

ALL LYING IN
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST; SEMINOLE COUNTY, FLORIDA.
SEMINOLE COUNTY, FLORIDA.



THAT CERTAIN PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID PORTION ALSO BEING A PART OF SOUTHERN OAKS PHASE THREE, AS RECORDED IN PLAT BOOK 81, PAGES 72-74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADDITION TO BLACK HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID POINT BEING THE CENTERLINE INTERSECTION OF FLORIDA AVENUE AND DE LEON STREET; THENCE S 89°41'30" W, ALONG THE SOUTH LINE OF DE LEON STREET, A DISTANCE OF 60.00 FEET; A DISTANCE OF 60.00 FEET TO A POINT ON THE NEWLY CREATED WESTERLY MAINTENANCE LINE OF DE LEON STREET; THENCE DEPARTING SAID SOUTH LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY MAINTENANCE LINE, N 32°33'20" E, A DISTANCE OF 36.67 FEET; THENCE N 32°33'20" E, A DISTANCE OF 36.67 FEET; THENCE S 22°54'58" W, A DISTANCE OF 2.49 FEET; THENCE N 22°54'58" W, A DISTANCE OF 554.06 FEET; THENCE N 89°39'13" E, A DISTANCE OF 5.00 FEET; THENCE N 29°49" W, A DISTANCE OF 300.28 FEET; THENCE N 92°21'44" W, A DISTANCE OF 92.31 FEET; THENCE N 40°1'28" E, A DISTANCE OF 180.47 FEET; THENCE N 40°1'28" E, A DISTANCE OF 180.47 FEET; THENCE S 22°54'58" W, A DISTANCE OF 3.90 FEET, TO THE POINT OF BEGINNING OF SAID WESTERLY MAINTENANCE LINE OF DE LEON STREET, SAID POINT BEING ON THE EXISTING SOUTHWEST RIGHT OF WAY LINE OF HOWARD AVENUE, AS SHOWN ON AFORESAID MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADDITION TO BLACK HAMMOCK; THENCE N 89°34'41" E, ALONG SAID NORTH SOUTHWEST RIGHT OF WAY LINE, A DISTANCE OF 1.50 FEET TO THE BEGINNING OF THE EASTERLY MAINTENANCE LINE OF SAID DE LEON STREET; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY MAINTENANCE LINE OF DE LEON STREET, S 22°54'58" W, A DISTANCE OF 20.95 FEET; THENCE S 0°29'49" E, A DISTANCE OF 402.86 FEET; THENCE S 11°23'03" E, A DISTANCE OF 33.33 FEET; THENCE S 0°29'49" E, A DISTANCE OF 329.98 FEET; THENCE N 89°45'45" E, A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF LOT 1, METCALF ESTATES AS RECORDED IN PLAT BOOK 87, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE S 0°29'49" E, A DISTANCE OF 402.86 FEET TO THE POINT OF BEGINNING OF THE WESTERLY MAINTENANCE LINE OF TERMINUS OF SAID EASTERLY MAINTENANCE LINE OF DE LEON STREET, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF FLORIDA AVENUE AS SHOWN ON AFORESAID MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADDITION TO BLACK HAMMOCK; THENCE S 22°54'58" W, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF THE WESTERLY MAINTENANCE LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF FORESAID SECTION 3; THENCE S 0°29'49" E, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.58 ACRES MORE OR LESS.

THIS IS TO CERTIFY THAT THE WITHIN AND ATTACHED
SHEET NUMBERED ONE OF ONE CONSTITUTES A TRUE
COPY OF THE OFFICIAL MAINTENANCE MAP SHOWING
LOCATION AND SURVEY BY SEMINOLE COUNTY FOR
A PORTION OF DE LEON STREET IN SEMINOLE COUNTY, FLORIDA.
THE PROPERTY LABELED MAINTAINED R/W LINE ON
THIS SHEET HAS BEEN VESTED IN SEMINOLE
COUNTY, FLORIDA PURSUANT TO THE PROVISION
OF SECTION 95.36(1), FLORIDA STATUTES, (2024)
IN WITNESS WHEREOF; WE HAVE HEREUNTO
SET OUR HANDS AND AFFIXED THE SEAL OF
SEMINOLE COUNTY, FLORIDA, ON _____,
A.D., 20_____.

