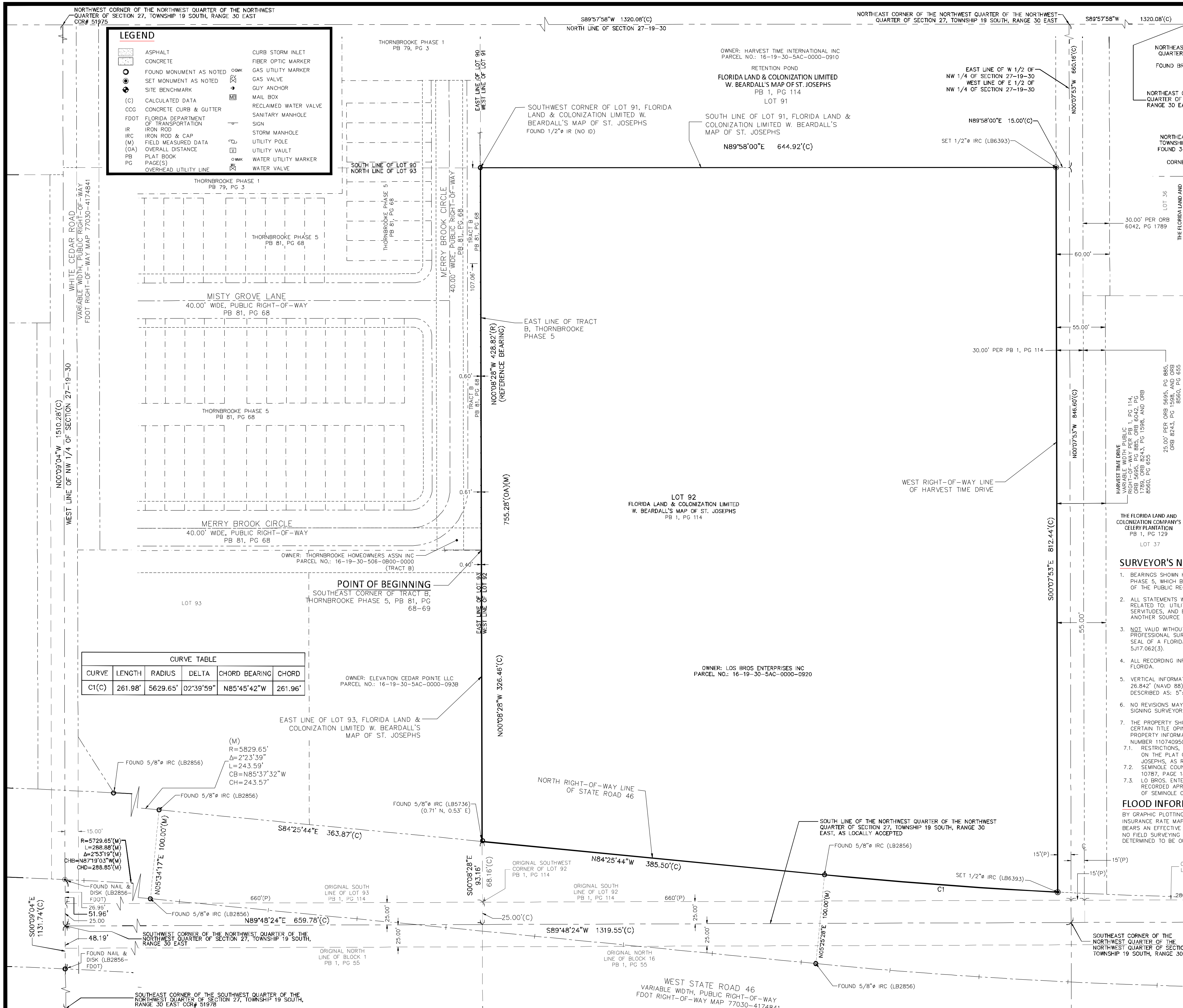
BOUNDARY & TOPOGRAPHIC SURVEY FOR PROPOSED PLAT OF "S.R. 46 COMMERCIAL" A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

