

PINE HOLLOW POINT

SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

DESCRIPTION:

That part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 21, South, Range 29 East, Seminole County, Florida, more particularly described as follows:

Begin at the Southeast corner of the Southeast 1/4 of Section 4, Township 21 South, Range 29 East, Seminole County, Florida; thence run N89°15'33"W along the South line of said Southeast 1/4, a distance of 898.56 feet; thence run N50°38'32"E, a distance of 389.44 feet; thence run N44°46'07"E, a distance of 225.00 feet; thence run N00°10'33"W along the occupied West line of the East 450 feet of said Southeast 1/4, a distance of 764.82 feet; thence run N44°53'49"E along the South right of way line of Sanlando Road, a distance of 71.27 feet; thence run S00°25'13"W along the West line of the East 400.00 feet of said Southeast 1/4, a distance of 504.90 feet; thence run S89°17'44"E along the South line of the North 600 feet of the Southeast 1/4 of said Southeast 1/4, a distance of 400.00 feet; thence run S00°25'13"W along the East line of said Southeast 1/4, a distance of 723.84 feet to the Point of Beginning.

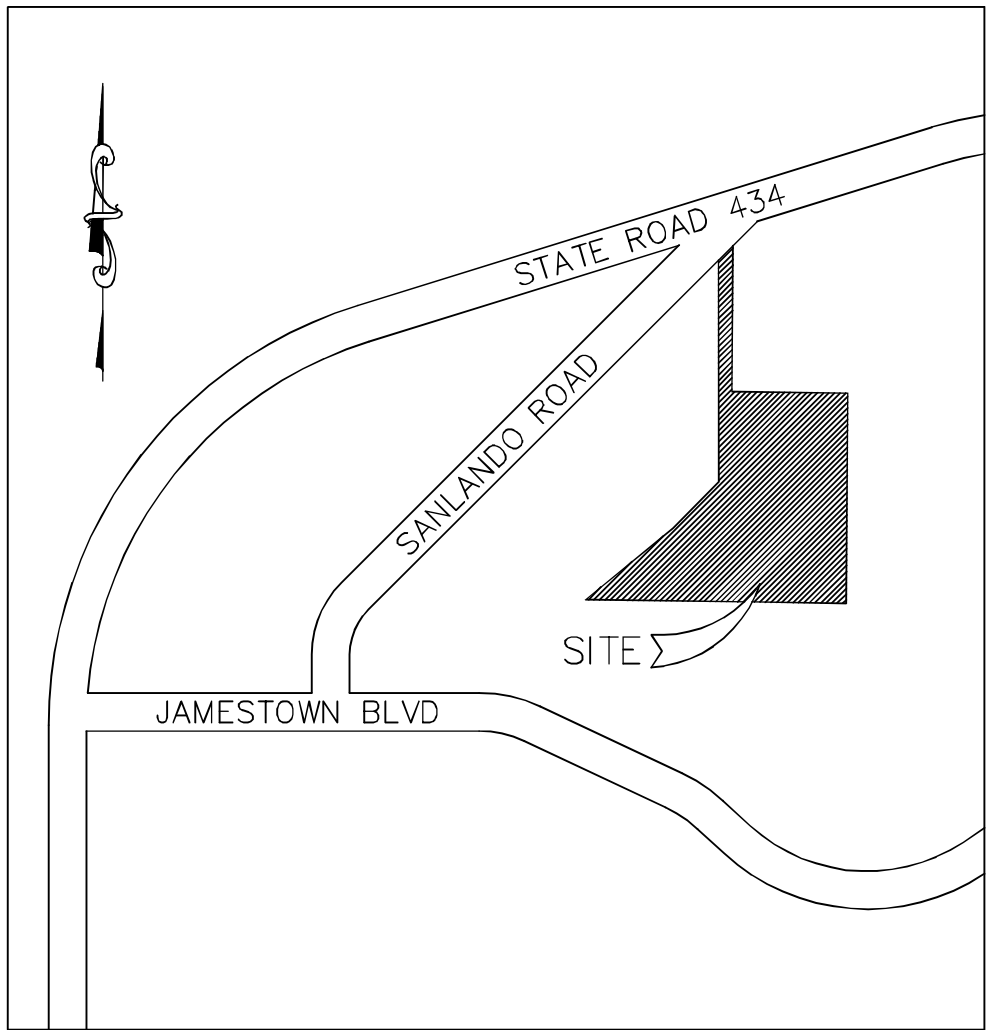
Contains 432,937 Square Feet or 9.939 Acres, more or less.

