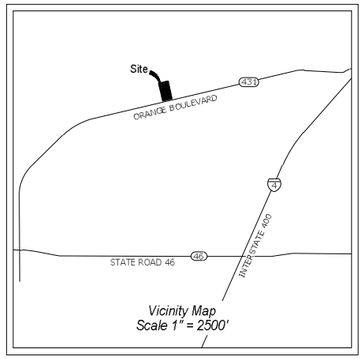
# MATA'S FARM

**A REPLAT OF LOT 3, BLOCK 13, MAP OF SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGES 127, 128, AND 128 1/2, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA**

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



PLAT BOOK: PAGE:




*Vicinity Map*
*Scale 1" = 2500'*

LEGAL DESCRIPTION

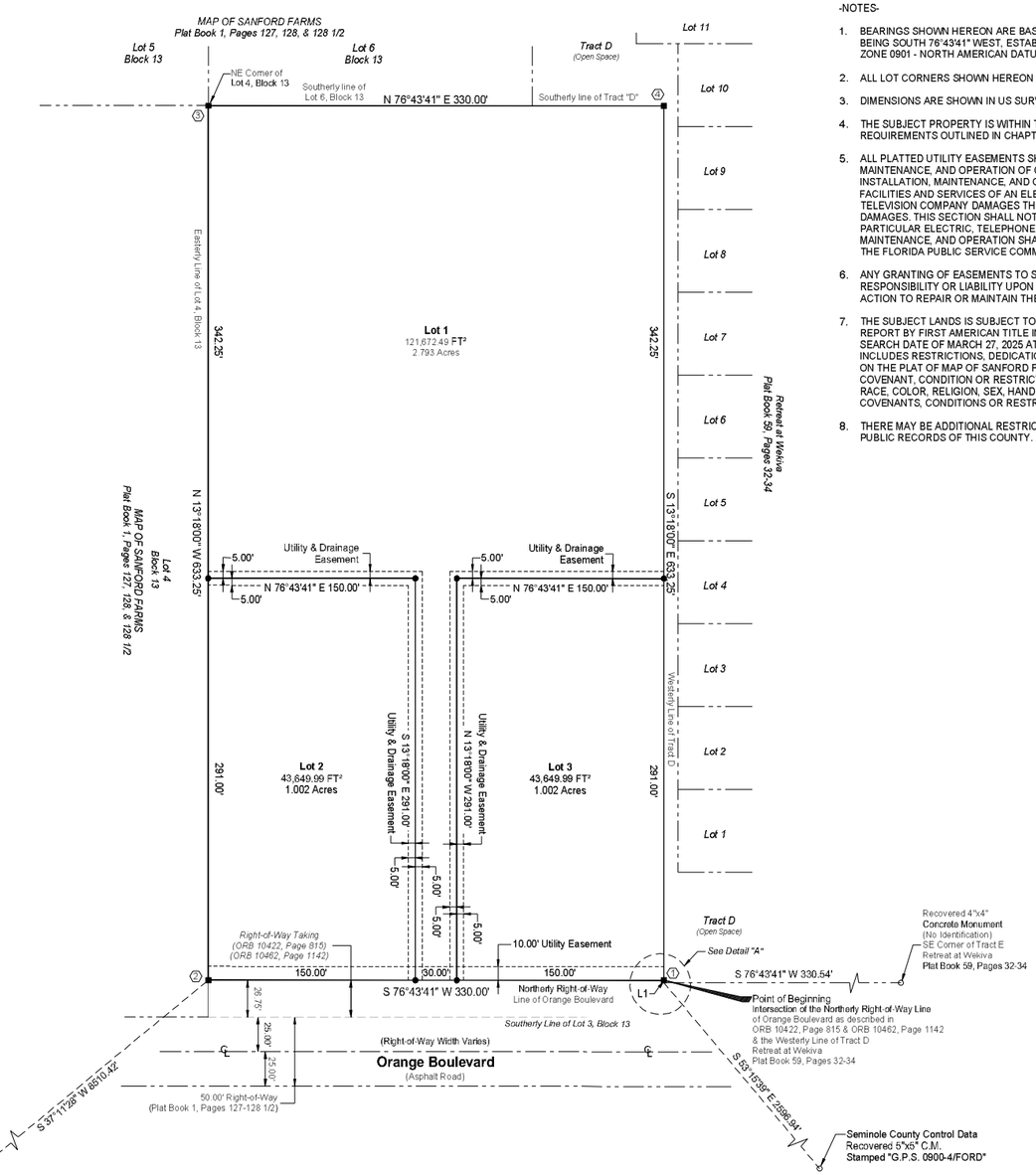
LOT 3, BLOCK 13, MAP OF THE SANFORD FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 127, 128, AND 128 1/2, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

