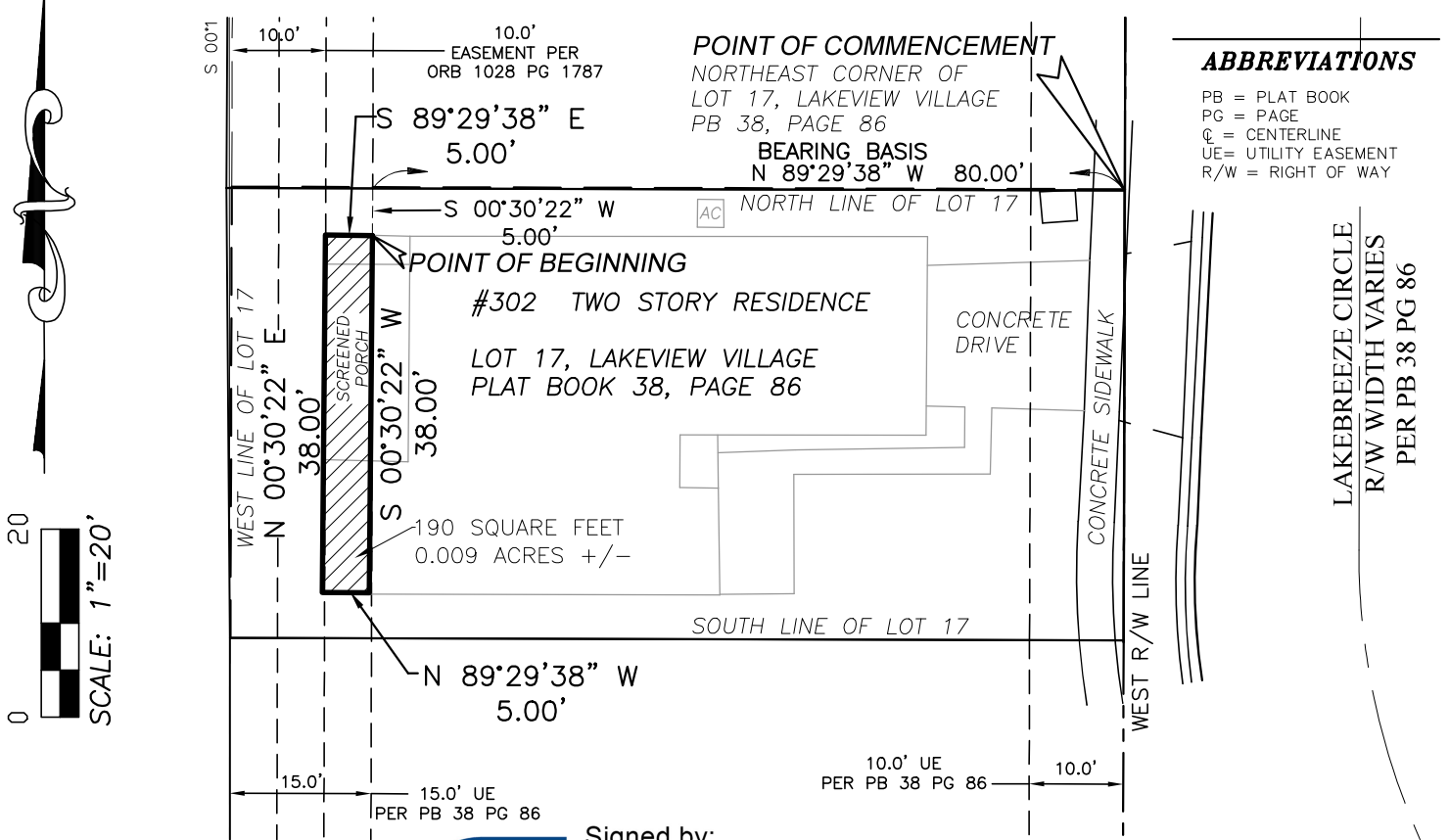


SKETCH OF DESCRIPTION

Legal Description

THAT PORTION OF A 15 FOOT UTILITY EASEMENT WITHIN LOT 17, LAKEVIEW VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 86 THROUGH 89, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING OVER, UNDER AND ACROSS THE RESIDENCE AT 302 LAKEBREEZE CIRCLE, LAKE MARY, FLORIDA IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFORESAID LOT 17, LAKEVIEW VILLAGE; THENCE N 89°29'38" W, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 80.00 FEET; THENCE S 00°30'22" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°30'22" W, A DISTANCE OF 38.00 FEET; THENCE N 89°29'38" W, A DISTANCE OF 5.00 FEET; THENCE N 00°30'22" E, A DISTANCE OF 38.00 FEET; THENCE S 89°29'38" E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.



Signed by:

Surveyors Certification:

SURVEYORS NOTES:

— BEARINGS BASED ON THE NORTH LINE OF LOT 17, LAKEBREEZE CIRCLE, LAKEVIEW VILLAGES AS RECORDED IN PLAT BOOK 38, PAGES 86-89, SEMINOLE COUNTY, FLORIDA AS BEING N 89°29'38" W.

— THIS IS NOT A BOUNDARY SURVEY.

— DRAWING NOT TO SCALE.

— THIS IS A SKETCH OF DESCRIPTION ONLY. NO CORNERS WERE SET AND NIETO LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.



THIS IS NOT A
BOUNDARY SURVEY

I hereby certify that this sketch shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and is not valid without either the original signature and raised seal or an authorized electronic signature and seal (eSignature by F.A.C.) of a Florida Licensed Professional Surveyor and Mapper.

Digitally Signed by

Ralph A. Nieto
BREGA55497C741E
Digitally Signed and Authorized by
Ralph A. Nieto PSM No. 6025

11/6/2024

Date

PREPARED FOR:

Candace Powell

302 Lakebreeze Circle, Lake Mary, FL 32746

FIELD BY: N/A

DATE: 10/16/24

DRAWN BY: WG

ORDER NO.:

NW 24-216

SCALE: 1"=20'

SHEET 1 OF 1



Nieto Land Surveying LLC

1728 N. Ronald Reagan Blvd., Longwood, FL 32750

PH: (407) 636-8460

LB No. 7744