NOTES:

- Bearings based on the East line of the Southeast 1/4 of Section 4—21—29 as being N00°25'13"E as being true North.
- The State Plane coordinate values shows hereon are based on Florida East Zone, NAD83/2011.
- Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.
- Tract A is a roadway tract to be owned and maintained by the owner of Lot 1 and is for the benefit of all parcels that front it.
- Tract B is a conservation tract to be owned and maintained by the owner of Lot 1.
- Tract C is a conservation tract to be owned and maintained by the owner of Lot 1.
- A conservation easement over Tract B and Tract C, the wetland and floodplain tracts, is hereby dedicated to Seminole County Florida. The Conservation Easement over all wetlands and floodplain is to be owned and maintained by the Property Owner. The removal of vegetation within the easement is prohibited unless approval from Seminole County is granted to remove dead or damaged vegetation that poses a hazard or approval is granted to remove exotic or nuisance vegetation. All development rights within the easement are hereby granted to Seminole County. No soil excavation, fill, or removal within the easement shall be permitted. Construction activity within the easement shall be limited to docks or boardwalks, limited to 4 feet in width, and their structural piers; and permission from Seminole County shall be required.
- The subject property is within the County's Urban Bear Management Area and must comply with the requirements outlined in Chapter 258 of the Seminole County Code of Ordinances (2015—33)

LOCATION MAP

NOT TO SCALE



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.

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

LEGEND

- — SET 4"X4" CM STAMPED "PRM 4671"
- — SET NAIL DISC STAMPED "PRM LS 4671"
- — SET 5/8" IRON "SHANNON 4671" UNLESS OTHERWISE NOTED
- ▣ — RECOVERED 4"X4" CM
- — RECOVERED 5/8" IRON
- CCR — CERTIFIED CORNER RECORD
- CM — CONCRETE MONUMENT
- ID — IDENTIFICATION
- Ⓒ — INDICATES CENTERLINE
- LB — LICENSED BUSINESS CERTIFICATION
- ORB — OFFICIAL RECORDS BOOK
- PB — PLAT BOOK
- PG — PAGE
- PGS — PAGES
- PRM — PERMANENT REFERENCE MONUMENT
- # — NUMBER
- SE — SOUTHEAST
- ① — STATE PLANE COORDINATES

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of Chapter 177 and that said land is located in Seminole County, Florida.

James R. Shannon Jr.
Florida Registration Number 4671

Date
Shannon Surveying, Inc. LB#6898
499 North S.R. 434 — Suite 2045
Altamonte Springs, Florida, 32714

PLAT BOOK PAGE

PINE HOLLOW POINT

SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
SEMINOLE COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Arjer Enterprises Inc., being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said land and plat for the uses and purposes therein expressed and the owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress egress over and across all of the private streets shown and does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police, authorities of the United States postal service mail carriers, representatives of utilities authorized by the owner, holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress egress over and across said streets and easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

IN WITNESS WHEREOF the undersigned owners has caused these presents to be signed this day of, 2023.

Arjer Enterprises Inc.

By: Barry Schiedel

Witness Witness

Printed Name Printed Name

STATE OF COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this by Barry Schiedel of Arjer Enterprises Inc., on behalf of the company, who is personally known to me or has produced as identification.

