

Boundary Survey

Surveyor's Legal Description:

A PORTION OF ALAFAYA TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 96, AND BEING PART OF LOTS 11 AND 19, AND ALL OF LOT 18, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THAT PORTION TAKEN FOR ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 3497, PAGE 1152, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, ALAFAYA TRAIL SUBDIVISION, BEING A PLAT RECORDED IN PLAT BOOK 10, PAGE 96 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 26, FRANCISCO PARK PLAT, BEING A PLAT RECORDED IN PLAT BOOK 89, PAGES 59 THROUGH 66 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID LOT 26 AND WESTERLY EXTENSION THEREOF, NORTH 89°58'36" WEST 167.97 FEET TO THE EASTERLY LINE OF SAID FRANCISCO PARK PLAT, THENCE ALONG SAID EASTERLY LINE, NORTH 16°31'12" WEST 69.58 FEET, THENCE NORTH 01°54'52" WEST 100.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4034, PAGE 774, THENCE ALONG SOUTH LINE OF SAID LANDS SOUTH 89°32'08" EAST 169.87 FEET TO THE WEST LINE OF LOT 19, ALAFAYA TRAIL SUBDIVISION, THENCE, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 19, NORTH 89°41'25" EAST 120.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ALAFAYA TRAIL AND A CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 1,986.69 FEET, A DELTA OF 04°48'14", AND A CHORD BEARING & DISTANCE OF SOUTH 09°40'06" EAST 166.53 FEET TO THE SOUTH LINE OF SAID LOT 18, THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'03" WEST 127.55 FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 08-28-2007.

CERTIFIED TO:  
STEPHEN J. RATCLIFF, STEPHAN J. RATCLIFF REVOCABLE TRUST, PAUL M. KAUFMANN, WHARTON LAW GROUP, P.A., WFG NATIONAL TITLE INSURANCE COMPANY

