

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PROVIDING FOR FINDING A NECESSITY AND PUBLIC PURPOSE FOR THE ACQUISITION OF PARCELS 101, 102, 104 A, 104 B & C, 106, 109, 110, 111, 112, 113, 114, 115, 116, 118, 119, and 120 FOR THE HILLVIEW DRIVE 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 in Seminole County for the benefit of the citizens of Seminole County and the traveling public; and

WHEREAS, the safe, effective, and efficient control of flooding and drainage along and within the County road system 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; and

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, vest authority over the road system of Seminole County in the County; and

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

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

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 accommodate the roadway and its appurtenant facilities, including flooding control and drainage facilities, to decrease the likelihood of flooding and drainage problems and accidents and to increase the safety of travel within and upon such facilities; and

WHEREAS, that portion of Hillview Drive from a point approximately 1,281 feet east of State Road 434 east to McNorton Road (this portion of Hillview Drive is referred to below simply as “Hillview Drive”) is an existing road in the County Road System that traverses through a developing area; and

WHEREAS, the existing right-of-way of Hillview Drive is inadequate for proper flooding control and drainage; and



WHEREAS, Hillview Drive currently floods during even relatively minor rainfall events and experiences sustained inundation following major storms, making the roadway hazardous; and

WHEREAS, the purpose of the Hillview Drive Drainage Improvement Project is to alleviate flooding along the roadway for the 10-year 24-hour storm event.

WHEREAS, the property described in this Resolution is being acquired for the public use as right-of-way for the Hillview Drive Drainage Improvement Project to alleviate drainage on Hillview Drive by adjusting the vertical profile of the roadway, adding curbs and gutters, storm drain inlets, and storm sewer pipe, and routing runoff to a new retention pond; and

WHEREAS, the property described in this Resolution is reasonably necessary for roadways, a sufficient shoulder for the paved roadway, rights-of-way, drainage facilities, and related facilities for the use of the general public; and

WHEREAS, Seminole County has caused the roadway's area of construction to be located and surveyed and has caused right-of-way maps for the sections of Hillview Drive as described above to be prepared, based upon and incorporating the 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 alternate route; (2) costs of the project; (3) environmental factors; (4) long-range planning; and (5) safety considerations; and

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 survey and location data described above and the right-of-way map; and

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 Hillview Drive in order to enhance public transportation within Seminole

County, for flood control and improved drainage and to increase the safety of property, persons, and travel along the road.

Section 3. The acquisition of the properties described in Composite Exhibit A attached to this Resolution, consisting of 36 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 sought to be acquired are designated as Parcels 101, 102, 104 A, 104 B & C, 106, 109, 110, 111, 112, 113, 114, 115, 116, 118, 119, and 120 and are intended to be acquired in fee simple for flood control and drainage improvement and related purposes, all being associated with roadway improvements for the Hillview Drive Drainage Improvement Project, which is absolute complete ownership of all rights over property 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 Hillview Drive 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 the parcels described in Composite Exhibit "A" 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 Chapter 74, Florida Statutes (2024). The County Attorney's Office is further authorized to accomplish the acquisition of each parcel by settlement and compromise at such terms that it 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 properties described in Composite Exhibit "A" 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

Attachment:
Composite Exhibit "A" – 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)

DGS/sfa
2/12/2025

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SKETCH OF DESCRIPTION (PARCEL 101)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0180-0000

OWNER: CHARLES EDWARD SANDERS, II

LEGAL DESCRIPTION:

THAT PART OF:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 22, 25 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE; THENCE CONTINUE NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4 443.36 FEET, THENCE RUN NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST PARALLEL TO AND 468.36 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 22, 328.18 FEET; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, 443.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 52 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 328.73 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10065, PAGE 1295 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Beginning at the Southwest corner of the Northwest 1/4 of aforesaid Section 22, said point being along the West line of the aforesaid Parcel Described in Official Records Book 10065, Page 1295, or the Southerly projection thereof; thence run North 00°29'39" East along said West line for a distance of 25.00 feet to a point along a line parallel with the South line of said Northwest 1/4, said point also being along the North line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said West line, run North 89°57'56" East along said parallel line, and said North line, for a distance of 328.61 feet, to a point along the East line of the aforesaid Parcel; thence run South 00°25'38" West along said East line, or the Southerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid South line of the Northwest 1/4; thence run South 89°57'56" West along said South line for a distance of 328.64 feet to the Point of Beginning:

Containing 8,216 square feet more or less

Which includes 3,402 square feet more or less, within the paved road for Hillview and 4,814 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

Jack V Carper

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

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

THIS IS NOT A SURVEY

ATKINS

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

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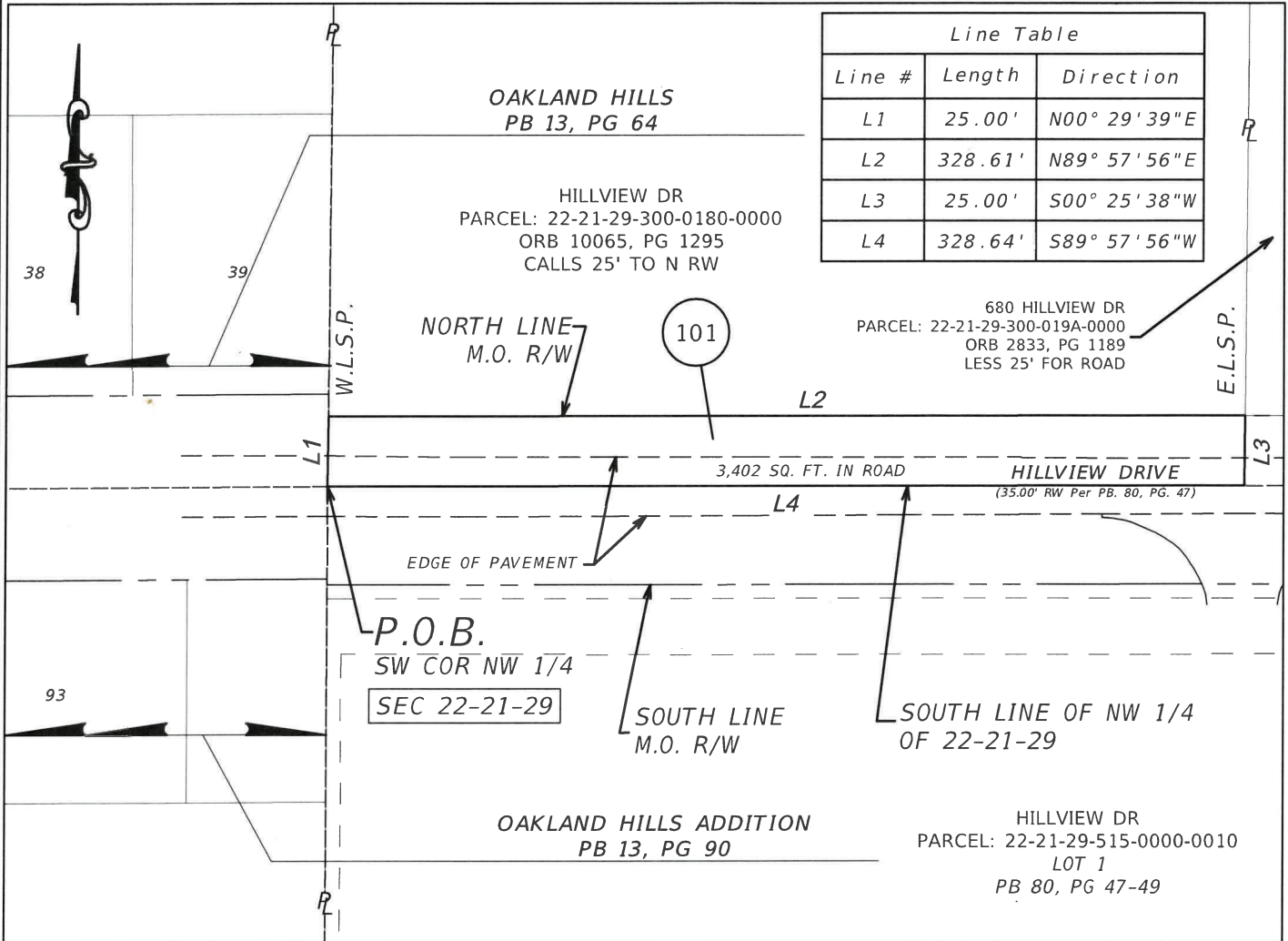
SKETCH OF DESCRIPTION (PARCEL 101)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0180-0000

OWNER: SANDERS, CHARLES

Line Table		
Line #	Length	Direction
L1	25.00'	N00° 29' 39"E
L2	328.61'	N89° 57' 56"E
L3	25.00'	S00° 25' 38"W
L4	328.64'	S89° 57' 56"W



LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented & Occupied
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.S.P. = West Line or Southerly Projection Thereof
- E.L.S.P. = East Line or Southerly Projection Thereof

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ATKINS

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

Date: 1/22/2024
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 Sheet 2 of 2

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SKETCH OF DESCRIPTION (PARCEL 102)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-019A-0000

OWNER: LLOYD, TIMOTHY L

LEGAL DESCRIPTION:

THAT PART OF:

THE SOUTH 175 FEET OF THE WEST 100 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST (LESS THE SOUTH 25 FEET FOR ROAD.)

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833, PAGE 1189 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Southwest corner of the Northwest 1/4 of aforesaid Section 22; thence North 89°57'56" East along the South line of said Northwest 1/4 of Section 22, for a distance of 328.64 feet, to a point along the West line of the aforesaid Parcel Described in Official Records Book 2833, Page 1189, or the Southerly projection thereof, said point also being the Point of Beginning; thence departing said South line, run North 00°25'38" East along said West line, for a distance of 25.00 feet, to a point along a line that is parallel with the South line of said Northwest 1/4, said point also being along the North line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said West line, run North 89°57'56" East along said parallel line and said North line, for a distance of 100.00 feet to a point along the East line of the aforesaid Parcel; thence run South 00°25'38" West along said East line or the Southerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid South line of the Northwest 1/4; thence run South 89°57'56" West, along said South line for a distance of 100.00 feet to the Point of Beginning:

Containing 2,500 square feet more or less
Which includes 1,003 square feet more or less within the paved road for Hillview
and 1,497 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

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|--------|-------------------------|----------|---|
| P.O.B. | = Point of Beginning | R/W | = Right of Way |
| P.O.C. | = Point of Commencement | SEC | = Section |
| ORB | = Official Records Book | W.L.S.P. | = West Line or Southerly Projection Thereof |
| M.O. | = Monumented & Occupied | E.L.S.P. | = East Line or Southerly Projection Thereof |
| PB | = Plat Book | | |
| PG | = Page | | |
| COR | = Corner | | |
| NW | = Northwest | | |
| SW | = Southwest | | |

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 Sheet 1 of 2

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Tel : 407/647-7275 Certificate No. LB 24