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

NOTARY PUBLIC My Commission Expires
Printed Name Commission Number

CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida

CHAIRMAN OF THE BOARD CLERK OF THE BOARD
Printed Name Printed Name

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, that the undersigned is a licensed Professional Surveyor and Mapper and I have reviewed the Plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.

Raymond F. Phillips, PSM Date
Florida Registration Number 7015

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on at File No.

CLERK OF THE COURT
in and for Seminole County, Florida

BY: D.C.

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 — SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

PLAT _____
BOOK _____ PAGE _____

STATE ROAD No. 434
100' RIGHT OF WAY PER RIGHT OF WAY
MAP 77580-2605, DATED 3/17/1974

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

MOBILE MANOR
PB 11, PGS 46-48

POINT OF BEGINNING
SOUTHEAST CORNER
OF THE SE 1/4 OF
SECTION 4-21-29
CCR #091442
RECOVERED
3"x3" CM, NO ID

LEGEND

- — SET 4"x4" CM STAMPED
"PRM 4671"
- ⊙ — SET NAIL DISC STAMPED
"PRM LS 4671"
- — SET 5/8" IRON "SHANNON 4671"
UNLESS OTHERWISE NOTED
- ▣ — RECOVERED 4"x4" CM
- — RECOVERED 5/8" IRON
- CCR — CERTIFIED CORNER RECORD
- CM — CONCRETE MONUMENT
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- LS — LICENSED BUSINESS CERTIFICATION
- ORB — OFFICIAL RECORDS BOOK
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- PRM — PERMANENT REFERENCE MONUMENT
- # — NUMBER
- SE — SOUTHEAST
- ① — STATE PLANE COORDINATES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°17'44"E	246.24'
L2	N38°06'18"E	44.82'
L3	N34°16'39"E	41.00'
L4	N25°24'27"E	52.80'
L5	N32°50'39"E	25.57'
L6	N16°32'52"W	32.36'
L7	N24°49'50"E	32.55'
L8	N55°05'12"E	355.30'
L9	S00°25'13"W	65.69'
L10	N90°00'00"E	19.01'
L11	S87°16'51"E	42.11'
L12	S88°18'32"E	53.47'
L13	S87°17'42"E	80.81'
L14	N90°00'00"E	49.59'
L15	N58°02'42"E	33.02'
L16	N00°00'00"E	41.90'
L17	N00°25'13"E	48.00'

STATE PLANE COORDINATES			
#	NORTHING	EASTING	
1	1581480.95946	524455.91767	
2	1581492.57825	523557.42832	
3	1581739.54551	523858.54279	
4	1581899.28541	524016.99835	
5	1582664.10600	524014.65200	
6	1582714.58951	524064.95428	
7	1582209.69851	524061.25144	
8	1582206.34121	524334.33416	
9	1582204.78120	524461.22613	
10	1584128.58684	524475.33521	
11	1581514.95501	521827.01823	

DETAIL - NOT TO SCALE
100 YEAR FLOOD LINE

S89°17'44"E 273.10'
 272.46'

0.64'

LOT 1

100 YEAR FLOOD LINE
 ELEVATION=41.8';
 NAVD 1988 DATUM

L10 L11 L12 L13 L14 L15

N89°17'44"W 273.11'

113.00' S00°25'13"W 113.00'

103.17' 9.83' L17 L16

TRACT C
CONSERVATION TRACT

DETAIL
**PERPETUAL NONEXCLUSIVE
 EASEMENT FOR INGRESS AND
 EGRESS PER ORB 1835, PG 516**

N44°53'49"E
 71.27'

653.88'

704.91'

SANLANDO ROAD

LOT 1

N00°10'33"W

S00°25'13"W

TRACT C

S89°17'44"E
 43.13'

TRACT B

SOUTHWEST CORNER
OF THE SE 1/4 OF
SECTION 4-21-29
CCR #028444
RECOVERED
5/8" IRON, NO ID

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

TIMBERLAKE PROPERTIES
PB 29, PGS 3-5