

LEGAL DESCRIPTION
UTILITY AND DRAINAGE EASEMENT

A PORTION OF PANTHER STREET, FORMERLY KNOWN AS ARTESIA AVENUE, RIGHT-OF-WAY AS SHOWN ON MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADD. TO BLACK HAMMOCK, ORANGE COUNTY, FLA. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 144 AS SHOWN ON SAID MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S. ADD. TO BLACK HAMMOCK FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°37'08" WEST, ALONG THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF ELM STREET, 25.00 FEET; THENCE RUN NORTH 89°09'18" WEST, 672.60 FEET; THENCE RUN NORTH 00°50'42" EAST, 25.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 144; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 89°09'18" EAST, 672.50 FEET TO THE POINT OF BEGINNING;

THE ABOVE TRACT OF LAND LIES IN SEMINOLE COUNTY AND CONTAINS 0.386 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF LOT 144, BEING SOUTH 89°09'18" EAST.
- (3) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (4) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

REVISIONS:

REVISED SKETCH AND LEGAL DESCRIPTION 5-10-2024 (J.L.M.)
REVISED PER COMMENTS 10-17-2024 (R.J.G.)
REVISED PER COMMENTS 10-18-2024 (R.J.G.)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF LEGAL.



Digitally
signed by
David A White
Date:
2024.10.18
16:11:51 -04'00'

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 2, TOWNSHIP 21 SOUTH, RANGE 31 EAST

DATE: FEBRUARY 15, 2024

PREP BY: R.M.

DRAWN BY: R.M.

JOB #: 23-132

O: 23-132 Sara Lewis 100 Elm Street Right of way Vacation 23-132 REV SOL -1000 ELM ST.dwg Oct 18, 2024 - 12:32pm

UTILITY AND DRAINAGE EASEMENT



LEGEND

P.O.B. POINT OF BEGINNING
R/W RIGHT-OF-WAY
F.K.A. FORMERLY KNOWN AS

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

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