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

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

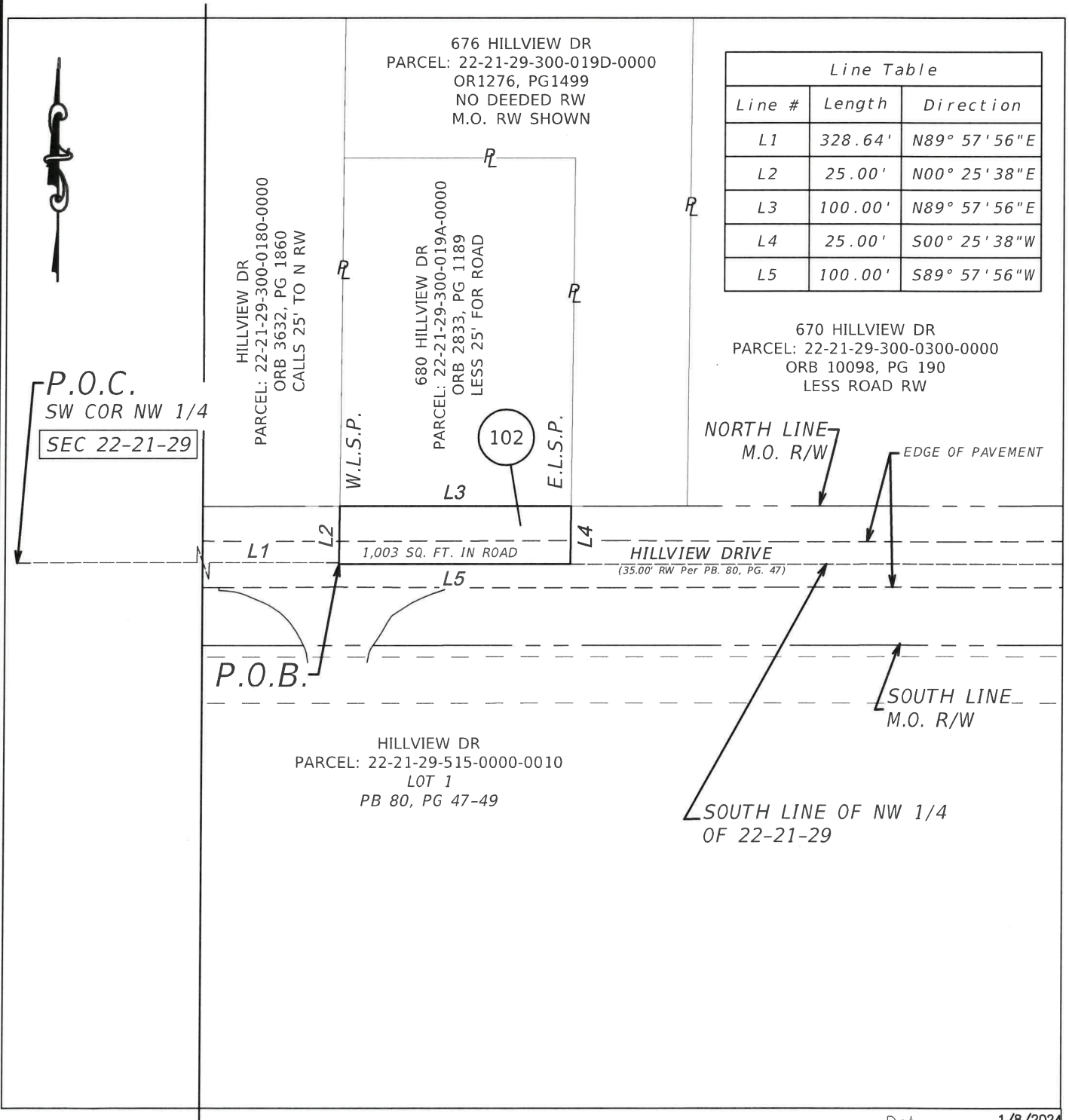
SKETCH OF DESCRIPTION (PARCEL 102)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-019A-0000

OWNER: LLOYD, TIMOTHY L

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Line Table		
Line #	Length	Direction
L1	328.64'	N89° 57' 56"E
L2	25.00'	N00° 25' 38"E
L3	100.00'	N89° 57' 56"E
L4	25.00'	S00° 25' 38"W
L5	100.00'	S89° 57' 56"W

P.O.C.
SW COR NW 1/4
SEC 22-21-29

P.O.B.

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ATKINS

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

Date: 1/8/2024
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Sheet 2 of 2

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SKETCH OF DESCRIPTION (PARCEL 104A)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC

LEGAL DESCRIPTION:

THAT PART OF:

EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, OF SEMINOLE COUNTY, FLORIDA, LESS THE WEST 150 FEET OF THE SOUTH 408 FEET, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LESS THE EAST 150 FEET OF THE SOUTH 316 FEET, LESS ROAD RIGHT-OF-WAY.

BEING THOSE CERTAIN LANDS AS DESCRIBED AS PARCELS 8 and 9 IN OFFICIAL RECORDS BOOK 10098, PAGE 190 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Southeast corner of the Southeast 1/4 of Southwest 1/4 of Northwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the South line of said Northwest 1/4 of Section 22, for a distance of 478.85 feet, to a point along the East line of the aforesaid Parcel Described in Official Records Book 10098, Page 190, or the Southerly projection thereof, said point also being the Point of Beginning; thence continue South 89°57'56" West along said South line for 357.87 feet to a point along the West line of said Parcel, or the Southerly projection thereof; thence departing said South line, run North 00°25'38" East along said West line, for a distance of 25.00 feet, to a point along a line that is parallel with the South line of said Northwest 1/4, said point also being along the North line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said West line, run North 89°57'56" East along said parallel line and said North line, for a distance of 357.88 feet to a point along the aforesaid East line of the Parcel; thence run South 00°26'22" West along said East line or the Southerly projection thereof, for a distance of 25.00 feet; to the Point of Beginning:

Containing 8,947 square feet more or less
Which includes 3,559 square feet more or less, within the paved road for Hillview
and 5,388 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

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|----------|-------------------------|----------|---|
| P.O.B.A. | = Point of Beginning | SW | = Southwest |
| P.O.C. | = Point of Commencement | R/W | = Right of Way |
| ORB | = Official Records Book | SEC | = Section |
| M.O. | = Monumented & Occupied | W.L.S.P. | = West Line or Southerly Projection Thereof |
| PB | = Plat Book | E.L.S.P. | = East Line or Southerly Projection Thereof |
| PG | = Page | | |
| COR | = Corner | | |
| NW | = Northwest | | |

Jack V Carper
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Ckd. By: JVC
Sheet 1 of 2

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ATKINS

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

J. Vance Carper, Jr. PSM
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Florida Certificate No. 3598

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

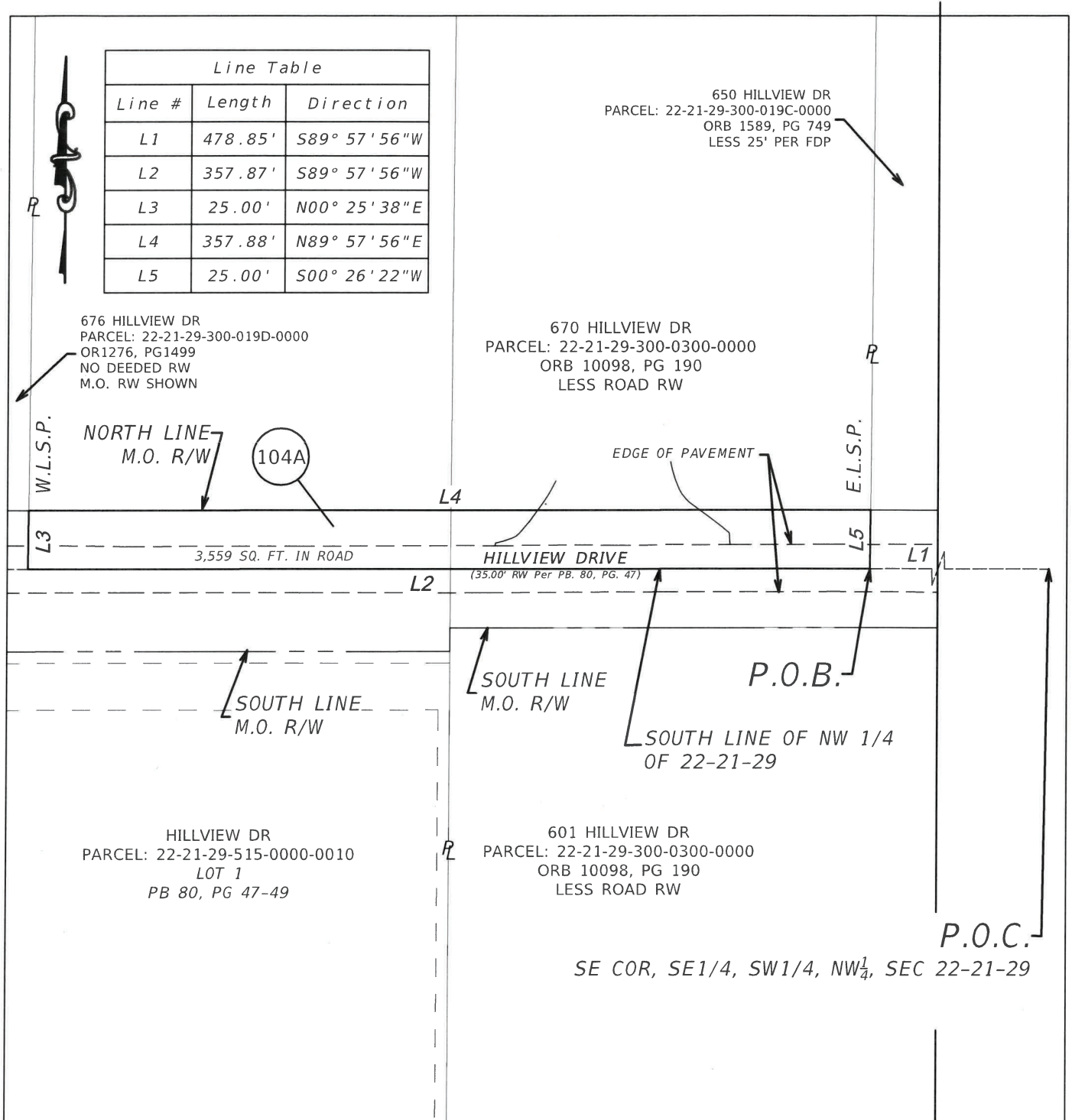
SKETCH OF DESCRIPTION (PARCEL 104A)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC

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

Date: 1/8/2024
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Sheet: 2 of 2

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SKETCH OF DESCRIPTION (PARCEL 104B)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC

LEGAL DESCRIPTION:

THAT PART OF:

EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS RIGHT-OF WAY FOR HILLVIEW DRIVE. ALSO LESS AND EXCEPT, THAT PORTION THEREOF CONTAINED IN QUITCLAIM DEED TO SEMINOLE COUNTY RECORDED IN O.R. BOOK 9852, PAGE 1880, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED AS PARCEL 6 IN OFFICIAL RECORDS BOOK 10098, PAGE 190 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Begin at the Southeast corner of the Southeast 1/4 of Southwest 1/4 of Northwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the South line of said Northwest 1/4 of Section 22, for a distance of 328.84 feet, to a point along the West line of the aforesaid Parcel Described in the aforesaid Official Records Book 10098, Page 190, or the Southerly projection thereof; thence departing said South line, run North 00°26'22" East along said West line, for a distance of 25.00 feet, to a point along a line that is parallel with the South line of said Northwest 1/4, said point also being along the North line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said West line, run North 89°57'56" East along said parallel line and said North line, for a distance of 328.72 feet to a point along the East line of the aforesaid SE1/4, SW1/4, NW1/4; thence run South 00°09'19" West along said East line, for a distance of 25.00 feet to the Point of Beginning:

Containing 8,219 square feet more or less

Which includes 3,294 square feet more or less, within the paved road for Hillview and 4,925 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

ORB = Official Records Book

M.O. = Monumented & Occupied

PB = Plat Book

PG = Page

COR = Corner

NW = Northwest

SW = Southwest

R/W = Right of Way

SEC = Section

W.L.S.P. = West Line or Southerly Projection Thereof

E.L.S.P. = East Line or Southerly Projection Thereof

Jack V Carper

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Date: 1/8/2024

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Job No.: 100067286

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Drawn By: AS

Ckd. By: JVC

Sheet 1 of 2

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ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel : 407/647-7275 Certificate No. LB 24

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

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

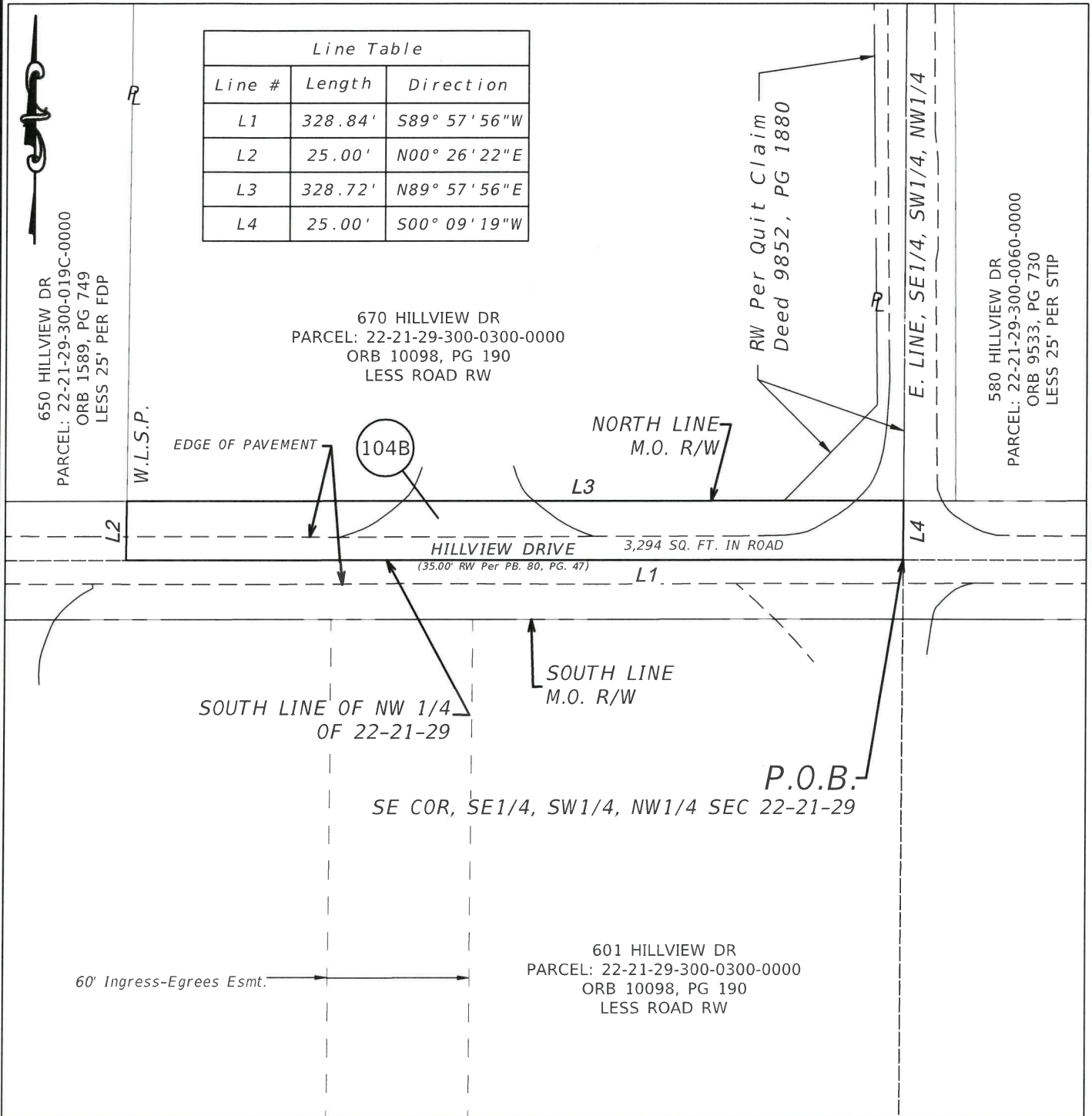
SKETCH OF DESCRIPTION (PARCEL 104B)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC

