

# Description to Accompany Sketch

## Legal Description:

A portion of the Unnamed 30' Right-of-Way lying North of Lot 15, Oak Manor, according to the plat thereof, as recorded in Plat Book 11, Page 32, of the Public Records of Seminole County, Florida, described as follows:

Beginning at the Northeast Corner of said Lot 15, and being the South Right-of-Way Line of said Unnamed 30' Right-of-Way, thence with the North Line of said Lot 15 and the South Right-of-Way Line of said Unnamed 30' Right-of-Way, South 89°48'16" West, 85.35 feet, to a point lying North 89°48'16" East 50.00 feet of the Northwest Corner of said Lot 15; thence departing the South Right-of-Way Line of said Unnamed 30' Right-of-Way, and with a line parallel with the Northerly extension of the West Line of said Lot 15, North 00°31'26" West, 30.00 feet, to the North Right-of-Way Line of said Unnamed 30' Right-of-Way; thence with the North Right-of-Way Line of said Unnamed 30' Right-of-Way, North 89°48'16" East, 135.35 feet, to the Northerly extension of the Northerly extension of the East Line of said Lot 15; thence departing the North Right-of-Way Line of said Unnamed 30' Right-of-Way, and with the Northerly extension of the East Line of said Lot 15, South 00°31'26" East, 30.00 feet, to the Point of Beginning.

Containing 2,560.56 Square Feet or 0.059 Acres, more or less.

This is NOT a Survey.  
This is ONLY a Description.  
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 10/01/24  
Drawn By: BMJ  
Approved By: PKI  
Field: N/A

Sketch and Description Certified To:  
JAIME CROOKE AND LYDIA CORDERO

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-□-	- Wood Fence		

**-Notes-**

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

**Ireland & Associates**  
**Surveying, Inc.**

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*Patrick K. Ireland*  
Patrick K. Ireland, P.S., 6637 LB 7623  
Date Signed: 10/01/24

This Sketch is intended ONLY for the use of Said Certified Parties.  
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.  
File No. IS-113182 A

