

BOUNDARY SURVEY

DESCRIPTION:
PARCEL 32-19-31-300-024B-0000
THE NORTH 850 FEET OF THE EAST 850 FEET OF THE NE 1/4 OF THE SW 1/4
OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, LESS ROAD RIGHT
OF WAY ON EAST.

AND

PARCEL 32-19-31-300-024D-0000
COMMENCING AT THE SOUTH QUARTER OF SECTION 32, TOWNSHIP 19
SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; RUN NORTH
00°00'00" EAST, 1584.53 FEET ALONG THE EAST LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 32 FOR A POINT OF BEGINNING; THENCE
NORTH 89°48'59" WEST, 2651.74 FEET; THENCE SOUTH 00°09'32" WEST,
331.61 FEET; THENCE SOUTH 89°48'59" EAST, 2652.66 FEET; THENCE
NORTH 00°00'00" EAST, 331.61 FEET TO THE POINT OF BEGINNING. (LESS
THE EAST 25.00 FEET FOR BRISSON AVE.)

AND

PARCELS 32-19-31-300-024C-0000 AND 32-19-31-300-0240-0000
THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS THE NORTH 850.00 FEET OF THE
EAST 850.00 FEET THEREOF, AND THE SOUTH 7/8 OF THE WEST 1/2 OF THE
SOUTHWEST 1/4, AND THE EAST 1/2 OF THE NORTH 1/8 OF THE WEST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31
EAST, LESS THAT PART LYING IN ROSELAND PARK'S 1ST ADDITION, AS
RECORDED IN PLAT BOOK 7, PAGE 66, OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA, AND LESS RIGHT-OF-WAY FOR BRISSON
AVENUE AND ALSO LESS A PARCEL OF LAND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH 1/4 CORNER OF SECTION
32, TOWNSHIP 19 SOUTH, RANGE 31 EAST AND RUN N 89° 36'24" W, ALONG
THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, 2656.16
FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE RUN N
00°09'32" E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1574.80
FEET, THENCE RUN S 89°48'59" EAST, 2651.74 FEET TO A POINT ON THE
EAST LINE OF SAID SOUTHWEST 1/4, THENCE RUN SOUTH ALONG SAID
EAST LINE, 1584.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE WEST 5/8 OF THE SOUTH 1/2 OF THE NORTHWEST
1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, LESS THAT
PART PLOTTED IN ROSELAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE
51, AND ROSELAND PARK'S 1ST ADDITION, AS RECORDED IN PLAT BOOK 7,
PAGE 66, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND
ALSO LESS RIGHT-OF-WAY FOR RAILROAD ON NORTH;

AND TOGETHER WITH, THE NORTH 850 FEET OF THE EAST 850 FEET OF
THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE
31 EAST, LESS ROAD RIGHT OF WAY ON EAST.