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Line Table		
Line #	Length	Direction
L1	328.84'	S89° 57' 56"W
L2	25.00'	N00° 26' 22"E
L3	328.72'	N89° 57' 56"E
L4	25.00'	S00° 09' 19"W

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

Date: 1/8/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 2 of 2

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SKETCH OF DESCRIPTION (PARCEL 104C)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC

LEGAL DESCRIPTION:

THAT PART OF:

The Northwest 1/4 of the Southwest 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 21 South, Range 29 East, of Seminole County, Florida,

BEING A PORTION OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10098, PAGE 190 OF THE PUBLIC RECORDS OF SEMINOLE COUTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northwest corner of the Southwest 1/4 of aforesaid Section 22; thence North 89°57'56" East along the North line of said Southwest 1/4 of Section 22, for a distance of 657.66 feet, to a point along the West line of the aforesaid Parcel Described in Official Records Book 10098, Page 190, or the Northerly projection thereof, said point also being the Point of Beginning; thence continue North 89°57'56" East along said North line for 844.02 feet to a point along the East line of the aforesaid Parcel, or the Northerly projection thereof; thence departing said North line, run South 00°12'44" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 844.01 feet to a point along the aforesaid West line of the Parcel; thence run North 00°11'32" East along said West line or the Northerly projection thereof, for a distance of 25.00 feet; to the Point of Beginning:

Containing 21,101 square feet more or less

Which includes 8,325 square feet more or less, within the paved road for Hillview and 12,776 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- | | |
|--------------------------------|--|
| P.O.B. = Point of Beginning | R/W = Right of Way |
| P.O.C. = Point of Commencement | SEC = Section |
| ORB = Official Records Book | W.L.N.P. = West Line or Northerly Projection Thereof |
| M.O. = Monumented & Occupied | E.L.N.P. = East Line or Northerly Projection Thereof |
| PB = Plat Book | |
| PG = Page | |
| COR = Corner | |
| NW = Northwest | |
| SW = Southwest | |

Jack V Carper

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ATKINS

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

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

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LICENSED SURVEYOR AND MAPPER

Date: 1/8/2024
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Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 4

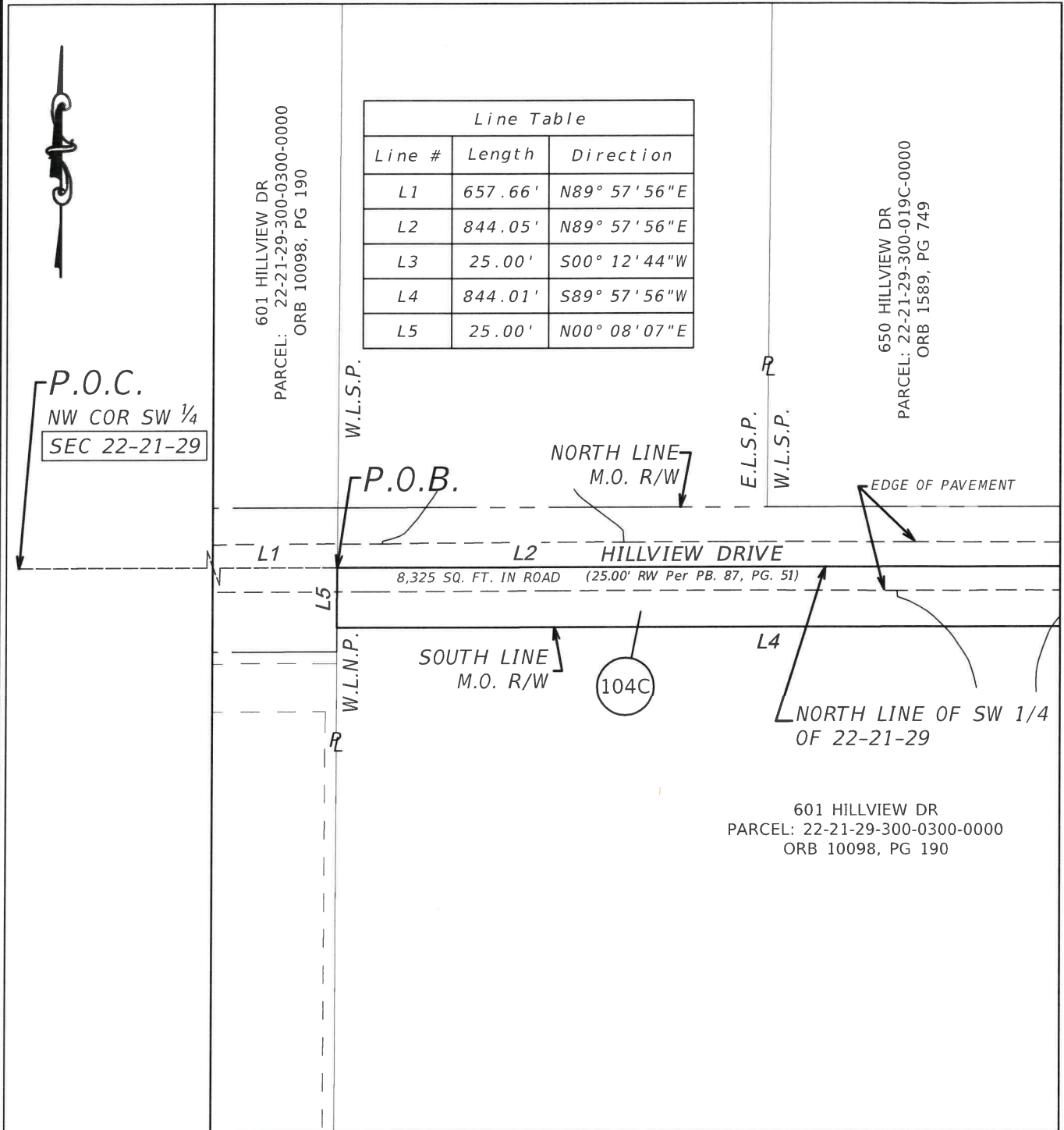
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SKETCH OF DESCRIPTION (PARCEL 104C)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC



Line Table		
Line #	Length	Direction
L1	657.66'	N89° 57' 56"E
L2	844.05'	N89° 57' 56"E
L3	25.00'	S00° 12' 44"W
L4	844.01'	S89° 57' 56"W
L5	25.00'	N00° 08' 07"E

MATCHLINE (SEE SHEET 3)

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/8/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 2 of 4

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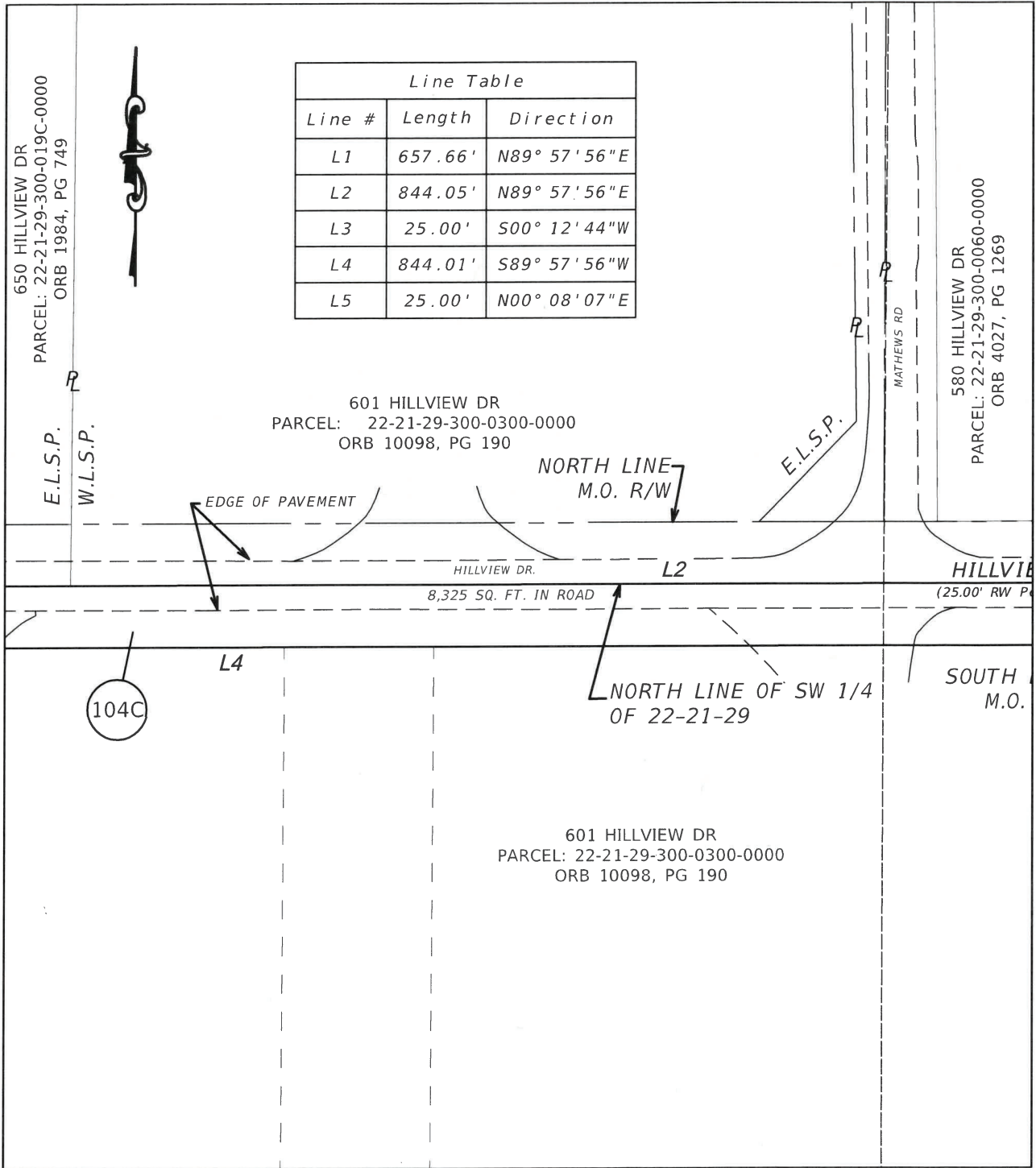
SKETCH OF DESCRIPTION (PARCEL 104C)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC

MATCHLINE (SEE SHEET 2)



Line Table		
Line #	Length	Direction
L1	657.66'	N89° 57' 56"E
L2	844.05'	N89° 57' 56"E
L3	25.00'	S00° 12' 44"W
L4	844.01'	S89° 57' 56"W
L5	25.00'	N00° 08' 07"E

MATCHLINE (SEE SHEET 4)

THIS IS NOT A SURVEY

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

Date: 1/8/2024
Scale: 1"=60'
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Ckd. By: JVC
Sheet 3 of 4

SKETCH OF DESCRIPTION (PARCEL 104C)