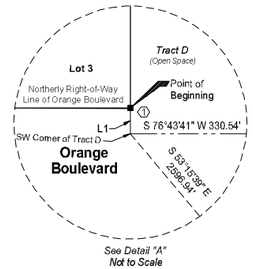
BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10422, PAGE 815 AND OFFICIAL RECORDS BOOK 10462, PAGE 1142, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE WESTERLY LINE OF TRACT D, RETREAT AT WEKIVA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 32 THROUGH 34, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 13°18'00" WEST, 1.75 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT D, THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE BOULEVARD, SOUTH 76°43'41" WEST, 330.00 FEET, TO THE EASTERLY LINE OF LOT 4, BLOCK 13, OF SAID MAP OF THE SANFORD FARMS; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE BOULEVARD, AND WITH THE EASTERLY LINE OF SAID LOT 4, BLOCK 13, NORTH 13°18'00" WEST, 633.25 FEET, TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 13, AND BEING ON THE SOUTHERLY LINE OF LOT 6, BLOCK 13, OF SAID MAP OF THE SANFORD FARMS; THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 4, BLOCK 13, AND WITH THE SOUTHERLY LINE OF LOT 6, BLOCK 13, OF SAID MAP OF THE SANFORD FARMS, AND WITH THE SOUTHERLY LINE OF SAID TRACT D, OF SAID RETREAT AT WEKIVA, NORTH 76°43'41" EAST, 330.00 FEET, TO THE WESTERLY LINE OF SAID TRACT D; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 6, BLOCK 13, AND THE SOUTHERLY LINE OF SAID TRACT D, AND WITH THE EASTERLY LINE OF SAID TRACT D, SOUTH 13°18'00" EAST, 633.25 FEET, TO THE POINT OF BEGINNING.

CONTAINING 208,972.47 SQUARE FEET OR 4.797 ACRES, MORE OR LESS.

| Line Table | | |
|---|---|---|
| Line | Direction | Length |
| L1 | N 13°18'00" W | 1.75' |

| Boundary State Plane Coordinate Table | | |
|---|---|---|
| Point | Northing | Easting |
| 1 | 1633516.88 | 545397.52 |
| 2 | 1633441.12 | 545076.33 |
| 3 | 1634057.38 | 544930.66 |
| 4 | 1634133.14 | 545251.84 |




*See Detail "A"*
*Not to Scale*

-NOTES-

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, BEING SOUTH 76°43'41" WEST, ESTABLISHED BY GPS OBSERVATIONS ON STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NORTH AMERICAN DATUM (NAD) '83.
2. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
3. DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.
4. THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. ANY GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
7. THE SUBJECT LANDS IS SUBJECT TO ALL ENCUMBRANCES AND MATTERS FROM THE PROPERTY INFORMATION REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NO.: 110504108, WITH A PUBLIC RECORD SEARCH DATE OF MARCH 27, 2025 AT 8:00 AM. PREPARED FOR EDICKSON MATA AND CAROL B. MATA, WHICH INCLUDES RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MAP OF SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE(S) 127-128, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Graphic Scale
0' 25' 50' 100'
(In Feet)
Scale: 1"=50'

-Legend-

- (1) - State Plane Coordinate Reference
- ○ - Found Control Point Unless Noted Otherwise
- ● - Set 1/2" Rebar Stamped "LB 7623" Unless Noted Otherwise
- ■ - P.R.M. - Permanent Reference Monument - Set 4"x4" Concrete Monument Stamped "PRM LB 7623" Unless Noted Otherwise
- PRM - Permanent Reference Monument
- PSM - Professional Surveyor and Mapper
- ℄ - Centerline
- CCR - Certified Corner Record
- FT² - Square Feet
- LB - Licensed Business
- ORB - Official Records Book


Ireland & Associates Surveying, Inc.
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Fax-407.320.8165


Sheet Index:
Sheet 1 of 1 - Legal Description, dedication, notes, boundary information, geometry, and Legend

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**CERTIFICATE OF COUNTY SURVEYOR**

I have reviewed the Plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.

Raymond H. Phillips, LS #7015 — Date
Seminole County Surveyor

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes: and that said land is located in the City of Sanford, Seminole County, Florida.

Dated: _____ Signed: _____

PSM 6637
Surveyor's Registration Number
LB 7623
Legal Entity's Certificate of Authorization Number

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

## MATA'S FARM

### DEDICATION

KNOW ALL BY THESE PRESENTS, that EDICKSON MATA and CAROL MATA, being the owners in fee simple of the lands described in the foregoing caption to this plat, without dedicating said lands and plat to the public or for any public use or benefit whatsoever, except as expressly stated herein, hereby dedicates said lands and plat for the uses and purposed herein expressed.

A minimum five (5) foot wide side yard drainage and utility easement shall be provided along side property lines on all lots. No AC pads, pool equipment, or other encumbrances allowed within the easement.

The utility easements described and shown hereon are to be dedicated to Seminole County. The utilities are to be owned and maintained by the utility provider. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, power lines, telephone lines, and cablevision lines.

The drainage easements shown are dedicated to and owned and maintained by the Property Owner. An emergency access easement over all drainage easements shown on this plat is hereby dedicated to Seminole County for emergency maintenance purposes in the event inadequate maintenance of the private storm drainage system creates a hazard to the public health, safety and general welfare. The emergency access easement granted does not impose any obligation, burden, responsibility or liability upon the County to enter upon the subject property and take any action to repair or maintain the private drainage & storm-water system.

IN WITNESS THEREOF, has caused these presents to be signed and attached to the individuals named below on this _____ day of _____, 2025

By _____
Print Name:
Its:
Witness _____
Print Name:
Witness _____
Print Name:

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____

My Commission Expires _____

- - - - - - - - - - - - - - -

By _____
Print Name:
Its:
Witness _____
Print Name:
Witness _____
Print Name:

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as _____ of _____

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____

My Commission Expires _____

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on _____, the foregoing plat was approved by the board of County Commissioners of Seminole County, Florida.

Chairman of the Board — Clerk of the Board
Printed Name — Printed Name

**CERTIFICATE OF CLERK OF CIRCUIT COURT**

I HEREBY CERTIFY that I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177 Part 1, Florida Statutes, and was filed for record on

_____

at _____ File No. _____

Clerk of the Circuit Court in and for Seminole County, Florida