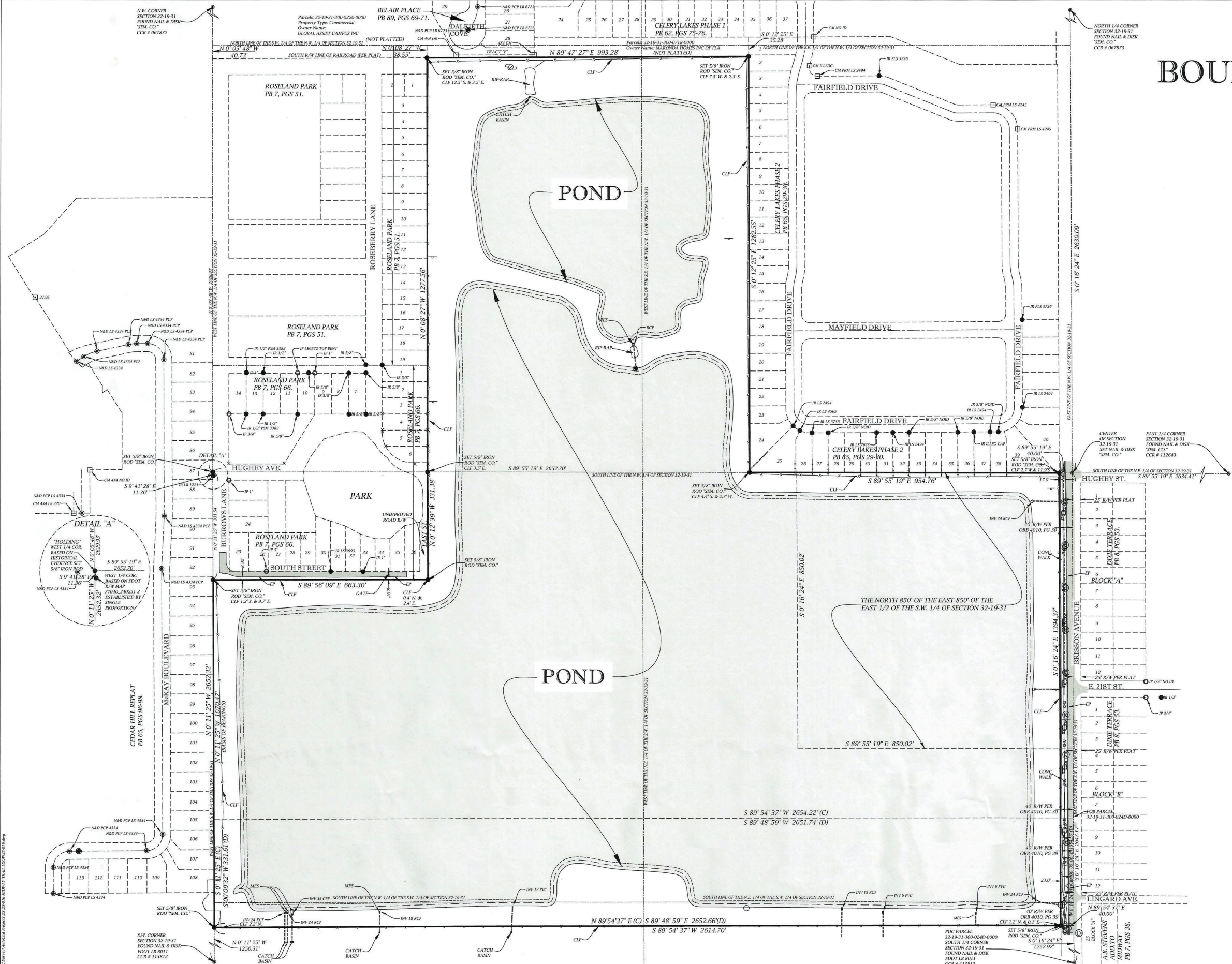
SURVEYOR'S NOTES

- UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON THE
ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD, IF ANY.
- ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE
NOT TO SCALE AND ARE FOR INFORMATION ONLY.
- ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE
MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE
CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE
CONSIDERED WHEN OBTAINING SCALD DATA.

REVISIONS		DETAILS	
Date	Description	By	Scale
25-016			1" = 140'
04/16/2025			
04/14/2025			

I CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS
LAID OUT IN STATE STATUTES 472 AND FLORIDA ADMINISTRATIVE CODE
51-17 AND THAT SAID SURVEY WAS DONE UNDER MY DIRECT
SUPERVISION.
RAYMOND J. PHILLIPS P.S.M. FL. LICENSE # 7015
NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Scale 1" = 140'



LEGEND

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|--------------------------|--------------------------|--------------------|-----------------------|-----------------|-----------------|--------------------|-----------------|
| △ - CENTRAL ANGLE (BETW) | FOR - POINT OF BEGINNING | OD - DEED | EP - EDGE OF PAVEMENT | EW - BRICK WALL | FL - FLOWLINE | UT - UTILITY RISER | W - WATER METER |
| CH - CHORD | CM - CONCRETE CURB | LS - LAND SURVEYOR | ER - EDGE OF ROAD | WL - WATER LINE | WL - WATER LINE | UT - UTILITY RISER | W - WATER METER |
| CH - CHORD | CM - CONCRETE CURB | LS - LAND SURVEYOR | ER - EDGE OF ROAD | WL - WATER LINE | WL - WATER LINE | UT - UTILITY RISER | W - WATER METER |
| CH - CHORD | CM - CONCRETE CURB | LS - LAND SURVEYOR | ER - EDGE OF ROAD | WL - WATER LINE | WL - WATER LINE | UT - UTILITY RISER | W - WATER METER |

SEMINOLE COUNTY
SURVEY SECTION
ROADS-STORMWATER DIVISION
OF THE
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407-665-5647