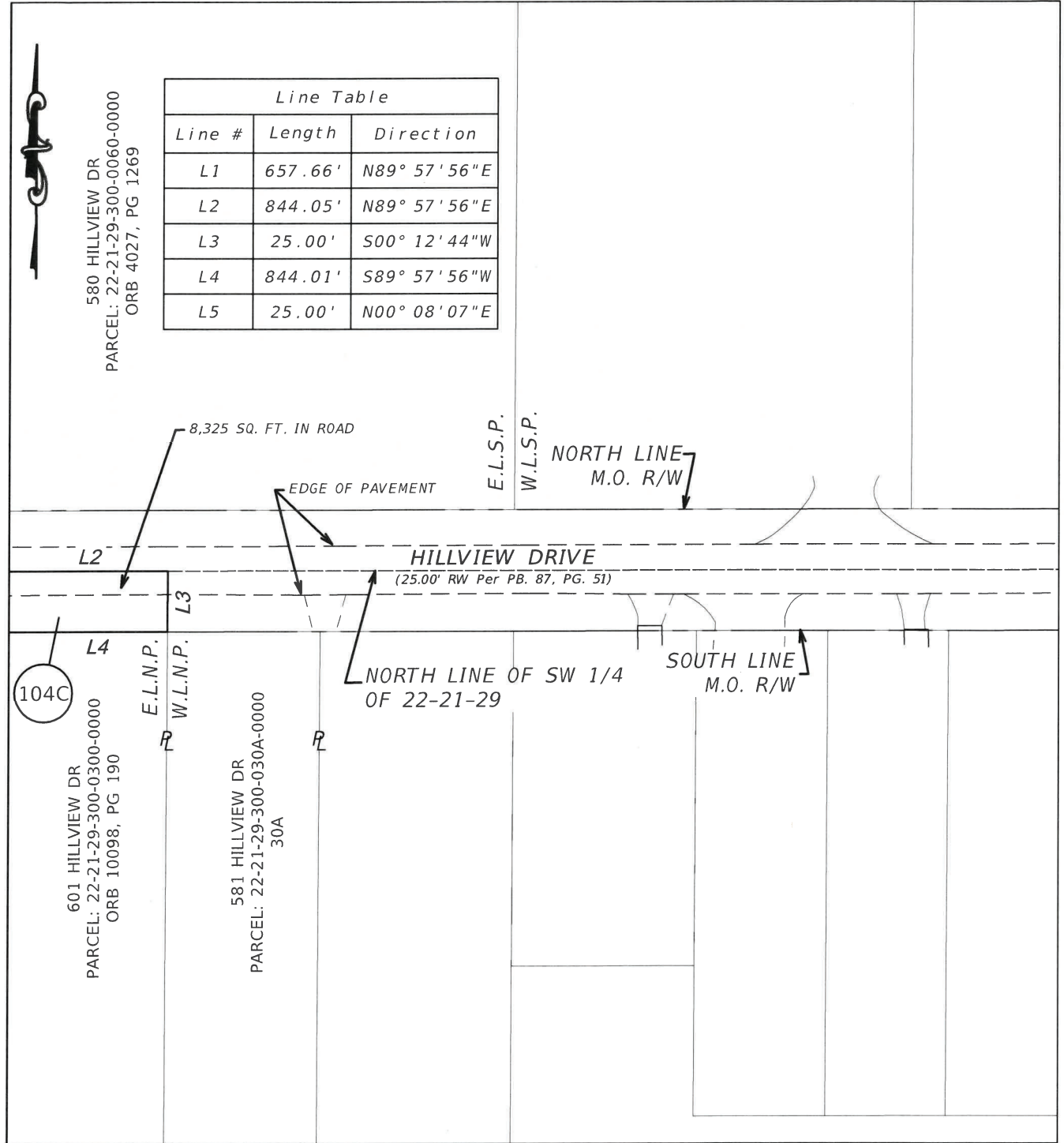
SEMINOLE COUNTY

TAX ID. 22-21-29-300-0300-0000

OWNER: RDC ALTAMONTE SPRINGS, LLC

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MATCHLINE (SEE SHEET 3)



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

Date: 1/8/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
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Ckd. By: JVC
Sheet 4 of 4

SKETCH OF DESCRIPTION (PARCEL 106)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0060-0000

OWNER: BUTLER, TERRY L. AND LORENE

LEGAL DESCRIPTION:

THAT PART OF:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 264 FEET AND LESS ROADS AND ROAD RIGHT OF WAYS.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2735, PAGE 739, AND LATER CONVEYED BY OFFICIAL RECORDS BOOK 9553, PAGE 730 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Beginning at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of aforesaid Section 22, said corner also being along the West line of the aforesaid Parcel Described in Official Records Book 2735, Page 739, or the Southerly projection thereof; thence North 00°09'19" East along said West line for, for a distance of 25.00 feet, to a point along a line that is parallel with the South line of said Northwest 1/4, said point also being along the North line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said West line, run North 89°57'56" East along said parallel line and said North line, for a distance of 328.86 feet to a point along the East line of the aforesaid Parcel; thence run South 00°11'20" West along said East line or the Southerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid South line of the Northwest 1/4 of Section 22; thence South 89°57'56" West, along said South line for 328.84 feet to the Point of Beginning:

Containing 8,250 square feet more or less
Which includes 3,365 square feet more or less within the paved road for Hillview
and 4,885 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented & Occupied
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.S.P. = West Line or Southerly Projection Thereof
- E.L.S.P. = East Line or Southerly Projection Thereof

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**Jack V
Carper**

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

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 LICENSED SURVEYOR AND MAPPER

Date: 1/22/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet: 1 of 2

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ATKINS

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

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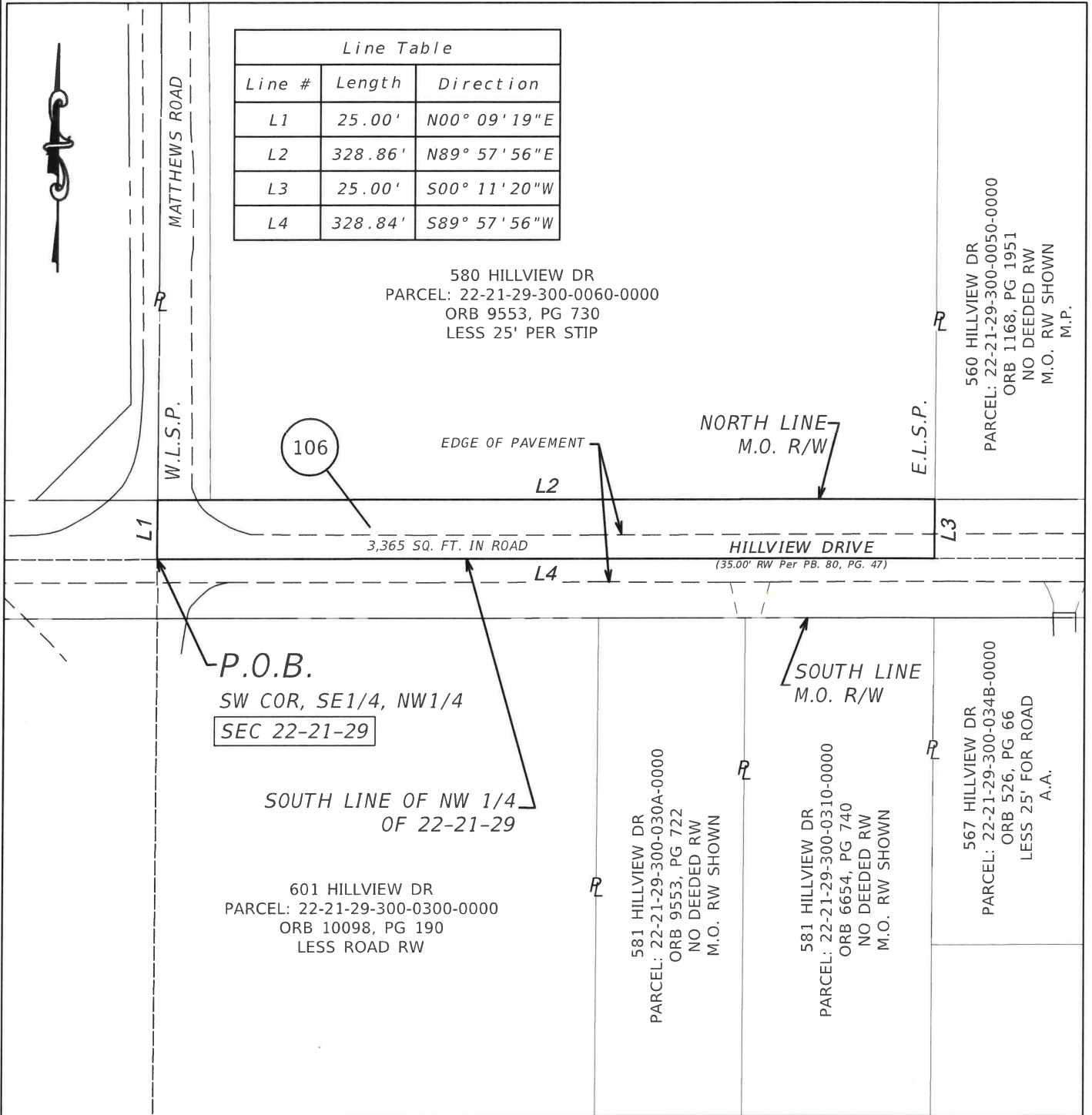
SKETCH OF DESCRIPTION (PARCEL 106)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0060-0000

OWNER: BUTLER, LORINE

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

Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL 109)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-030A-0000

OWNER: BUTLER, TERRY L. AND LORENE

LEGAL DESCRIPTION:

THAT PART OF:

THE WEST 62.50 FEET OF THE EAST 142.50 FEET OF THE NORTH 1/4 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 995, PAGE 1641, AND LATER CONVEYED IN OFFICIAL RECORDS BOOK 9553, PAGE 722 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northwest corner of the Southwest 1/4 of aforesaid Section 22; thence North 89°57'56" East along the North line of said Southwest 1/4 of Section 22, for a distance of 1501.71 feet, to a point along the West line of the aforesaid Parcel Described in Official Records Book 995, Page 1641, or the Northerly projection thereof, said point also being the Point of Beginning; thence continue North 89°57'56" East along said North line for 62.50 feet to a point along the East line or the Northerly projection thereof; thence departing said North line, run South 00°12'44" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 62.50 feet to a point along the aforesaid West line of the Parcel; thence run North 00°12'44" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet; to the Point of Beginning;

Containing 1,563 square feet more or less

Which includes 614 square feet more or less, within the paved road for Hillview and 949 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

ORB = Official Records Book

M.O. = Monumented & Occupied

PB = Plat Book

PG = Page

COR = Corner

NW = Northwest

SW = Southwest

R/W = Right of Way

SEC = Section

W.L.N.P. = West Line or Northerly Projection Thereof

E.L.N.P. = East Line or Northerly Projection Thereof

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel : 407/647-7275 Certificate No. LB 24

Jack V Carper

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

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LICENSED SURVEYOR AND MAPPER

Date: 1/22/2024

Scale: 1"=60'

Job No.: 100067286

F.B.: N/A

Drawn By: AS

Ckd. By: JVC

Sheet 1 of 2

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SKETCH OF DESCRIPTION (PARCEL 109)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-030A-0000

