

# S.R. 46 COMMERCIAL

A REPLAT OF A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

### LEGAL DESCRIPTION

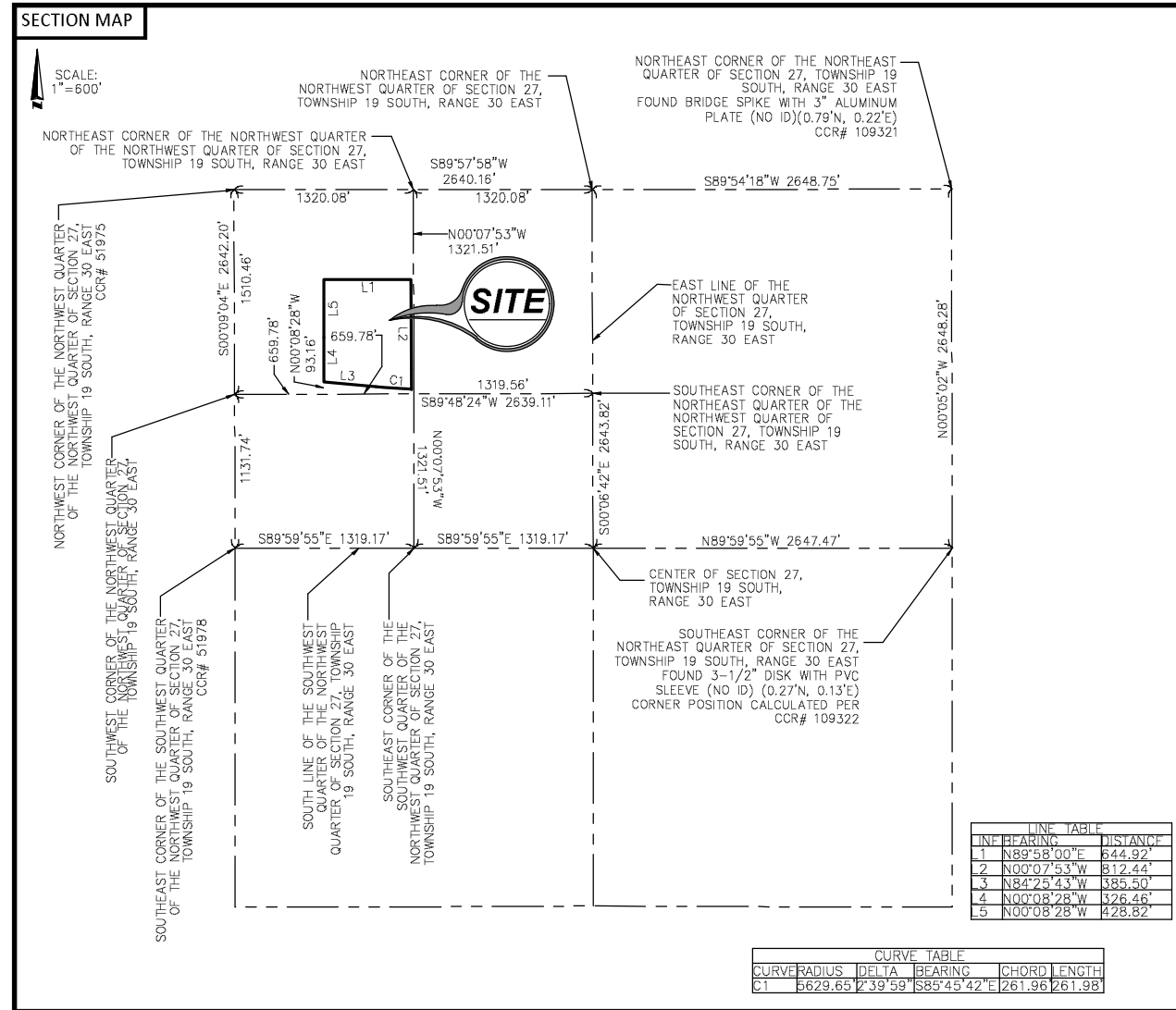
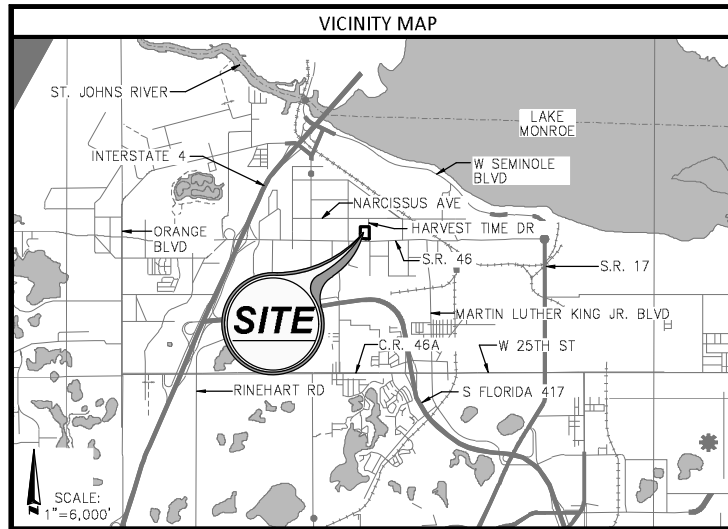
A REPLAT OF A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID TRACT B RUN NORTH 00°08'28" WEST A DISTANCE OF 428.82 FEET TO THE SOUTHWEST CORNER OF LOT 91 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE ALONG THE SOUTH LINE OF SAID LOT 91 RUN NORTH 89°58'00" EAST A DISTANCE OF 644.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE PER AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE DEPARTING SAID SOUTH LINE OF LOT 91 ALONG SAID WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE RUN SOUTH 00°07'53" EAST A DISTANCE OF 812.44 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 PER SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-4174841, SAID INTERSECTION BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 02°39'59", AND A CHORD LENGTH OF 261.96 FEET WHICH BEARS NORTH 85°45'42" WEST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46 AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 261.96 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG SAID TANGENT LINE RUN NORTH 84°25'43" WEST A DISTANCE OF 385.50 FEET TO A POINT ON THE EAST LINE OF LOT 93 OF AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID EAST LINE OF LOT 93 RUN NORTH 00°08'28" WEST A DISTANCE OF 326.46 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 506,914 SQUARE FEET OR 11.637 ACRES, MORE OR LESS.

### SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B OF THE PLAT OF THORNBROOKE PHASE 5, WHICH BEARS NORTH 00°08'28" WEST AS RECORDED IN PLAT BOOK 81, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
2. THE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT.
3. THE PLATTED UTILITY EASEMENTS SHOWN HEREON 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 SAID CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH AS CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (STATUTE 177.091 (28)).
4. ALL PUBLIC RECORD INFORMATION LISTED OR SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY GRAYROBINSON, P.A. WHICH IS BASED ON CERTAIN TITLE REPORTS PROFESSIONALLY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MARCH 10TH, 2026. SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:
5.1. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, AS RECORDED IN PLAT BOOK 1, PAGE(S) 114. (AFFECTS, AS SHOWN).
5.2. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED MARCH 14, 2025 IN OFFICIAL RECORDS BOOK 10787, PAGE 1892, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
5.3. LO BROS. ENTERPRISES, INC./CITY OF SANFORD PRE-ANNEXATION PETITION AND AGREEMENT RECORDED APRIL 8, 2025 IN OFFICIAL RECORDS BOOK 10802, PAGE 1477 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
5.4. FINAL DEVELOPMENT PLAN, DEVELOPER'S COMMITMENT AGREEMENT, COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 10940, PAGE 1033 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
5.5. DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10976, PAGE 488 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
5.6. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 10961, PAGE 1310 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT)
6. THE LOTS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA, INCLUDING ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.



### LEGEND

- SET 4"x4" CM PRM LB#6393 IN ACCORDANCE WITH CHAPTER 177.091(7), FLORIDA STATUTES (UNLESS OTHERWISE NOTED)
L# = LINE TAG (SEE CORRESPONDING LINE INFORMATION CHART)
C# = CURVE TAG (SEE CORRESPONDING CURVE INFORMATION CHART)
CCR = CERTIFIED CORNER OF RECORD
CM = CONCRETE MONUMENT
N = NOTHING
E = EASTING
R = RIGHT-OF-WAY LINE
FDDT = FLORIDA DEPARTMENT OF TRANSPORTATION IDENTIFICATION NUMBER LICENSED BUSINESS
ID# LB (NR) (OA) = NON-RADIAL OVERALL DISTANCE
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PC = POINT OF CURVATURE
PS = PAGE(S)
PNT = POINT OF NON-TANGENCY
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY

### SHEET INDEX

SEE SHEET 1 OF 2 FOR VICINITY MAP, LEGEND, LEGAL DESCRIPTION, NOTES, AND CERTIFICATIONS
SEE SHEET 2 OF 2 FOR DETAILED VIEW OF PLAT



NDDS NATIONAL DUE DILIGENCE SERVICES A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979
LB#6393 nationalduediligenceservices.com

### NOTICE

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

### S.R. 46 COMMERCIAL DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SANFORD AUTO VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED "S.R. 46 COMMERCIAL", LOCATED IN SEMINOLE COUNTY, FLORIDA, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED:

- 1. TRACT RW (RIGHT-OF-WAY DEDICATION), AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY, SEMINOLE COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC.
2. TRACT A (DRAINAGE EASEMENT AREA), AS SHOWN HEREON, IS HEREBY DEDICATED FOR USE BY THE OWNERS OF LOT 1 AND LOT 2, AND SHALL BE OWNED BY THE OWNER OF LOT 2 SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AN EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED OVER SAID TRACT A (DRAINAGE EASEMENT AREA) TO SEMINOLE COUNTY, FLORIDA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED HEREON DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE AND STORM WATER SYSTEM.
3. THE DECLARATION DRIVEWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO, AND SHALL BE OWNED BY THE INDIVIDUAL LOT OWNERS SUBJECT TO THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OWNER NAMED BELOW ON THIS \_\_\_ DAY OF \_\_\_ 202\_\_.

BY: SANFORD AUTO VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THOMAS A. DIXON, PRESIDENT
WITNESS WITNESS
PRINTED NAME PRINTED NAME

### ACKNOWLEDGMENT:

STATE OF \_\_\_ COUNTY OF \_\_\_
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_ DAY OF \_\_\_ 202\_\_, BY THOMAS A. DIXON, AS PRESIDENT OF SANFORD AUTO VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
PRINTED NAME
STATE OF FLORIDA
MY COMMISSION EXPIRES:
COMMISSION #:

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 27 TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

E. GLENN TURNER, PSM DATE
FLORIDA REGISTRATION NO. 5643

PREPARED BY: AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
(407) 426-7979
REGISTRATION NUMBER OF LEGAL ENTITY: LB 6393

### CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATE STATUTES.

RAYMOND F. PHILLIPS - LICENSE NO. LS7015 DATE
SEMINOLE COUNTY SURVEYOR

### CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON \_\_\_ 2026, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

ANDRIA HERR, CHAIRMAN DATE

ATTEST:

### CERTIFICATE OF COUNTY CLERK

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 \_\_\_ OF \_\_\_ 2026, \_\_\_ (AM/PM) AS FILE NO. \_\_\_

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