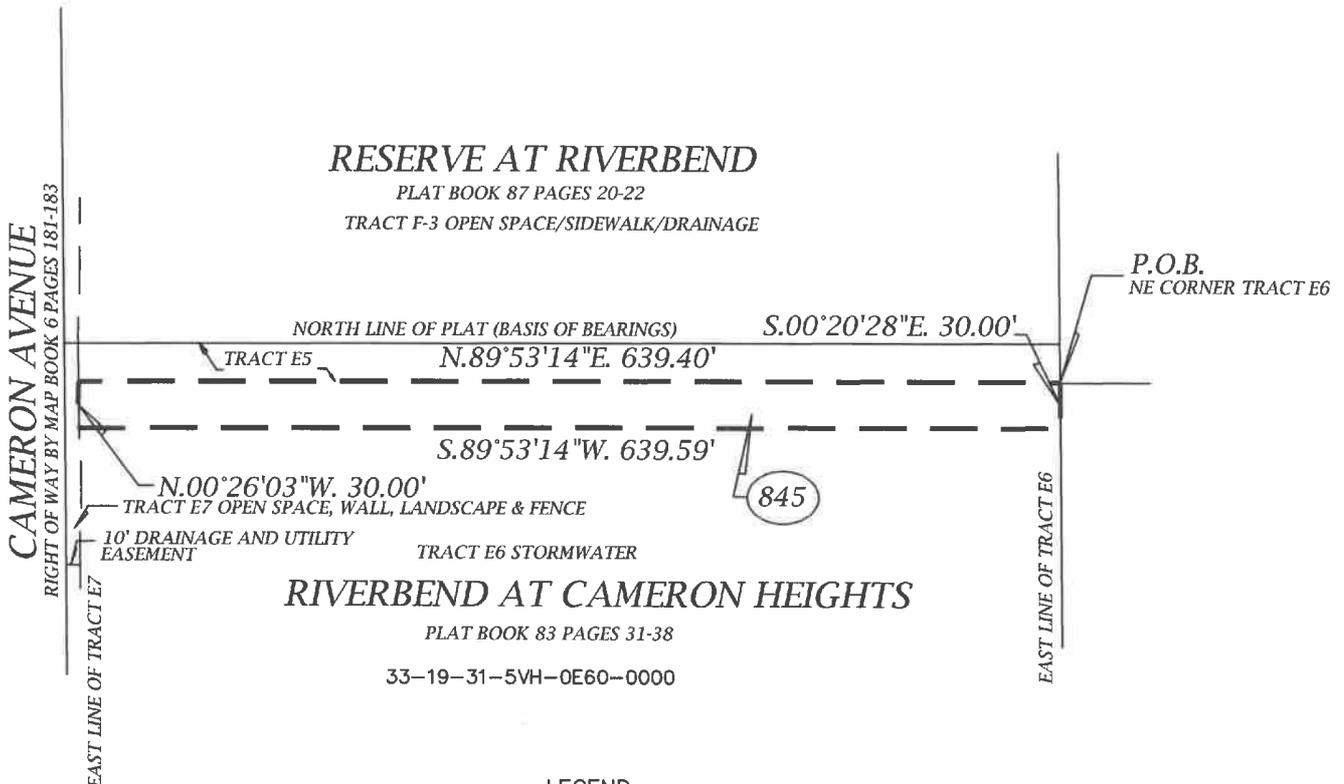
Beginning at the Northeast corner of said Tract E6 of the Plat of Riverbend at Cameron Heights, thence along the east line of said Tract E6, S.00°20'28"E., a distance of 30.00 feet; thence S.89°53'14"W., a distance of 639.23 feet to the east line of said Tract E7; thence along said west line N.00°26'03"W., a distance of 30.00 feet to the north line of said Tract E6, thence along said the north line of the aforementioned Tract E6, N.89°53'14"E., a distance of 639.28' to the Point of Beginning.

Said parcel containing 19117.44 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

Scale 1" = 120'



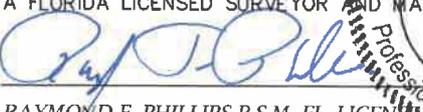
LEGEND:
 M.O.=MONUMENTED AND OCCUPIED
 ORB=OFFICIAL RECORDS BOOK
 P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCEMENT

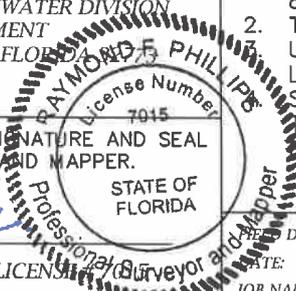
T:\Survey\R Phillips\Midway Drainage\bp2\basebp2.dwg

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
 PUBLIC WORKS DEPARTMENT
 149 BUSH LOOP BLVD. SANFORD, FLORIDA
 407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 
 RAYMOND F. PHILLIPS P.S.M. FL. LICENSED SURVEYOR AND MAPPER



SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF RIVERBEND AT CAMERON HEIGHTS AS RECORDED IN PLAT BOOK 83 PAGES 31-38, WHICH IS ASSUMED TO BEAR N.89°53'14"E.
 - THIS IS NOT A SURVEY UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

DATE: n/a
 SCALE: 1"=120'
 DRAWN BY: RFP
 CHECKED BY: RP