

# STONEWALL PLAT

SHEET 1 OF 2

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

ASSIGNED ADDRESS: 2995 STONEWALL PLACE

## SHEET INDEX

SHEET 1 OF 2 - Legal Description, Dedications Surveyor's Notes  
SHEET 2 OF 2 - Boundary information and Geometry

### LEGAL DESCRIPTION PROVIDED:

THE LAND IS DESCRIBED AS FOLLOWS:  
THE EAST HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA;  
LESS AND EXCEPT THAT PORTION OF SAID LANDS LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 427,  
AND

ALSO LESS AND EXCEPT AN ADDITIONAL 3.89 ACRES, MORE OR LESS, IN THE NORTHEAST CORNER OF SAID PROPERTY, BEING THAT PORTION OF THE PROPERTY LYING NORTH AND EAST OF THE CENTERLINE OF A PRIVATE 50.00 FOOT WIDE ROADWAY EASEMENT SOMETIMES KNOWN AS STONEWALL PLACE, AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 3, 1983 IN OFFICIAL RECORDS BOOK 1500, PAGE 807, AND SHOWN ON THE PLAT OF MIDWAY COMMERCE CENTER AS RECORDED IN PLAT BOOK 31, PAGES 39 AND 40, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND

ALSO LESS AND EXCEPT: COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 1311.04 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN NORTH 69 DEGREES 56 MINUTES 48 SECONDS EAST, ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 656.27 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" IRON ROD AND CAP IDENTIFICATION #4586, SITUATED ON THE OCCUPIED AND MONUMENTED WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN NORTH 00 DEGREES 05 MINUTES 06 SECONDS WEST ALONG SAID WEST LINE, 407.98 FEET; THENCE RUN NORTH 89 DEGREES 56 MINUTES 48 SECONDS EAST 299.71 FEET; THENCE RUN NORTH 44 DEGREES 55 MINUTES 51 SECONDS EAST, 134.31 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 06 SECONDS WEST, 375.85 FEET TO A POINT ON A CURVE SITUATED ON THE CENTERLINE OF AN EASEMENT DESCRIBED IN O.R. BOOK 1500, PAGE 807, AND SHOWN ON THE CENTERLINE OF STONEWALL PLACE ON THE PLAT OF MIDWAY COMMERCE CENTER, AS RECORDED IN PLAT BOOK 31, PAGES 39 AND 40, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING FOR ITS ELEMENTS, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 41 MINUTES 23 SECONDS, A CHORD DISTANCE OF 99.10 FEET AND A CHORD BEARING OF SOUTH 75 DEGREES 47 MINUTES 06 SECONDS EAST; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE 100.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 166.59 FEET TO THE OCCUPIED AND MONUMENTED EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22 AND THE CENTERLINE OF BENCHMARK LANE AS DETERMINED BY THE OCCUPIED AND MONUMENTED LOCATION OF SAID MIDWAY COMMERCE CENTER; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 41 SECONDS EAST, ALONG THE CENTERLINE OF SAID BENCHMARK LANE AND ALONG SAID OCCUPIED AND MONUMENTED EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, 854.64 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 48 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 660.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NONEXCLUSIVE EASEMENT IN PERPETUITY FOR INGRESS AND EGRESS OVER THAT PORTION OF THE LANDS RETAINED BY GRANOR WHICH IS SUBJECT TO THE PRIVATE 50.00 FOOT WIDE ROADWAY EASEMENT SOMETIMES KNOWN AS STONEWALL PLACE, BEING THAT PORTION OF SAID EASEMENT LYING NORTH AND EAST OF THE CENTERLINE OF THE EASEMENT AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED NOVEMBER 3, 1983 IN OFFICIAL RECORDS BOOK 1500, PAGE 807, AND SHOWN ON THE PLAT OF MIDWAY COMMERCE CENTER AS RECORDED IN PLAT BOOK 31, PAGES 39 AND 40, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, WHICH EASEMENT SHALL RUN WITH THE LANDS HEREBY CONVEYED TO GRANTEE.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS WHICH RUNS WITH THE TITLE TO SAID LAND AS SET FORTH AND GRANTED BY THAT CERTAIN EASEMENT RECORDED NOVEMBER 3, 1983 IN OFFICIAL RECORDS BOOK 1500, PAGE 805, IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

### SURVEYOR'S NOTES TO PLAT

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 1, DISCOVERY INDUSTRIAL CENTER AS BEARING N00°05'06"W AS PER PLAT BOOK 81, PAGE 76 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.