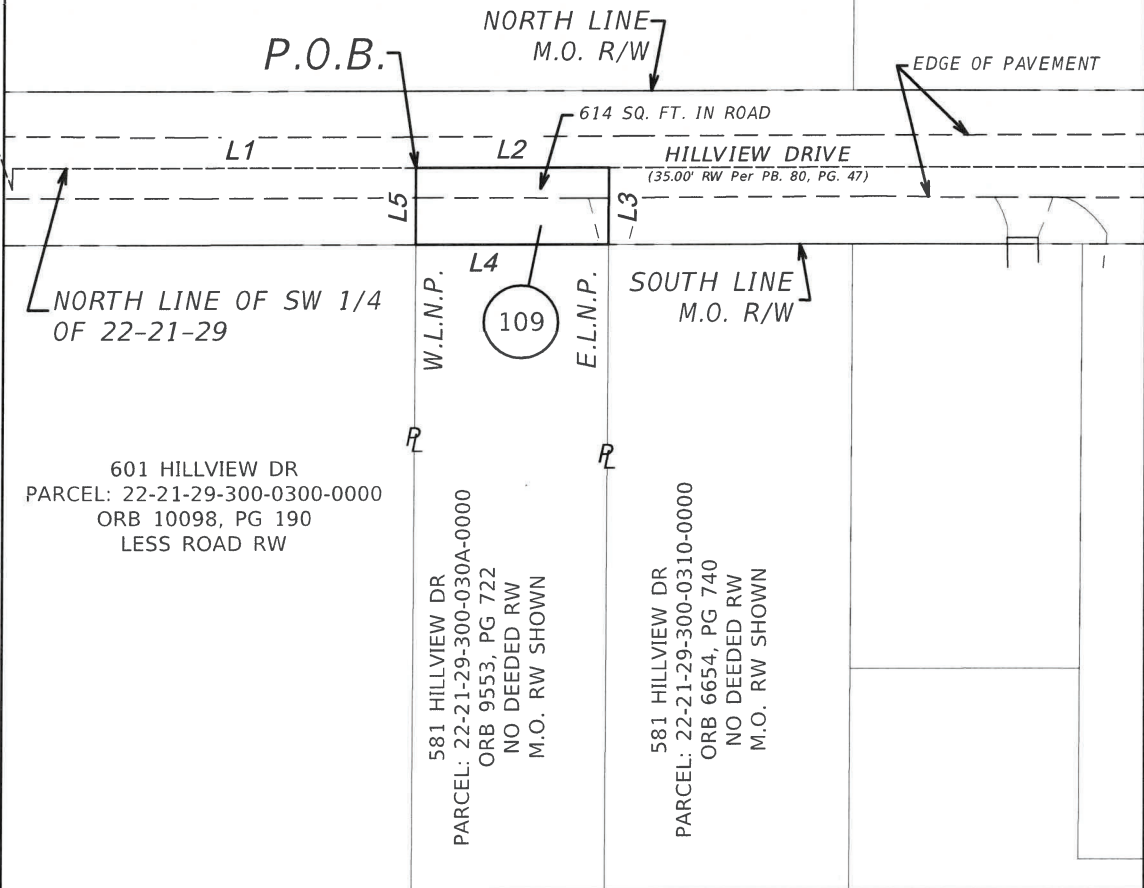
OWNER: BUTLER, LORINE

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Line Table		
Line #	Length	Direction
L1	1501.71'	N89° 57' 56"E
L2	62.50'	N89° 57' 56"E
L3	25.00'	S00° 12' 44"W
L4	62.50'	S89° 57' 56"W
L5	25.00'	N00° 12' 44"E

580 HILLVIEW DR
 PARCEL: 22-21-29-300-0060-0000
 ORB 9533, PG 730
 LESS 25' PER STIP

P.O.C.
 NW COR SW 1/4
 SEC 22-21-29



THIS IS NOT A SURVEY



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

Date: 1/22/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL 110)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0310-0000

OWNER: BUTLER, TERRY LEE

LEGAL DESCRIPTION:

THAT PART OF:

THE EAST 142.50 FEET OF THE NORTH 1/4 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LESS THE WEST 62.50 FEET OF THE EAST 142.50 FEET OF THE NORTH 1/4 OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6654, PAGE 740 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northwest corner of the Southwest 1/4 of aforesaid Section 22; thence North 89°57'56" East along the North line of said Southwest 1/4 of Section 22, for a distance of 1564.21 feet, to a point along the West line of the aforesaid Parcel Described in Official Records Book 6654, Page 740, or the Northerly projection thereof, said point also being the Point of Beginning; thence continue North 89°57'56" East along said North line for 80.00 feet to a point along the East line of said Parcel, or the Northerly projection thereof; thence departing said North line, run South 00°12'44" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 80.00 feet to a point along the aforesaid West line of the Parcel; thence run North 00°12'44" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet; to the Point of Beginning:

Containing 2,000 square feet, more or less

Which includes 773 square feet, more or less lying within the paved roadway for Hillview Drive and 1,227 square feet more or less, lying outside of the paved roadway for Hillview Drive

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented and Occupied
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof

THIS IS NOT A SURVEY

ATKINS

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

**Jack V
Carper**

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

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

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Foxit PDF Editor Version: 13.0.1

Date: 1/22/2024
Scale: N/A
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

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SKETCH OF DESCRIPTION (PARCEL 110)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0310-0000

OWNER: BUTLER, TERRY L

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Line Table		
Line #	Length	Direction
L1	1564.21'	N89° 57' 56"E
L2	80.00'	N89° 57' 56"E
L3	25.00'	S00° 12' 44"W
L4	80.00'	S89° 57' 56"W
L5	25.00'	N00° 12' 44"E

580 HILLVIEW DR
 PARCEL: 22-21-29-300-0060-0000
 ORB 9553, PG 730
 LESS 25' PER STIP

560 HILLVIEW DR
 PARCEL: 22-21-29-300-0050-0000
 ORB 1168, PG 1951
 NO DEEDED RW
 M.O. RW SHOWN

P.O.C.
 NW COR SW 1/4
 SEC 22-21-29

NORTH LINE
 M.O. R/W

SOUTH LINE OF NW 1/4
 OF 22-21-29

EDGE OF PAVEMENT

P.O.B.

L1

L2

HILLVIEW DRIVE

(35.00' RW Per PB. 80, PG. 47)

773 SQ. FT. IN ROAD

L5

L3

SOUTH LINE
 M.O. R/W

W.L.N.P.

L4

110

E.L.N.P.

581 HILLVIEW DR
 PARCEL: 22-21-29-300-030A-0000
 ORB 9553, PG 722
 NO DEEDED RW
 M.O. RW SHOWN

581 HILLVIEW DR
 PARCEL: 22-21-29-300-0310-0000
 ORB 6654, PG 740
 NO DEEDED RW
 M.O. RW SHOWN

567 HILLVIEW DR
 PARCEL: 22-21-29-300-034B-0000
 ORB 526, PG 66
 LESS 25' FOR ROAD

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/22/2024

Scale: 1"=60'

Job No.: 100067286

F.B.: N/A

Drawn By: AS

Ckd. By: JVC

Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL III)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-034B-0000

OWNER: BUTLER, CHARLES DAVID AND ANNIE RAY

LEGAL DESCRIPTION:

THAT PART OF:

THE WEST 75 FEET OF THE NORTH 163 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR ROAD RIGHT OF WAY.

BEING A PORTION OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 526, PAGE 66 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 911.53 feet, to a point along the West line of the Parcel Described in Official Records Book 1385, Page 1957, of said Public Records, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°12'44" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 75.00 feet to a point along the West line of the Parcel; thence run North 00°12'44" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 75.00 feet to the Point of Beginning;

Containing an area of 1,875 square feet, more or less

Which includes 727 square feet more or less, lying within the paved roadway for Hillview Drive and 1,148 square feet more or less lying outside of the paved roadway for Hillview Drive.

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented & Occupied
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof

THIS IS NOT A SURVEY

ATKINS

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

Jack V
Carper

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

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LICENSED SURVEYOR AND MAPPER

Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

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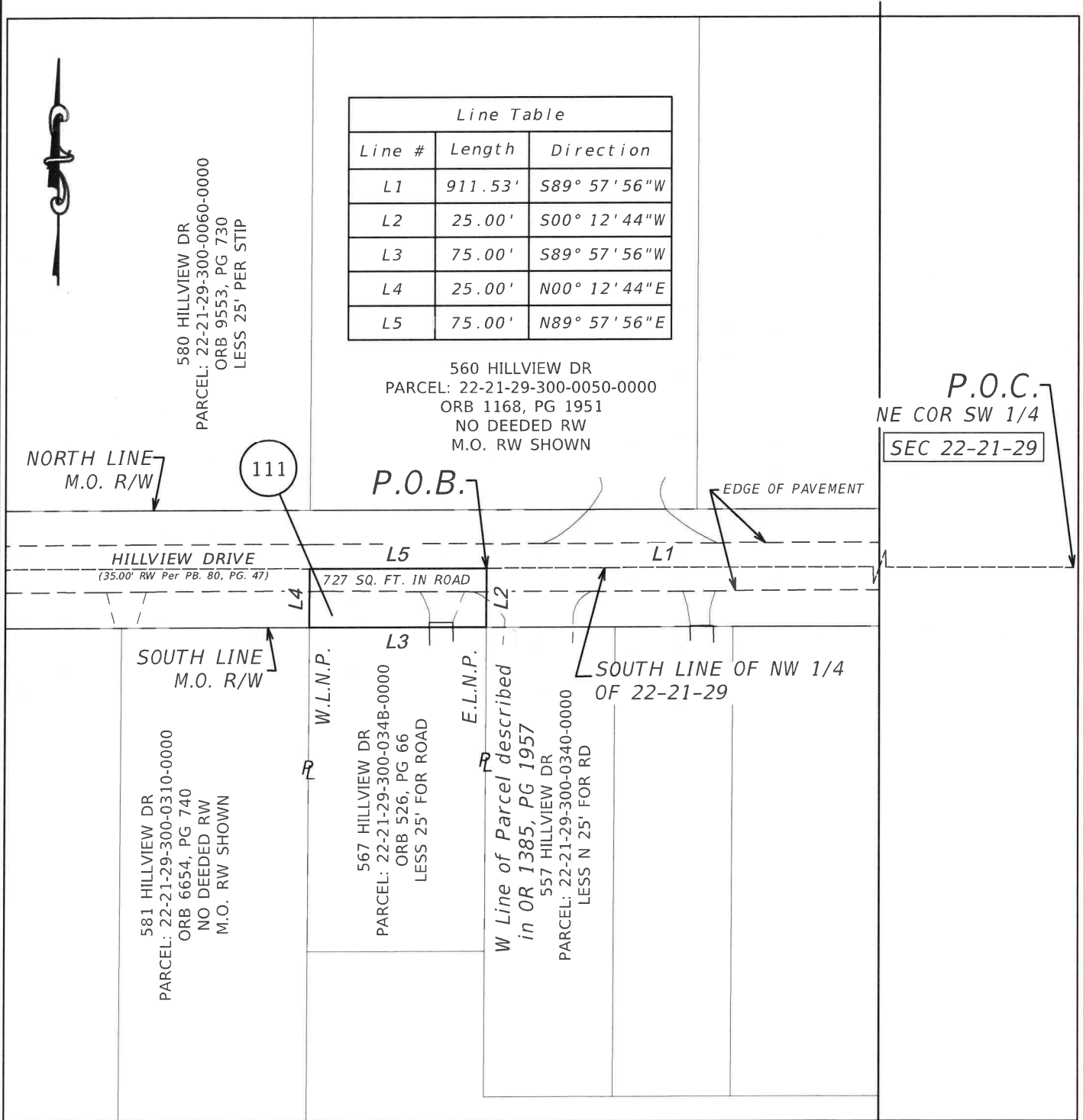
SKETCH OF DESCRIPTION (PARCEL III)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-034B-0000

OWNER: BUTLER, CHARLES

S:\Seminole_Co\100067286_O.H.L.S.VY.JL Hillview Dr\Easement SODs\22-21-29-300-034B-0000_11\0\Fee Simple.dwg, 1/22/2024 12:42 PM, CARPI646



Line Table		
Line #	Length	Direction
L1	911.53'	S89° 57' 56"W
L2	25.00'	S00° 12' 44"W
L3	75.00'	S89° 57' 56"W
L4	25.00'	N00° 12' 44"E
L5	75.00'	N89° 57' 56"E

NORTH LINE
M.O. R/W

111

P.O.B.

P.O.C.
NE COR SW 1/4
SEC 22-21-29

EDGE OF PAVEMENT

HILLVIEW DRIVE
(35.00' RW Per PB. 80, PG. 47)

L5

L1

L4

L3

L2

SOUTH LINE
M.O. R/W

SOUTH LINE OF NW 1/4
OF 22-21-29

581 HILLVIEW DR
PARCEL: 22-21-29-300-0310-0000
ORB 6654, PG 740
NO DEEDED RW
M.O. RW SHOWN

W.L.N.P.

567 HILLVIEW DR
PARCEL: 22-21-29-300-034B-0000
ORB 526, PG 66
LESS 25' FOR ROAD

E.L.N.P.

W Line of Parcel described
in OR 1385, PG 1957
557 HILLVIEW DR
PARCEL: 22-21-29-300-0340-0000
LESS N 25' FOR RD

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL I12)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0340-0000

OWNER: MIRACLE TEMPLE, INC.

LEGAL DESCRIPTION:

THAT PART OF:

THE EAST 55 FEET OF THE WEST 130 FEET OF THE NORTH 225 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR ROAD RIGHT-OF-WAY.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1385, PAGE 1957 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 856.53 feet, to a point along the East line of the aforesaid Parcel Described in Official Records Book 1385, Page 1957, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°12'44" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 55.00 feet to a point along the West line of the Parcel; thence run North 00°12'44" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 55.00 feet to the Point of Beginning:

Containing an area of 1,375 square feet, more or less
Which includes 544 square feet more or less, lying within the paved roadway for Hillview Drive and 831 square feet more or less lying outside of the paved roadway for Hillview Drive.

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented & Occupied
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof

Jack V Carper

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Reason: I am the author of this document
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Date: 2024.01.22
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Foxit PDF Editor Version: 13.0.1

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

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LICENSED SURVEYOR AND MAPPER

Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

ATKINS

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

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SKETCH OF DESCRIPTION (PARCEL 112)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0340-0000

OWNER: MIRACLE TEMPLE, INC.

