

SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION

LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID 29 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°44'17" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID 29, A DISTANCE OF 15.00 FEET; TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CHAPMAN ROAD; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'46" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 24.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'46" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1102.34 FEET TO A POINT LYING ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 97770-2300; SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 5554.58 FEET, A CENTRAL ANGLE OF 00°20'40", AN ARC LENGTH OF 33.39 FEET, A CHORD LENGTH OF 33.39 FEET AND A CHORD BEARING OF NORTH 25°11'36" EAST TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEST CHAPMAN ROAD; THENCE RUN NORTH 89°08'46" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1087.68 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF TATRA STREET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°51'14" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 0.754 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

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

REVISIONS:

REVISED SKETCH OF DESCRIPTION 6-30-2025 (JLM)
REVISED SKETCH OF DESCRIPTION 1-29-2026 (JLM)

(THIS IS NOT A SURVEY)

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



Digitally signed
by David A
White
Date:
2026.01.29
16:51:02 -05'00'

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION L.B. #966
DATE OF SIGNATURE: 1-29-2026

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION NUMBER LB 966

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

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

DATE: JULY 30, 2024

PREP BY: J.L.M.

DRAWN BY: J.L.M.

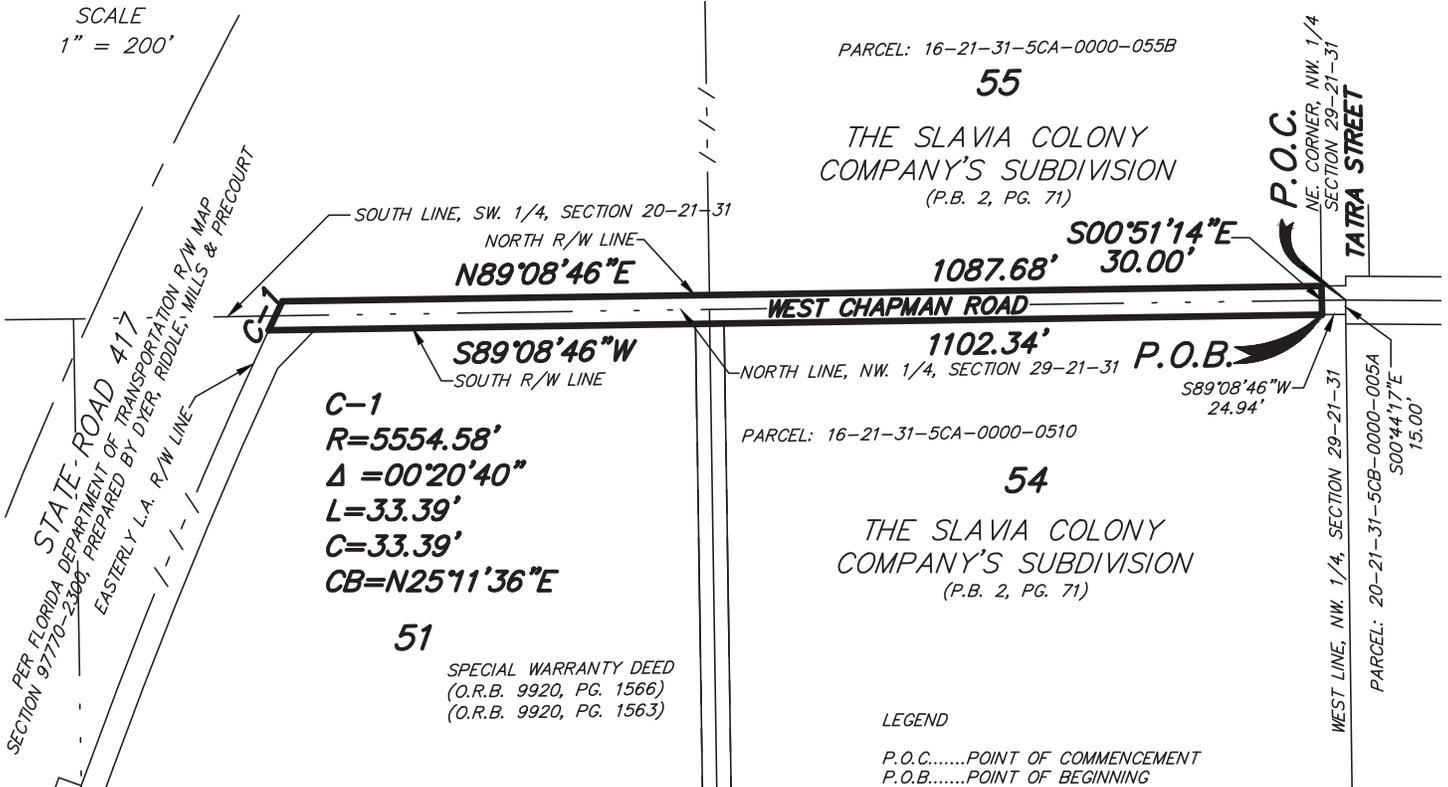
JOB #: 23-074

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SKETCH OF DESCRIPTION RIGHT-OF-WAY VACATION



SCALE
1" = 200'



LEGEND

- P.O.C.....POINT OF COMMENCEMENT
- P.O.B.....POINT OF BEGINNING
- R/W.....RIGHT-OF-WAY
- P.B.....PLAT BOOK
- PG.....PAGE
- R.....RADIUS
- Δ.....CENTRAL ANGLE
- L.....ARC LENGTH
- C.....CHORD LENGTH
- C.B.....CHORD BEARING
- L.A.....LIMITED ACCESS

(THIS IS NOT A SURVEY)

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

SHEET 2 OF 2

PEC | **SURVEYING AND MAPPING**
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