2. IN ACCORDANCE WITH CHAPTER 177.091, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, 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 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.

3. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR).

4. COORDINATES SHOWN ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND DERIVED FROM SITE GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.

5. ALL DEVELOPMENT SHALL BE IN ACCORD WITH AND SUBJECT TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, AS AMENDED FROM TIME TO TIME AND ALL FEDERAL, STATE, COUNTY AND CITY RULES, REGULATIONS, ORDINANCES AND APPROVALS.

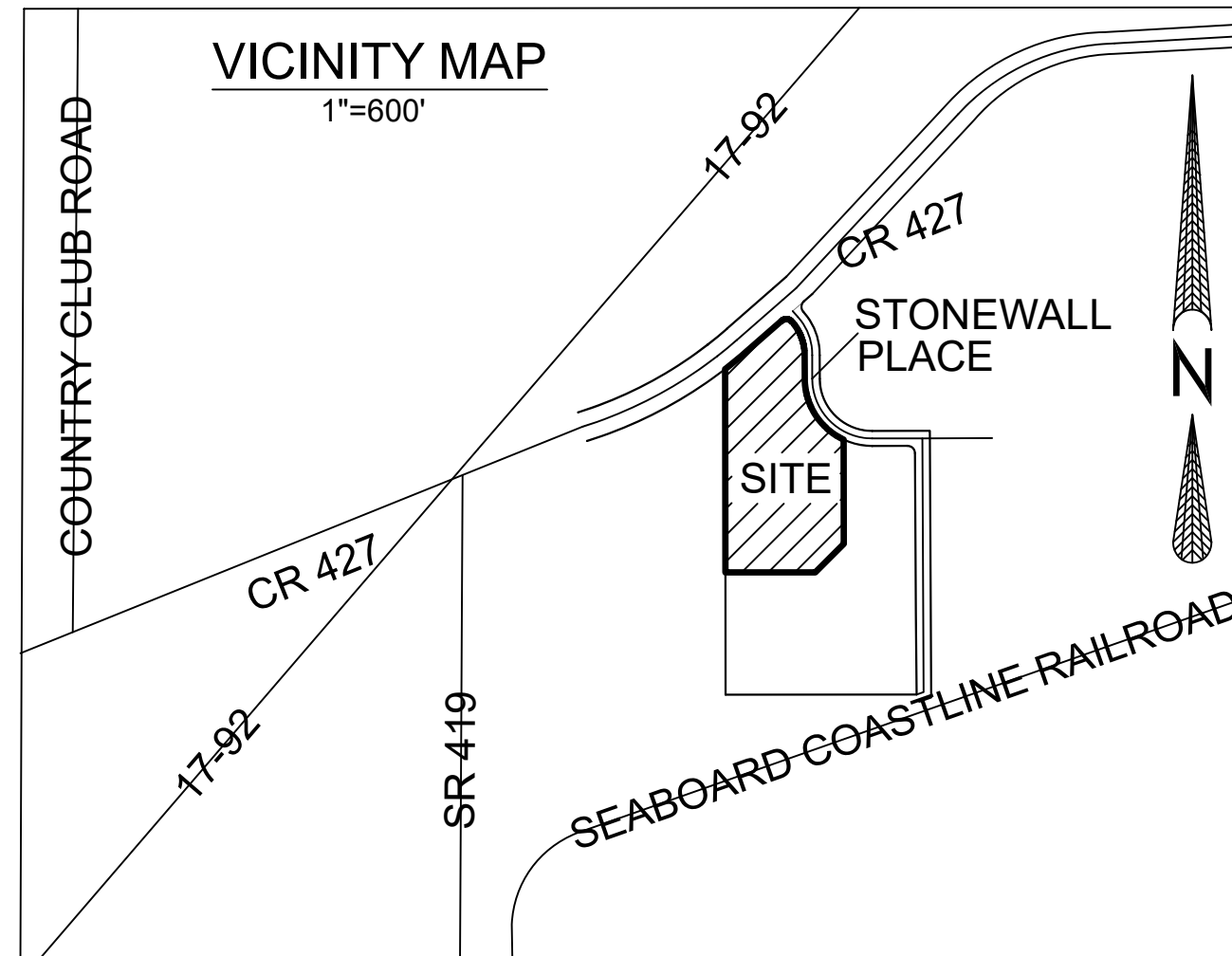
6. IN ACCORDANCE WITH CHAPTER 177.091.9, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, ALL MONUMENTS HAVE BEEN PLACED AT ALL LOT CORNERS, POINTS OF INTERSECTIONS AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.