S:\Seminole_Co\100067286_O.H.L.S.V.Y.H.L.Hillview Dr\Essement 500x90\22-21-29-300-0340-0000_112\Fee Simple.dwg, 1/22/2024 11:40 AM, CARP1646



Line Table		
Line #	Length	Direction
L1	856.53'	S89° 57' 56"W
L2	25.00'	S00° 12' 44"W
L3	55.00'	S89° 57' 56"W
L4	25.00'	N00° 12' 44"E
L5	55.00'	N89° 57' 56"E

560 HILLVIEW DR
 PARCEL: 22-21-29-300-0050-0000
 ORB 1168, PG 1951
 NO DEEDED RW
 M.O. RW SHOWN

P.O.C.
 NE COR SW 1/4
 SEC 22-21-29

NORTH LINE
 M.O. R/W

P.O.B.

EDGE OF PAVEMENT

544 SQ. FT. IN ROAD

HILLVIEW DRIVE
 (35.00' RW Per PB. 80, PG. 47)

SOUTH LINE
 M.O. R/W

SOUTH LINE OF NW 1/4
 OF 22-21-29

567 HILLVIEW DR
 PARCEL: 22-21-29-300-034B-0000
 ORB 526, PG 66
 LESS 25' FOR ROAD

W.L.N.P.

E.L.N.P.

557 HILLVIEW DR
 PARCEL: 22-21-29-300-0340-0000
 LESS N 25' FOR RD

555 HILLVIEW DR
 PARCEL: 22-21-29-300-0350-0000
 ORB 3720, PG 941 & ORB 4027, PG 1267
 LESS N 25' FOR RD

112

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/22/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL I13)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0350-0000

OWNER: TERRY L. AND LORENE BUTLER

LEGAL DESCRIPTION:

THAT PART OF:

THE EAST 50 FEET OF THE WEST 180 FEET OF THE NORTH 225 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR ROAD RIGHT OF WAY.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3720, PAGE 941, AND LATER CONVEYED BY OFFICIAL RECORDS BOOK 4027, PAGE 1267, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 806.53 feet, to a point along the East line of the aforesaid Parcel Described in Official Records Book 3720, Page 941 of said Public Records, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°12'44" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 50.00 feet to a point along the West line of the Parcel; thence run North 00°12'44" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 50.00 feet to the Point of Beginning;

Containing 2,450 square feet, more or less
Which includes 495 square feet, more or less, lying within the paved roadway for Hillview Drive
and 755 square feet more or less, lying outside the paved roadway for Hillview Drive

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented & Occupied
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof

THIS IS NOT A SURVEY

ATKINS

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

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

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

Date: 1/8/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

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SKETCH OF DESCRIPTION (PARCEL 113)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0350-0000

OWNER: BUTLER, LORINE & TERRY

Line Table		
Line #	Length	Direction
L1	806.53'	S89° 57' 56"W
L2	25.00'	S00° 12' 44"W
L3	50.00'	S89° 57' 56"W
L4	25.00'	N00° 12' 44"E
L5	50.00'	N89° 57' 56"E

HILLVIEW DR
 PARCEL: 22-21-29-300-005A-0000
 ORB 7424, PG 1591
 NO DEEDED RW
 M.O. RW SHOWN

560 HILLVIEW DR
 PARCEL: 22-21-29-300-0050-0000
 ORB 1168, PG 1951
 NO DEEDED RW
 M.O. RW SHOWN

P.O.C.
 NE COR SW 1/4
 SEC 22-21-29

NORTH LINE
 M.O. R/W

P.O.B.

495 SQ. FT. IN ROAD

EDGE OF PAVEMENT

HILLVIEW DRIVE
 (35.00' RW Per PB. 80, PG. 47)

SOUTH LINE
 M.O. R/W

SOUTH LINE OF NW 1/4
 OF 22-21-29

557 HILLVIEW DR
 PARCEL: 22-21-29-300-0340-0000
 LESS N 25' FOR RD

555 HILLVIEW DR
 PARCEL: 22-21-29-300-0350-0000
 ORB 3720, PG 941 & ORB 4027, PG 1267
 LESS N 25' FOR RD

545 HILLVIEW DR
 PARCEL: 22-21-29-300-034A-0000
 ORB 6958, PG 327
 LESS ROAD

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THIS IS NOT A SURVEY

ATKINS

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

Date: 1/8/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL 114)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-034A-0000

OWNER: EUNICE M. BADIE, TRUSTEE OF THE EUNICE M. BADIE REVOCABLE TRUST AGREEMENT

LEGAL DESCRIPTION:

THAT PART OF:

SECTION 22, TOWNSHIP 21S, RANGE 29E, N 225 FT OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SW 1/4 (LESS W180 FT & RD)

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7588, PAGE 70 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 657.69 feet, to a point along the East line of the aforesaid Parcel Described in Official Records Book 7588, Page 70 of said Public Records, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°14'17" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 148.83 feet to a point along the West line of the Parcel; thence run North 00°12'44" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 148.84 feet to the Point of Beginning;

Containing 3,721 square feet, more or less Which includes 1,439 square feet, more or less, lying within the paved roadway for Hillview Drive and 2,282 square feet more or less, lying outside the paved roadway for Hillview Drive

NOTES:

THIS IS NOT A SURVEY. Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
ORB = Official Records Book
M.O. = Monumented & Occupied
PB = Plat Book
PG = Page
COR = Corner
NW = Northwest
SW = Southwest
R/W = Right of Way
SEC = Section
W.L.N.P. = West Line or Northerly Projection Thereof
E.L.N.P. = East Line or Northerly Projection Thereof

THIS IS NOT A SURVEY

ATKINS

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

Jack V Carper

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

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Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

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SKETCH OF DESCRIPTION (PARCEL 114)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-034A-0000

OWNER: BADIE, EUNICE

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Line Table		
Line #	Length	Direction
L1	657.69'	S89° 57' 56"W
L2	25.00'	S00° 14' 17"W
L3	148.83'	S89° 57' 56"W
L4	25.00'	N00° 12' 44"E
L5	148.84'	N89° 57' 56"E

HILLVIEW DR
 PARCEL: 22-21-29-300-005A-0000
 ORB 7424, PG 1591
 NO DEEDED RW
 M.O. RW SHOWN

NORTH LINE
 M.O. R/W

P.O.B.

RESERVE AT HILLVIEW
 PB 87, PG 52

TRACT F (COMMON AREA)

TRACT E
 (10.00' LANDSCAPE BUFFER)

(34.00' RW Per PB. 87, PG. 51)

P.O.C.
 NE COR SW 1/4
 SEC 22-21-29

HILLVIEW DRIVE
 35.00' RW Per PB. 80, PG. 47)

114

SOUTH LINE
 M.O. R/W

W.L.N.P.

E.L.N.P.

NORTH LINE OF SW 1/4
 OF 22-21-29

555 HILLVIEW DR
 PARCEL: 22-21-29-300-0350-0000
 ORB 3720, PG 941 & ORB 4027, PG 1267
 LESS N 25' FOR RD

545 HILLVIEW DR
 PARCEL: 22-21-29-300-034A-0000
 ORB 7588, PG 70
 LESS ROAD

529 HILLVIEW DR
 PARCEL: 22-21-29-300-036A-0000
 ORB 4792, PG 1827
 NO DEEDED RW
 M.O. RW SHOWN

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/22/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL 115)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-036A-0000

OWNER: TERRY UPSON, JR.

LEGAL DESCRIPTION:

THAT PART OF:

BEGIN 559.12 FEET WEST OF CENTER OF SECTION RUN WEST 98 FEET, THENCE SOUTH 330 FEET, THENCE EAST 98 FEET, THENCE NORTH 330 FEET TO BEGINNING OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4792, PAGE 1827 OF THE PBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 559.68 feet more or less, to a point along the East line of the aforesaid Parcel Described in Official Records Book 4792, Page 1827 of said Public Records, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°14'17" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 98.00 feet to a point along the West line of the Parcel; thence run North 00°14'17" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 98.00 feet to the Point of Beginning.

Containing 2,450 square feet more or less

Which includes 979 square feet more or less, within the paved road for Hillview and 1,471 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.

Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

P.O.B. = Point of Beginning	SW = Southwest
P.O.C. = Point of Commencement	R/W = Right of Way
ORB = Official Records Book	SEC = Section
M.O. = Monumented & Occupied	W.L.N.P. = West Line or Northerly Projection Thereof
PB = Plat Book	E.L.N.P. = East Line or Northerly Projection Thereof
PG = Page	
COR = Corner	
NW = Northwest	

Jack V Carper
 Digitally signed by Jack V Carper
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 Reason: I am the author of this
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 Location:
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ATKINS

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

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

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

Date: 1/4/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 1 of 2

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SKETCH OF DESCRIPTION (PARCEL 115)

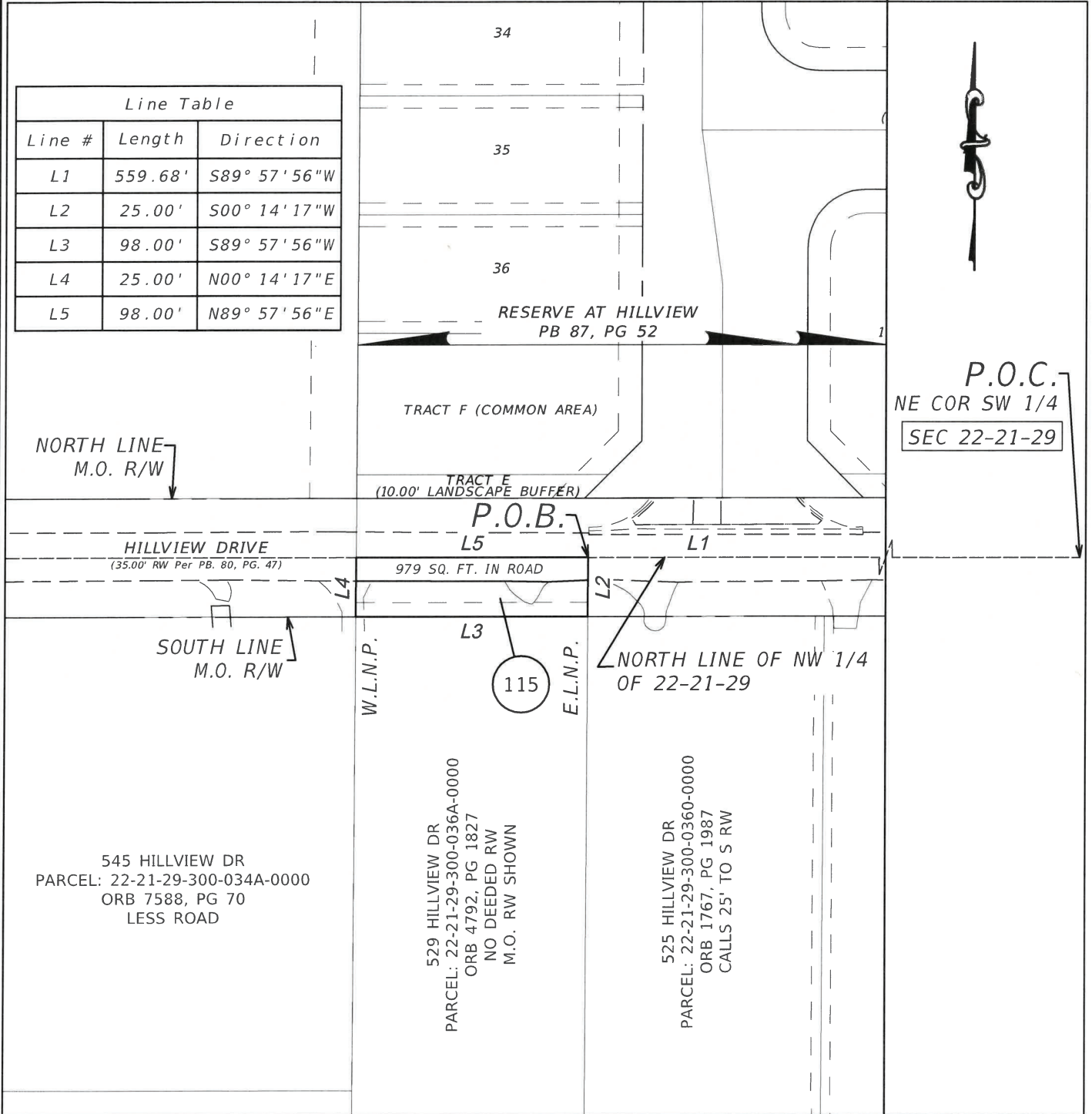
SEMINOLE COUNTY

TAX ID. 22-21-29-300-036A-0000

OWNER: UPSON, TERRY L.

