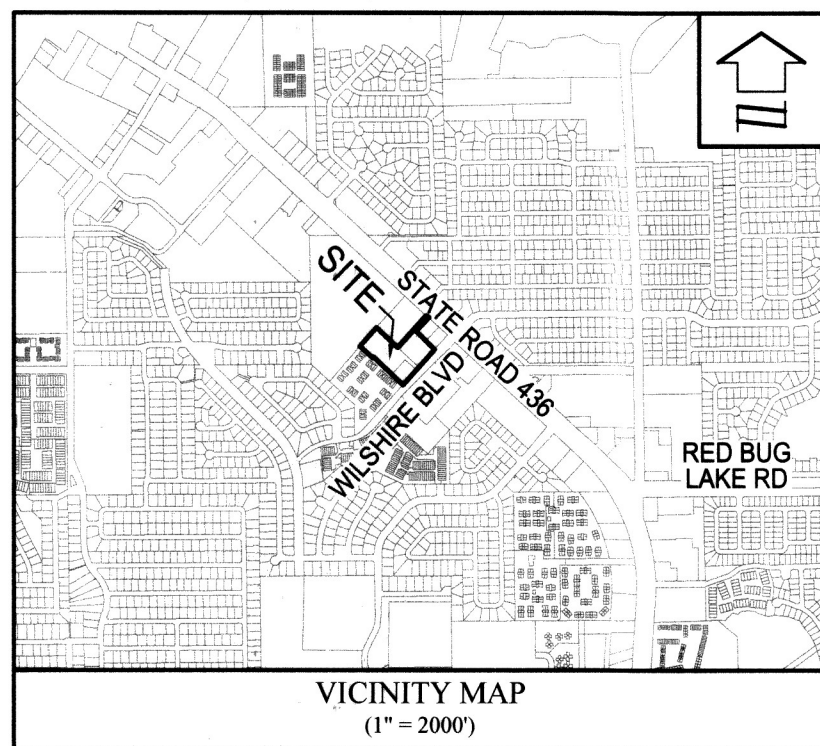


CITY OF CASSELBERRY PUBLIC SAFETY FACILITY

A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA



LEGAL DESCRIPTION:

A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 30 EAST SITUATED IN THE CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S89°36'27"W ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1126.21 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 436 (200.00 FOOT RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77080; THENCE S47°41'57"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 1235.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE RUN S47°41'57"E, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE RUN S42°18'11"W, A DISTANCE OF 199.68 FEET; THENCE S47°41'49"E, A DISTANCE OF 260.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WILSHIRE BOULEVARD (VARIABLE WIDTH RIGHT OF WAY); THENCE S42°18'11"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 476.50 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN N47°41'49"W, A DISTANCE OF 410.00 FEET; THENCE S42°18'11"W, A DISTANCE OF 15.00 FEET; THENCE N47°41'49"W, A DISTANCE OF 180.00 FEET; THENCE N42°18'11"E, A DISTANCE OF 255.00 FEET; THENCE S47°41'49"E, A DISTANCE OF 300.00 FEET; THENCE N42°18'11"E, A DISTANCE OF 436.18 FEET TO THE POINT OF BEGINNING.

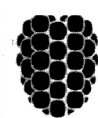
CONTAINING 218,875 SQUARE FEET OR 5.02 ACRES MORE OR LESS.