7. 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.

### SURVEYOR'S NOTES TO THE TITLE OPINION:

— SURVEYOR HAS REVIEWED THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMMITMENT NO. 2139188, EFFECTIVE DATE MAY 5, 2023 FOR EASEMENTS AND RIGHTS-OF-WAY AND FINDS THE FOLLOWING:

EXCEPTION	INITIAL MAIN DOCUMENT	COMMENTS
7.	OR 1343, PAGE 1990	AGREEMENT - NO EASEMENTS TO BE MAPPED
7.	OR 1343, PAGE 1991	AGREEMENT - NO EASEMENTS TO BE MAPPED
8.	OR 1500, PAGE 0805	DOES NOT AFFECT PROPERTY
9.	OR 1500, PAGE 0807	EASEMENT AS SHOWN ON SURVEY
10.	OR 2977, PAGE 0450	DOES NOT AFFECT PROPERTY
11.	OR 4588, PAGE 1620	AGREEMENT FOR SEWER SERVICE- NOTHING TO BE MAPPED
12.	OR 4588, PAGE 1667	AGREEMENT FOR WATER SERVICE- NOTHING TO BE MAPPED
13.	OR 4477, PAGE 1255	AGREEMENT - NO EASEMENTS TO BE MAPPED



PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

## STONEWALL PLAT

### DEDICATION

KNOW ALL BY THESE PRESENTS, That BNG CONSTRUCTION INC., a Florida Profit Corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS THEREOF, BNG CONSTRUCTION INC, A FLORIDA Profit Corporation has caused these presents to be signed by the officers named below on

Date: \_\_\_\_\_

BNG CONSTRUCTION, INC, a FLORIDA Profit Corporation

By: \_\_\_\_\_  
Signed  
Printed Name: GREGORY S. FULFORD Title: AGENT

Signed in the presence of: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Printed Name

STATE OF FLORIDA COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Gregory S. Fulford, as Registered Agent of BNG CONSTRUCTION INC, a Florida Profit Corporation and acknowledge the foregoing dedication and the execution thereof to be his free act and deed for the uses and purposes therein expressed. He is personally known to me or has produced the following identification \_\_\_\_\_

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

NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Dated: \_\_\_\_\_ Signed: \_\_\_\_\_  
ELLIS SURVEYS LLC LB7970 ROBERT A. ELLIS, PLS  
PO BOX 160952 Florida Registration No. LS3880  
Altamonte Springs, FL 32716

### COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this Plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.

Raymond F. Phillips, PSM Licence No. LS7015  
Seminole County Surveyor

Date: \_\_\_\_\_

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

THIS IS TO CERTIFY, That on \_\_\_\_\_, the foregoing plat was approved by the Board of COUNTY Commissioners of Seminole County, Florida.

By: \_\_\_\_\_  
CHARMAN OF THE BOARD DATE:

ATTEST: \_\_\_\_\_ D.C.  
Clerk of Board

### CERTIFICATE OF CLERK OF CIRCUIT COURT

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 \_\_\_\_\_

as Document No. \_\_\_\_\_

By: \_\_\_\_\_  
GRANT MARLEY, CLERK OF THE CIRCUIT COURT  
IN AND FOR SEMINOLE COUNTY, FLORIDA.

T R I M L I N E FOR SEMINOLE COUNTY PLAT

T R I M L I N E FOR SEMINOLE COUNTY PLAT



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.