S:\Seminole.Cad\100067286 0.H.L.S.VY.HL Hillview Dr\Easement S0286\22-21-29-300-036A-0000_115\Fee Simple.dwg, 1/4/2024 12:34 PM, CARP1646

Line Table		
Line #	Length	Direction
L1	559.68'	S89° 57' 56"W
L2	25.00'	S00° 14' 17"W
L3	98.00'	S89° 57' 56"W
L4	25.00'	N00° 14' 17"E
L5	98.00'	N89° 57' 56"E



545 HILLVIEW DR
 PARCEL: 22-21-29-300-034A-0000
 ORB 7588, PG 70
 LESS ROAD

529 HILLVIEW DR
 PARCEL: 22-21-29-300-036A-0000
 ORB 4792, PG 1827
 NO DEEDED RW
 M.O. RW SHOWN

525 HILLVIEW DR
 PARCEL: 22-21-29-300-0360-0000
 ORB 1767, PG 1987
 CALLS 25' TO S RW

P.O.C.
 NE COR SW 1/4
 SEC 22-21-29

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/4/2024
 Scale: 1"=60'
 Job No.: 100067286
 F.B.: N/A
 Drawn By: AS
 Ckd. By: JVC
 Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL 116)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0360-0000

OWNER: TERRY LEE UPSON

LEGAL DESCRIPTION

THAT PART OF:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, AND RUN S.00°05'09"W. ALONG THE EAST LINE OF THE WEST 3 CHAINS OF THE EAST 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 22, 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE S.00°05'09"W. ALONG SAID EAST LINE 1053.66 FEET, THENCE RUN S.89°44'54"W. 294.31 FEET, THENCE RUN N.00°05'07"E. 698.83 FEET, THENCE RUN N.89°44'53"E. 194.31 FEET, THENCE RUN N.00°05'07"E. 355.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HILL VIEW DRIVE, THENCE RUN N.89°50'53"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE 100.00 FEET TO THE POINT OF BEGINNING.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 1987 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 459.68 feet, to a point along the East line of the aforesaid Parcel Described in Official Records Book 1767, Page 1987 of said Public Records, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°14'17" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 100.00 feet to a point along the West line of the Parcel; thence run North 00°14'17" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 100.00 feet to the Point of Beginning.

Containing 2,500 square feet more or less
Which includes 1,017 square feet more or less, within the paved road for Hillview
and 1,483 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented and Occupied
- PB = Plat Book
- PG = Page

THIS IS NOT A SURVEY

ATKINS

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

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DN: C=US, O=Florida, dnQualifier=A01410D0000018709DAC3690004A09F, CN=Jack V Carper
Reason: I am the author of this document
Location:
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Foxit PDF Editor Version: 13.0.1

Jack V Carper

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

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Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

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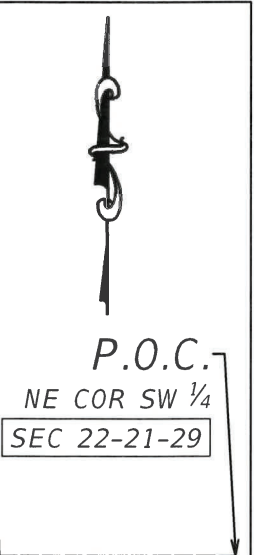
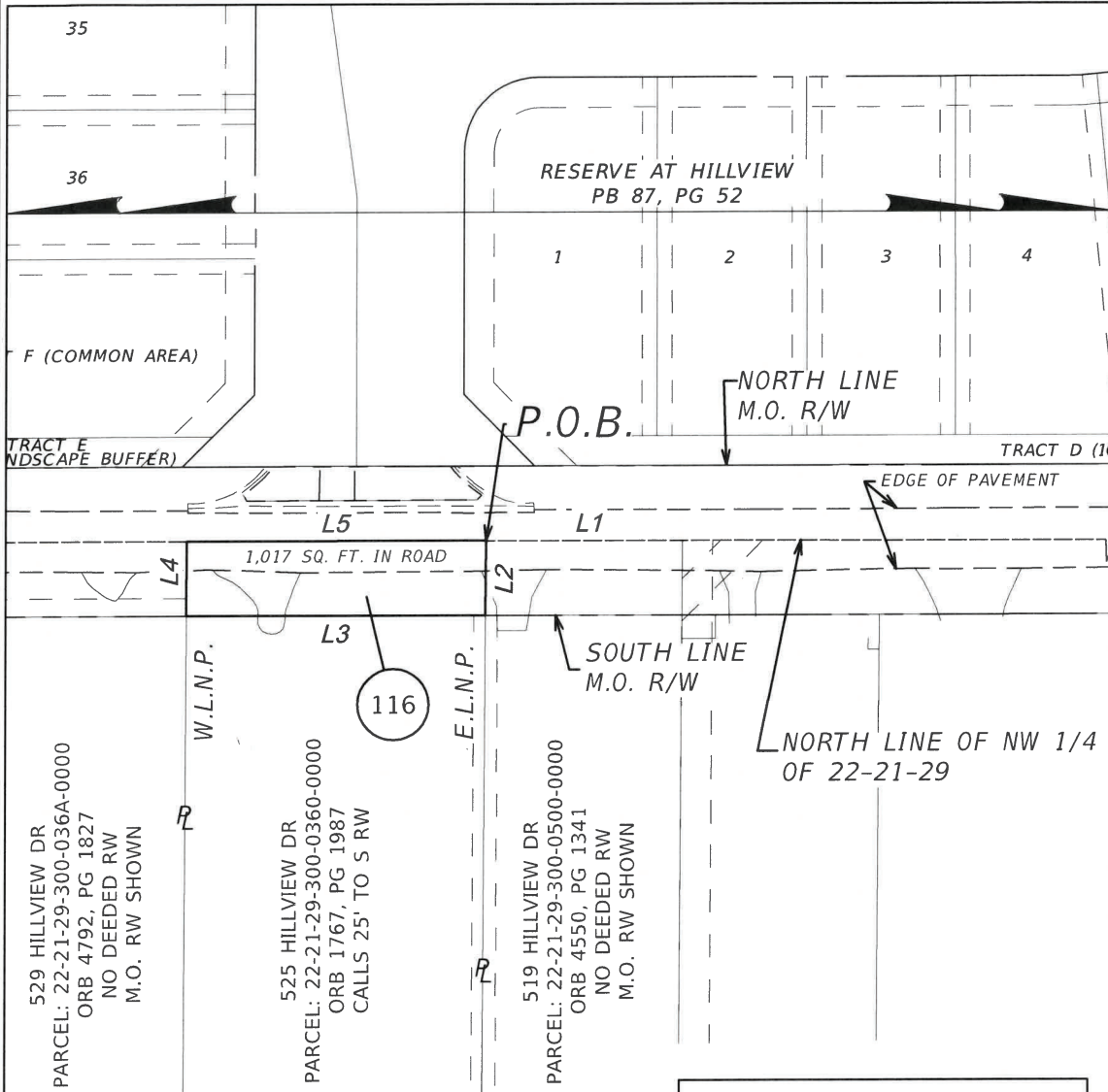
SKETCH OF DESCRIPTION (PARCEL 116)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0360-0000

OWNER: UPSON, TERRY

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LEGEND:

- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof
- COR = Corner

Line Table		
Line #	Length	Direction
L1	459.68'	S89° 57' 56"W
L2	25.00'	S00° 14' 17"W
L3	100.00'	S89° 57' 56"W
L4	25.00'	N00° 14' 17"E
L5	100.00'	N89° 57' 56"E

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/22/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet: 2 of 2

SKETCH OF DESCRIPTION (PARCEL 118)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0510-0000

OWNER: RODNEY ROGER BUDD

LEGAL DESCRIPTION:

THAT PART OF:

THE NORTH 1/2 OF THE EAST 1/2 OF THE FOLLOWING DESCRIBED TRACT: THE WEST 132 FEET OF THE EAST 458.5 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5387, PAGE 1779 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 327.77 feet, more or less to a point along the East line of the aforesaid Parcel Described in Official Records Book 5387, Page 1779, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°17'21" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 65.95 feet to a point along the West line of the Parcel; thence run North 00°17'21" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 65.95 feet to the Point of Beginning:

Containing 1,650 square feet, more or less
Which includes 677 square feet, more or less, lying within the paved roadway for Hillview Drive
and 973 square feet more or less, lying outside the paved roadway for Hillview Drive

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof

Jack V Carper

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DN: C=US, O=Florida, dnQualifier=A01410D0000018709DAC369000
4A09F, CN=Jack V Carper
Reason: I am the author of this document
Location:
Date: 2024.01.22
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Date: 1/4/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

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ATKINS

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

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

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

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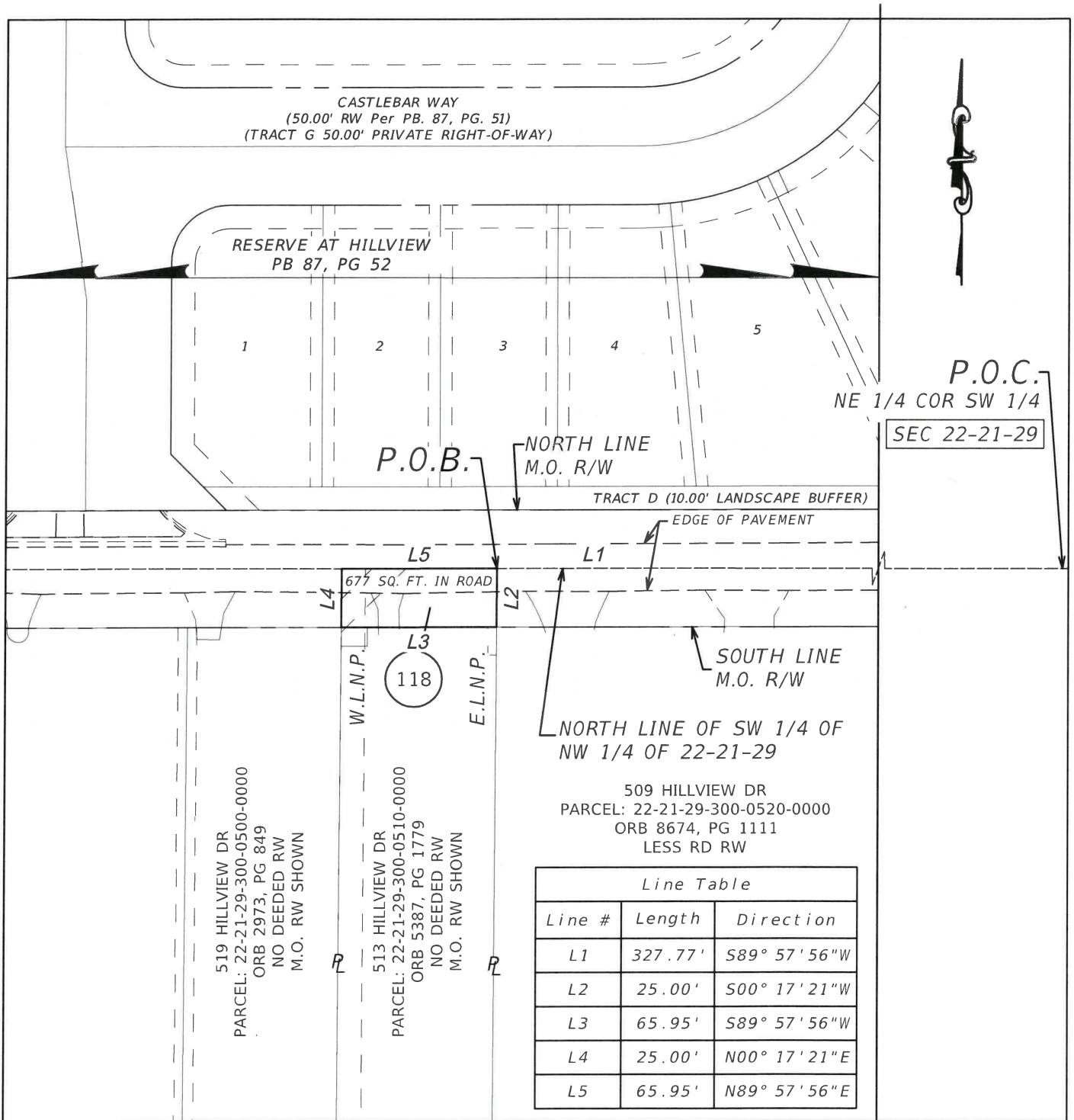
SKETCH OF DESCRIPTION (PARCEL 118)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0510-0000

OWNER: BUDD, RODNEY R

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Line Table		
Line #	Length	Direction
L1	327.77'	S89° 57' 56"W
L2	25.00'	S00° 17' 21"W
L3	65.95'	S89° 57' 56"W
L4	25.00'	N00° 17' 21"E
L5	65.95'	N89° 57' 56"E

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/4/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL 119)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0520-0000