SHEET INDEX:

SHEET 1: COVER SHEET/DEDICATION
SHEET 2: PLAT NOTES
SHEET 3: PLAT GEOMETRY

PLAT LEGEND/ABBREVIATIONS:

± MORE OR LESS	L LENGTH
ID IDENTIFICATION	R RADIUS
ORB OFFICIAL RECORD BOOK	Δ DELTA
PB PLAT BOOK	CB CHORD BEARING
PG PAGE	CD CHORD DISTANCE
CCR CERTIFIED CORNER RECORD	PNT POINT OF NON-TANGENCY
CL CENTERLINE	PC POINT OF CURVATURE
□ FOUND CONCRETE MONUMENT AS NOTED	PT POINT OF TANGENCY
■ SET 5/8" IRON ROD & CAP (DEWBERRY PRM LB 8011)	PRC POINT OF REVERSE CURVATURE
PRM PERMANENT REFERENCE MONUMENT	R/W RIGHT OF WAY
● SET NAIL & DISK (PRM LB 8011)	(R) RADIAL
● FOUND IRON ROD & CAP AS NOTED	(NR) NON RADIAL
● FOUND NAIL & DISK (SSMC LB 2108)	CM CONCRETE MONUMENT
● FOUND IRON ROD (AS NOTED)	LB LICENSED BUSINESS
● SET 5/8" IRON ROD & CAP (WITNESS LB 8011)	PI POINT OF INTERSECTION
UNLESS OTHERWISE NOTED	RP RADIUS POINT
PCP PERMANENT CONTROL POINT	UE UTILITY EASEMENT
IP IRON PIPE	(TYP) TYPICAL
NAVD NATIONAL AMERICAN VERTICAL DATUM PUBLIC	IRC IRON ROD & CAP
DE DRAINAGE EASEMENT	FND FOUND
FPRN FLORIDA PERMANENT REFERENCE NETWORK	RLS REGISTERED LAND SURVEYOR



Dewberry

800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 321.354.9817
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION CITY OF CASSELBERRY PUBLIC SAFETY FACILITY

KNOW ALL MEN BY THESE PRESENTS, THAT SEMINOLE COUNTY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES HEREIN.

IN WITNESS WHEREOF, SEMINOLE COUNTY HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW, 2025

1. SIGNATURE SEMINOLE COUNTY

PRINTED NAME

2. SIGNATURE

PRINTED NAME

STATE OF FLORIDA, COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2025, BY

AS THE OF SEMINOLE COUNTY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION AND [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

NOTARY - STATE OF FLORIDA

NOTARY PRINTED NAME

(NOTARY SEAL)

MY COMMISSION EXPIRES

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON 2025.

AT FILE NO.:

CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

BY: CLERK OF THE CIRCUIT COURT IN AND FOR SEMINOLE COUNTY, FLORIDA PRINTED NAME

CERTIFICATE OF REVIEW BY DEPARTMENT OF COMMUNITY DEVELOPMENT APPROVAL

THIS IS TO CERTIFY, THAT ON 7/3/2025 THE FOREGOING PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR, CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA.

SIGNATURE COMMUNITY DEVELOPMENT DIRECTOR, CITY OF CASSELBERRY

PRINTED NAME

CERTIFICATE OF REVIEW BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON 6/25/2025 THE FOREGOING PLAT WAS APPROVED BY THE CITY ENGINEER, CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA.

SIGNATURE CITY ENGINEER, CITY OF CASSELBERRY

PRINTED NAME

CERTIFICATE OF APPROVAL BY THE CITY OF CASSELBERRY CITY COMMISSION

THIS IS TO CERTIFY, THAT ON 6/23/2025 THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF CASSELBERRY, FLORIDA.

BY: DAVID HENSON, MAYOR

ATTEST:

BY: DONNA G. GARDNER, CITY CLERK

PLAT BOOK : PAGE:

DEDICATION CITY OF CASSELBERRY PUBLIC SAFETY FACILITY

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF CASSELBERRY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES HEREIN.

IN WITNESS WHEREOF, CITY OF CASSELBERRY HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW, 6/23/2025, 2025

WITNESSES: CITY OF CASSELBERRY, FLORIDA

1. SIGNATURE BY: DAVID HENSON, MAYOR

PRINTED NAME

ATTEST: DONNA G. GARDNER, CITY CLERK

2. SIGNATURE ANTONIA DEJESUS

PRINTED NAME

STATE OF FLORIDA, COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF June 2025, BY

David Henson AS THE Mayor OF THE CITY OF CASSELBERRY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION AND [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

NOTARY - STATE OF FLORIDA

NOTARY PRINTED NAME

(NOTARY SEAL)

MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

THIS TO CERTIFY, THAT ON 7/21/25 THE CITY ATTORNEY EXAMINED AND APPROVED THE FOREGOING PLAT.

