

DESCRIPTION

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION (BY THIS SURVEYOR):

A PORTION OF LOTS 19, 20 AND 21, SANFORD CELERY DELTA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 75 THROUGH 76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BEARDALL AVENUE (AKA SKYWAY DRIVE) (RIGHT OF WAY VARIES) AS RECORDED IN OFFICIAL RECORDS BOOK 427, PAGE 215 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE NORTH LINE OF LOT 19, SANFORD CELERY DELTA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 75 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH NORTH 89°32'44" EAST, A DISTANCE OF 1,542.03 FEET ALONG THE NORTH LINE OF SAID LOTS 19, 20 AND 21; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'36" EAST, A DISTANCE OF 7.50 FEET TO A LINE PARALLEL WITH AND 7.50 FEET SOUTH OF THE NORTH LINE OF SAID LOTS 19, 20 AND 21; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 1,542.03 FEET ALONG SAID PARALLEL LINE TO AFORESAID EAST RIGHT OF WAY LINE OF SAID BEARDALL AVENUE (AKA SKYWAY); THENCE NORTH 00°01'36" WEST, A DISTANCE OF 7.50 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 11,565 SQUARE FEET, MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF BEARDALL AVENUE (AKA SKYWAY DRIVE) PER OFFICIAL RECORDS BOOK 427, PAGE 215 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 00°01'36" WEST. BEARINGS SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED.
2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE.

SKETCH OF DESCRIPTION

FOR
CITY OF SANFORD

DATE: OCTOBER 15, 2025 SK

JOB NUMBER: 69059 SCALE: 1" = 100'

CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE REQUIRES
THAT A LEGAL DESCRIPTION
DRAWING BEAR THE NOTATION THAT
THIS IS NOT A SURVEY.

SHEET 1 OF 3
SEE SHEET 2 FOR SKETCH

CERTIFICATION NUMBER LB2108

69059002



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AND MAPPING CORPORATION

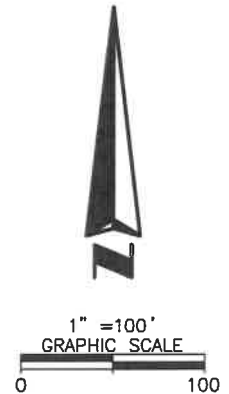
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JAMES E. MAZURAK, PSM
Registered Land Surveyor Number 6377

SKETCH OF DESCRIPTION
PROPOSED TEMPORARY CONSTRUCTION EASEMENT



BEARDALL AVENUE (P)
(AKA SKYWAY DRIVE)

RIGHT OF WAY VARIES

40' PER PLAT BOOK 1, PAGES 75 & 76

LOT 16
SANFORD CELERY DELTA SUBDIVISION
PLAT BOOK 1, PAGES 75 & 76
PARCEL ID
03-20-31-5AY-0000-0150

POINT OF BEGINNING

INTERSECTION OF THE EAST RIGHT OF
WAY LINE PER OFFICIAL RECORDS
BOOK 427, PAGE 215 AND THE
NORTH LINE OF LOT 19
SANFORD CELERY DELTA SUBDIVISION
PLAT BOOK 1, PAGES 75 & 76

NORTH LINE OF LOT 19

N89°32'44"E 1542.03'

S89°32'44"W 1542.03'

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

LOT 19
SANFORD CELERY DELTA SUBDIVISION
PLAT BOOK 1, PAGES 75 & 76
PARCEL ID
03-20-31-5AY-0000-0190

(BEARING BASIS)
N00°01'36"W
7.50'

WEST RIGHT OF WAY LINE

EAST RIGHT OF WAY LINE PER
OFFICIAL RECORDS BOOK 427, PAGE 215

SEE MATCHLINE SHEET 3

LEGEND & ABBREVIATIONS:

AKA = ALSO KNOWN AS
(P) = PLAT
ID = IDENTIFICATION

DRAWING NO. 69059002
JOB NO. 69059
DATE: OCTOBER 15, 2025
SHEET 2 OF 3
SEE SHEET 1 FOR DESCRIPTION

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3 e-mail: info@southeasternsurveying.com



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
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Certification Number LB2108

SKETCH OF DESCRIPTION
PROPOSED TEMPORARY CONSTRUCTION EASEMENT

SEE MATCHLINE SHEET 3

LOT 15
SANFORD CELERY DELTA SUBDIVISION
PLAT BOOK 1, PAGES 75 & 76
PARCEL ID
03-20-31-5AY-0000-0150

LOT 14
SANFORD CELERY DELTA SUBDIVISION
PLAT BOOK 1, PAGES 75 & 76
PARCEL ID
03-20-31-5AY-0000-0130

NORTH LINE OF LOT 20

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

NORTH LINE OF LOT 21

N89°32'44"E 1542.03'

S89°32'44"W 1542.03'

S00°01'36"E
7.50'

LOT 20
SANFORD CELERY DELTA SUBDIVISION
PLAT BOOK 1, PAGES 75 & 76
PARCEL ID
03-20-31-5AY-0000-0190

LOT 21
SANFORD CELERY DELTA SUBDIVISION
PLAT BOOK 1, PAGES 75 & 76
PARCEL ID
03-20-31-5AY-0000-0190

30' RIGHT OF WAY PER PLAT BOOK 1, PAGES 76-77,
VACATED PER CITY OF SANFORD,
FLORIDA ORDINANCE NO. 4093
OFFICIAL RECORDS BOOK 6948, PAGE 1507



1" = 100'
GRAPHIC SCALE
0 100

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