22-1204

# STONEWALL PLAT

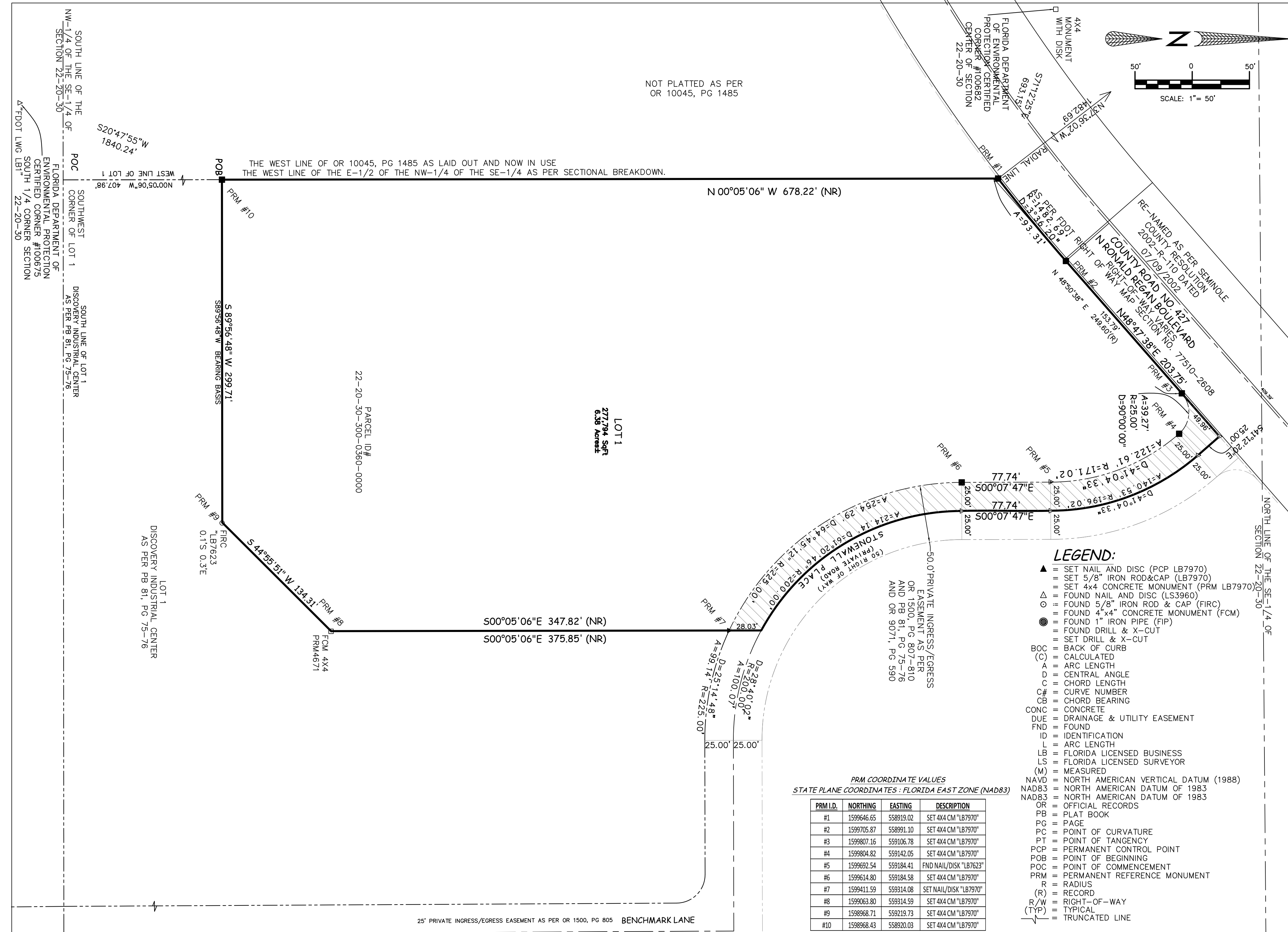
A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

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PRM COORDINATE VALUES  
STATE PLANE COORDINATES : FLORIDA EAST ZONE (NAD83)

PRM I.D.	NORTHING	EASTING	DESCRIPTION
#1	1599646.65	558919.02	SET 4X4 CM "LB7970"
#2	1599705.87	558991.10	SET 4X4 CM "LB7970"
#3	1599807.16	559106.78	SET 4X4 CM "LB7970"
#4	1599804.82	559142.05	SET 4X4 CM "LB7970"
#5	1599692.54	559184.41	FND NAIL/DISK "LB7623"
#6	1599614.80	559184.58	SET 4X4 CM "LB7970"
#7	1599411.59	559314.08	SET NAIL/DISK "LB7970"
#8	1599063.80	559314.59	SET 4X4 CM "LB7970"
#9	1598968.71	559219.73	SET 4X4 CM "LB7970"
#10	1598968.43	558920.03	SET 4X4 CM "LB7970"

**ELLIS SURVEYS LLC**  
Land Surveying & Planning  
P.O. Box 160952  
Altamonte Springs, FL 32716  
Florida Licensed Business LB-7970  
P. 407-834-4003 F. 407-869-5454  
www.ellisurveys.com

TRIM LINE FOR SEMINOLE COUNTY PLAT