PRINTED NAME DATE

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA CONTAINED HEREIN COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177.091 (7) REGARDING PERMANENT REFERENCE MONUMENTS, THAT THE LAND IS LOCATED WITHIN THE CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA, AND THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.061 OF THE FLORIDA STATUTES.

WILLIAM P. HINKLE
FLORIDA REGISTRATION NUMBER:
DEWBERRY ENGINEERS INC.
800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER EITHER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF CASSELBERRY, FLORIDA, AND I HAVE REVIEWED THE SURVEY AND PLAT FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

REGISTERED SURVEYOR DATE

PRINTED NAME JAMES MAZURAK
REGISTRATION NO. LS 6377

SHEET 1 OF 3

**CITY OF CASSELBERRY
PUBLIC SAFETY FACILITY**

**A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA**

**PLAT
BOOK : PAGE:**

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). DERIVING A BEARING OF S47°41'57"E ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 436. THE FOLLOWING FPRN STATIONS WERE UTILIZED: ORL1, AND SNFD.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. 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 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 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.
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS OR DEDICATIONS WITHOUT WRITTEN APPROVAL FROM THE CITY OF CASSELBERRY.
5. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
6. UTILITY FACILITIES SHALL BE PLACED UNDERGROUND EXCEPT FOR ABOVE GROUND SUPPORT FACILITIES AND PLACED WITHIN UTILITY EASEMENTS DESIGNATED FOR SUCH PURPOSES.
7. PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
8. ITEMS LISTED BELOW ARE INCLUDED IN THE PROPERTY INFORMATION REPORT:

1. UTILITY EASEMENT AS CONTAINED IN DEED RECORDED IN O.R. BOOK 1359, PAGE 176, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA [AFFECTS SUBJECT PROPERTY – PLOTTED HEREON]
2. TERMS, CONDITIONS AND PROVISIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED IN O.R. BOOK 583, PAGE 391, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE, EASEMENT IS BLANKET IN NATURE]
3. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY CONTAINED IN INSTRUMENT RECORDED DECEMBER 6, 1973, UNDER O.R. BOOK 1002, PAGE 1446, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE, THIS UTILITY IS UNDERGROUND AND WAS NOT LOCATED BY THIS DEWBERRY]
4. GRANT OF EASEMENT TO UNITED TELEPHONE COMPANY OF FLORIDA CONTAINED IN INSTRUMENT RECORDED JANUARY 28, 1991, UNDER O.R. BOOK 2260, PAGE 1256, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – PLOTTED HEREON]
5. DECREE CREATING AND INCORPORATING LAKE HOWELL WATER AND RECLAMATION DISTRICT RECORDED IN O.R. BOOK 589, PAGE 545, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE. EASEMENT IS BLANKET IN NATURE]
6. CONDITIONAL UTILITY AGREEMENT FOR WATER, WASTEWATER OR RECLAIMED WATER SERVICES RECORDED IN O.R. BOOK 10164, PAGE 775, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE]
7. RESTRICTION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 8344, PAGE 1155, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE]
8. EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN O.R. BOOK 10386, PAGE 1033, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE]
9. CROSS, ACCESS, PARKING, UTILITY AND DUMPSTER EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 10772, PAGE 879, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY – PLOTTED HEREON]