OWNER: WALLER, RODERICK J

LEGAL DESCRIPTION:

THAT PART OF:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN WEST 114.5 FEET FOR THE POINT OF BEGINNING; THENCE RUN WEST 213.5 FEET; THENCE RUN SOUTH 326.0 FEET; THENCE RUN EAST 213.5 FEET; THENCE RUN NORTH 326.0 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8674, PAGE 1111 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Commence at the Northeast corner of the Southwest 1/4 of aforesaid Section 22; thence South 89°57'56" West along the North line of said Southwest 1/4 of Section 22, for a distance of 114.42 feet, more or less to a point along the East line of the aforesaid Parcel Described in Official Records Book 8674, Page 1111, or the Northerly projection thereof, said point also being the Point of Beginning; thence departing said North line, run South 00°17'21" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 213.35 feet, more or less, to a point along the West line of the Parcel; thence run North 00°17'21" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 213.35 feet, more or less, to the Point of Beginning;

Containing 5,338 square feet more or less
Which includes 2,035 square feet more or less, within the paved road for Hillview
and 3,303 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- ORB = Official Records Book
- M.O. = Monumented and Occupied
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = Northwest
- SW = Southwest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof

Jack V Carper

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DN: C=US, O=Florida,
dnQualifier=
A01410D000018709DAC36900
04A09F, CN=Jack V Carper
Reason: I am the author of this
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Location:
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Foxit PDF Editor Version: 13.0.1

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

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LICENSED SURVEYOR AND MAPPER

Date: 1/4/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

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ATKINS

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

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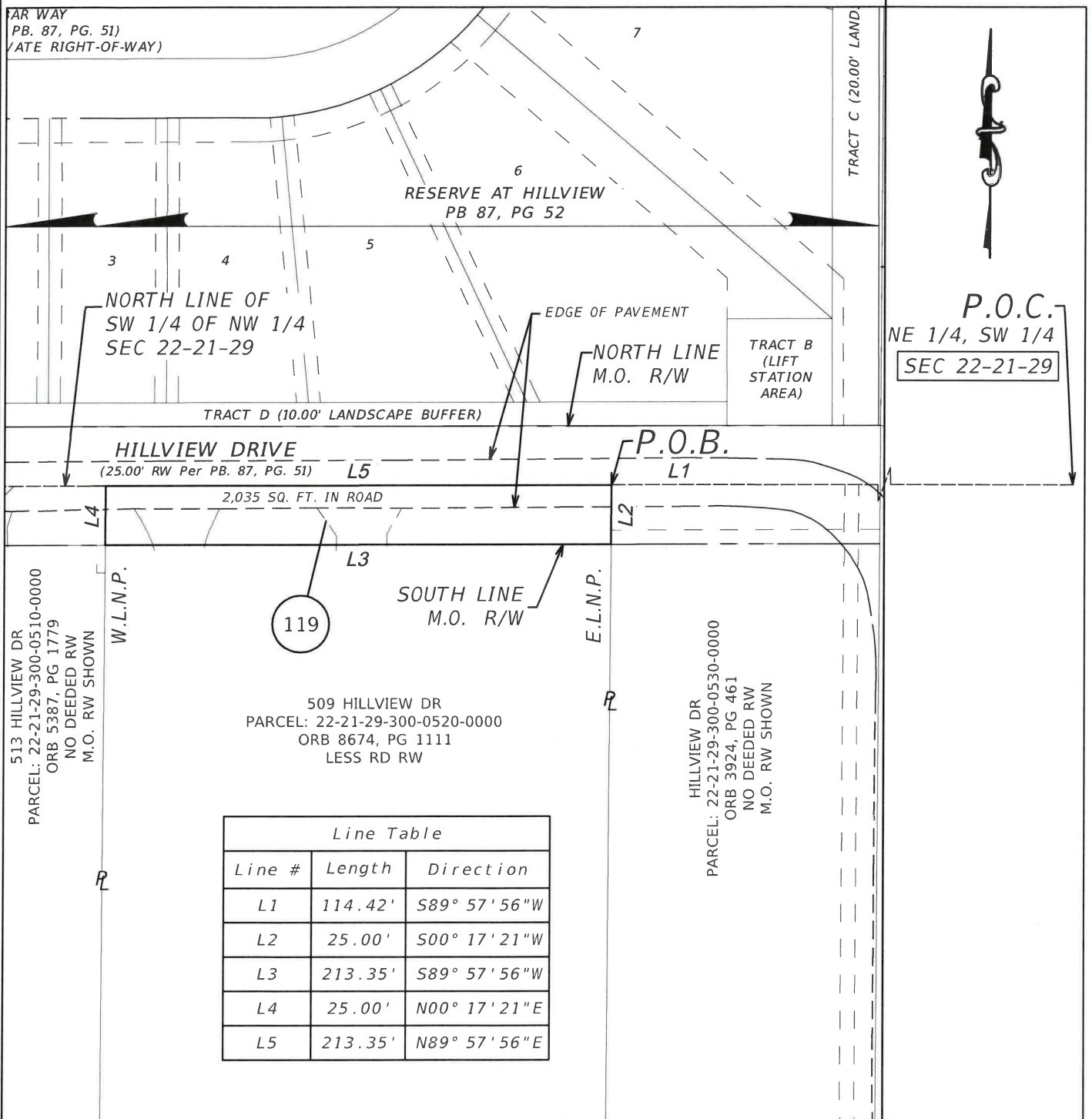
SKETCH OF DESCRIPTION (PARCEL 119)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0520-0000

OWNER: WALLER, RODERICK J

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Line Table		
Line #	Length	Direction
L1	114.42'	S89° 57' 56"W
L2	25.00'	S00° 17' 21"W
L3	213.35'	S89° 57' 56"W
L4	25.00'	N00° 17' 21"E
L5	213.35'	N89° 57' 56"E

THIS IS NOT A SURVEY

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

Date: 1/4/2024
Scale: 1"=60'
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 2 of 2

SKETCH OF DESCRIPTION (PARCEL 120)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0530-0000

OWNER: FIRST SPANISH BAPTIST CHURCH OF ALTAMONTE SPRINGS, INC.

LEGAL DESCRIPTION:

THAT PART OF:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, THENCE RUN WEST 114.5 FEET, THENCE SOUTH 326 FEET, THENCE WEST 213.5 FEET, THENCE SOUTH 51.2 FEET, THENCE EAST 328 FEET, THENCE NORTH TO BEGINNING, SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3924, PAGE 461 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Beginning at the Northeast corner of the Southwest 1/4 of aforesaid Section 22, said corner being along the East line of the aforesaid Parcel Described in Official Records Book 3924, Page 461, or the Northerly projection thereof; thence South 00°17'21" West along said East line for a distance of 25.00 feet, to a point along a line that is parallel with said North line of the Southwest 1/4, said point also being along the Easterly projection of the South line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said East line, run South 89°57'56" West along said parallel line and said South line, for a distance of 114.42 feet, more or less, to a point along the West line of the Parcel; thence run North 00°17'21" East along said West line, or the Northerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid North line of the Southwest 1/4; thence North 89°57'56" East along said North line for 114.42 feet, more or less, to the Point of Beginning:

Containing 2,854 square feet more or less
Which includes 1,021 square feet more or less, within the paved road for Hillview
and 1,833 square feet more or less, lying outside of the paved road for Hillview

NOTES:

THIS IS NOT A SURVEY.
Bearings shown hereon are based upon the South line of the Northwest 1/4 of Section 22, bearing North 89°57'56" East.

LEGEND:

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- M.O. = Monumented and Occupied
- ORB = Official Records Book
- PB = Plat Book
- PG = Page
- COR = Corner
- NW = NorthWest
- SW = SouthWest
- R/W = Right of Way
- SEC = Section
- W.L.N.P. = West Line or Northerly Projection Thereof
- E.L.N.P. = East Line or Northerly Projection Thereof

THIS IS NOT A SURVEY

ATKINS

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

Jack V
Carper

Digitally signed by Jack V Carper
DN: C=US, O=Florida,
dnQualifier=
A01410D0000018709DAC36900
04A09F, CN=Jack V Carper
Reason: I am the author of this
document
Location:
Date: 2024.01.19
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Foxit PDF Editor Version: 13.0.1

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

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 1/8/2024
Scale: N/A
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 1 of 2

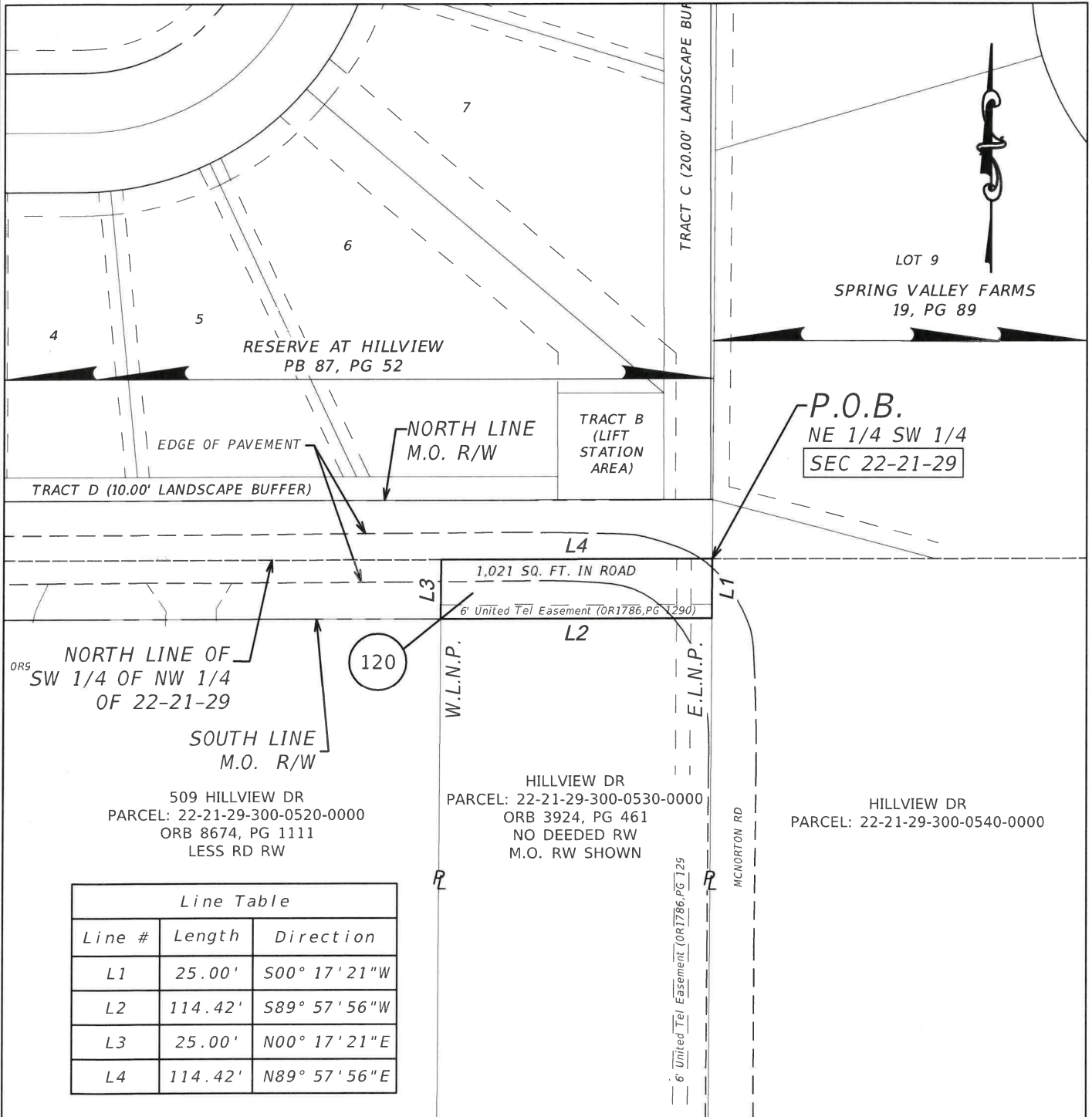
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SKETCH OF DESCRIPTION (PARCEL 120)

SEMINOLE COUNTY

TAX ID. 22-21-29-300-0530-0000

OWNER: FIRST SPANISH BAPTIST CHURCH OF
ALTAMONTE SPRINGS, INC.



Line Table		
Line #	Length	Direction
L1	25.00'	S00° 17' 21\"W
L2	114.42'	S89° 57' 56\"W
L3	25.00'	N00° 17' 21\"E
L4	114.42'	N89° 57' 56\"E

THIS IS NOT A SURVEY

ATKINS

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

Date: 1/8/2024
Scale: N/A
Job No.: 100067286
F.B.: N/A
Drawn By: AS
Ckd. By: JVC
Sheet 2 of 2

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