SEMINOLE COUNTY



LEGEND

ASPHALT	CURB STORM INLET
CONCRETE	FIBER OPTIC MARKER
FOUND MONUMENT AS NOTED	GAS UTILITY MARKER
SET MONUMENT AS NOTED	GAS VALVE
SITE BENCHMARK	GUY ANCHOR
(C) CALCULATED DATA	MAIL BOX
CCG CONCRETE CURB & GUTTER	RECLAIMED WATER VALVE
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	SANITARY MANHOLE
IR IRON ROD	SIGN
IRC IRON ROD & CAP	STORM MANHOLE
(M) FIELD MEASURED DATA	UTILITY POLE
(OA) OVERALL DISTANCE	UTILITY VAULT
PB PLAT BOOK	WATER UTILITY MARKER
PG PAGE(S)	WATER VALVE
OVERHEAD UTILITY LINE	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1(C)	261.98'	5629.65'	02°39'59"	N85°45'42"W	261.96'

CERTIFIED TO

SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A REPLAT OF A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID TRACT B RUN NORTH 00°08'28" WEST A DISTANCE OF 428.82 FEET TO THE SOUTHWEST CORNER OF LOT 91 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE ALONG THE SOUTH LINE OF SAID LOT 91 RUN NORTH 89°58'00" EAST A DISTANCE OF 644.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-417481; THENCE DEPARTING SAID SOUTH LINE OF LOT 91 ALONG SAID WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE RUN SOUTH 00°07'53" EAST A DISTANCE OF 812.44 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-4174841, SAID INTERSECTION BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 02°39'59", AND A CHORD LENGTH OF 261.96 FEET WHICH BEARS NORTH 85°45'42" WEST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 48 AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 261.98 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG SAID TANGENT LINE RUN NORTH 84°25'44" WEST A DISTANCE OF 385.50 FEET TO A POINT ON THE EAST LINE OF LOT 93 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID EAST LINE OF LOT 93 RUN NORTH 00°08'28" WEST A DISTANCE OF 326.46 FEET RETURNING TO THE POINT OF BEGINNING

CONTAINING 506,914 SQUARE FEET OR 11.637 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, WHICH BEARS NORTH 00°08'28" WEST AS RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. ALL RECORDING INFORMATION CITED HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
5. VERTICAL INFORMATION BASED ON: BENCHMARK "GPS0294" HAVING A PUBLISHED ELEVATION OF 26.842' (NAVD 88) DESCRIBED AS: 5"x5" CONCRETE MONUMENT WITH BRASS DISK STAMPED "GPS 094".
6. NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY BURR & FORMAN LLP, WHICH IS BASED ON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ORDER NUMBER 110740950) SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:
   - 7.1. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, AS RECODED IN PLAT BOOK 1, PAGES(S) 114. (AFFECTS, AS SHOWN).
   - 7.2. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED MARCH 14, 2025 IN OFFICIAL RECORDS BOOK 10787, PAGE 1892, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
   - 7.3. LO BROS. ENTERPRISES, INC./CITY OF SANFORD PRE-ANNEXATION PETITION AND AGREEMENT RECORDED APRIL 8, 2025 IN OFFICIAL RECORDS BOOK 10802, PAGE 1477 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120294 0070 F (MAP NO. 12117C0070F), WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by E Glenn Turner DN: cn=E Glenn Turner, o=American Surveying and Mapping, email=gturner@asmcorporate.com, c=US Date: 2025.09.25 12:36:49 -04'00'

E. GLENN TURNER PSM #5643 — DATE — FOR THE FIRM

DATE	REVISIONS	TECH
10/07/24	OUTFLOW STRUCTURE ADDED	EGW
10/18/24	REVISED SURVEY	EGW
12/03/24	REVISED BOUNDARY	EGW
12/31/24	ADDITIONAL TOPOGRAPHIC DATA ADDED	EGW
02/21/25	ADDITIONAL TOPOGRAPHIC DATA ADDED	EGW
03/28/25	REVISED SURVEY	SW
04/07/25	ADD SANITARY INVERTS	SW
5/19/25	REV. PLAT SUBMITTAL	CF
8/14/25	REV. PER CC	CF

ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
nationalduediligenceservices.com
LB#6393

JOB NO.:	240435
SCALE:	1"=50'
FIELD DATE:	03/25/2025
FIELD BY:	JW
DRAWN BY:	EGW
APPROVED BY:	EGT
DRAWING FILE #	240435 S.R. 46 COMMERCIAL BNDY-TOPO [CLEAN]

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