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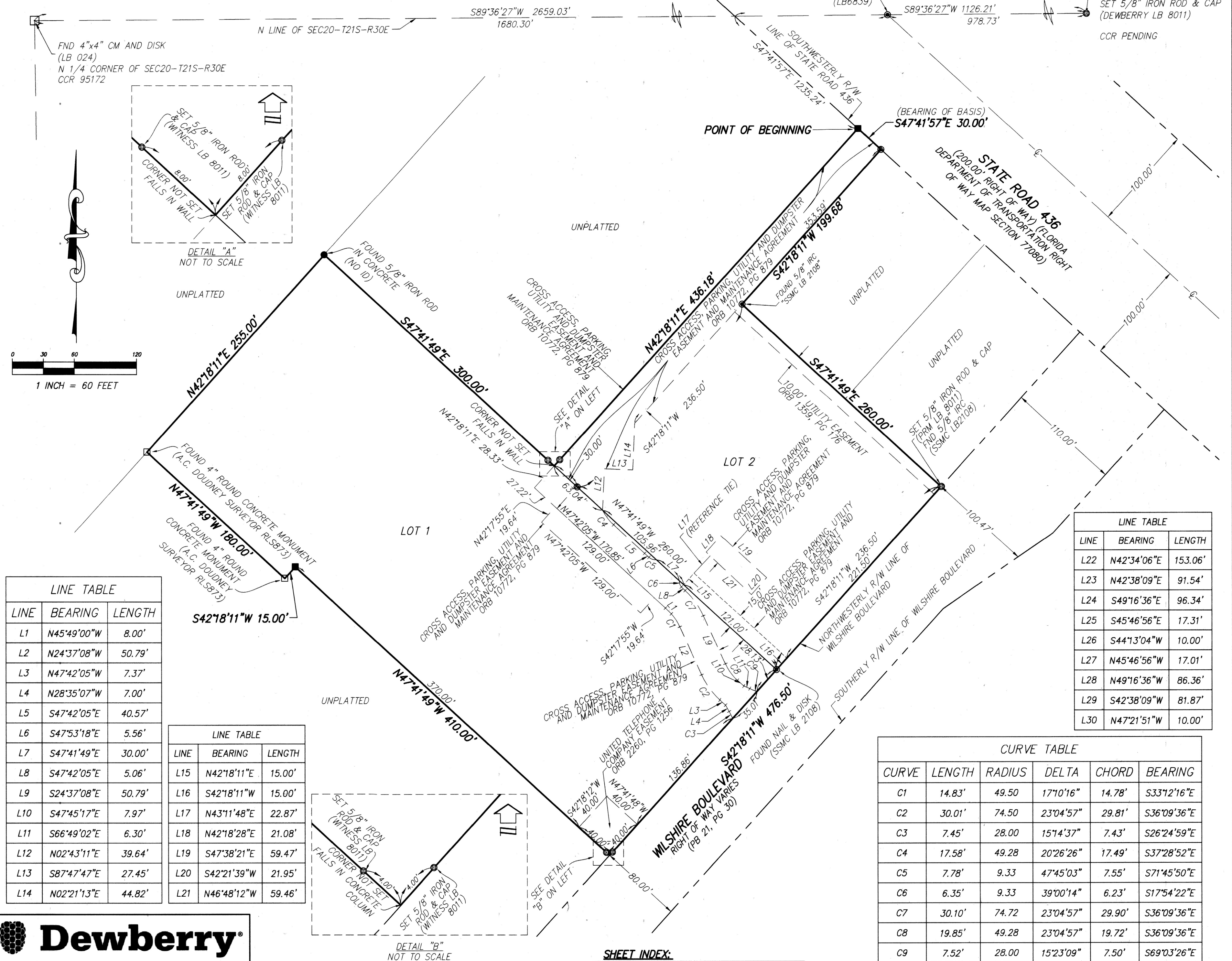
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PLAT BOOK :	PAGE:
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**POINT OF
COMMENCEMENT**
NE CORNER OF
SEC20-T21S-R30E
SET 5/8" IRON ROD & CAP
(DEWBERRY LB 8011)
CCR PENDING



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