CHAIRMAN OF THE BOARD (ATTESTOR)

CLERK OF THE BOARD

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT
FOR THE COUNTY OF SEMINOLE, STATE OF FLORIDA, IN STATE AND
COUNTY ROAD MAP BOOK _____, PAGE _____ ON THE
_____ DAY OF _____, A.D. 20_____.

CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

THIS SURVEY WAS PERFORMED FOR THE SPECIFIC PURPOSE OF LOCATING THE LIMITS OF MAINTAINED RIGHT-OF-WAY AS IDENTIFIED BY THE MAINTENANCE ENGINEER FOR THE TRANSPORTATION FACILITY SHOWN

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS DRAWING, CONSISTING OF SHEET 1 OF 1 IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JULY 19, 2024. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THIS SPECIFIC PURPOSE SURVEY, MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO THE CHAPTER OF 177 AND 472 OF THE FLORIDA STATUTES.

RAYMOND F. PHILLIPS, P.S.M.
FLORIDA LICENSE NUMBER 7015

SURVEYOR'S
SEAL

BEFORE ME, THE UNDERSIGNED ATTORNEY, PERSONALLY APPEARED ONE REAGAN WHOSE ADDRESS IS 177 BUSH LOOP, SANFORD, FLORIDA 32771, WHO AFTER BEING SWORN, DEPOSES AND SAYS:

REAGAN HAS BEEN EMPLOYED BY THE CITY OF SANFORD DEPARTMENT OF PUBLIC WORKS FOR THE PAST 25 YEARS, AND IS NOW EMPLOYED BY SAID DEPARTMENT OF PUBLIC WORKS AS PUBLIC WORKS DIRECTOR OR HIS DESIGNEE. THE DEPONENT KNOWS AND VERILY SAYS THAT THE DEPARTMENT OF PUBLIC WORKS THROUGH ITS EMPLOYEES AND CONTRACTORS, HAS MAINTAINED THE PAVEMENT OF THE MAIN HIGHWAY IN SAID COUNTY, FOR THE CONTINUOUS WIDTHS AS SHOWN HEREON, AND THAT SUCH MAINTENANCE BY SAID DEPARTMENT OF PUBLIC WORKS HAS BEEN CONTINUOUS FOR A PERIOD OF TIME EXCEEDING 7 YEARS.

DEPONENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____,

NOTARY PUBLIC

MY COMMISSION EXPIRES

1. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
2. SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
3. ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE NOT TO SCALE AND ARE FOR INFORMATION ONLY.
4. INTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE PLANS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER FJ-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND MEASUREMENT MADE FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
6. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATA, HOLDING THE EAST LINE OF THE WEST 1/2 OF SECTION 32-21-31, AS BEING 5° 29' 49" E.

L-1	S 89° 41' 30" W	60.00'
L-2	N 32° 33' 20" E	36.67'
L-3	N 12° 57' 13" E	21.49'
L-4	N 89° 39' 13" E	5.00'
L-5	N 9° 21' 44" W	92.31'
L-6	N 36° 01' 55" W	9.29'
L-7	N 89° 34' 47" E	78.72'
L-8	S 22° 54' 58" W	20.95'
L-9	S 11° 25' 38" W	38.72'
L-10	N 89° 45' 45" E	8.00'
L-11	S 16° 56' 53" E	67.09'
L-12	S 89° 41' 30" W	45.00'
L-13	S 0° 29' 49" E	25.00'

NW 1/4 OF
NW 1/4
Parcel:03-21-31-300-0080-0000
Property Type: Commercial
Facility Name:
Owner Name: WINTER SPRINGS CITY OF
Subdivision:
Address: 1900 De Leon St Oviedo Fl 32765

(NOT PLATTED)

DOCUMENTED R/W LINE

Parcel:03-21-31-300-008D-0000
Property Type: Residential
Facility Name:
Owner Name: MINTER, WILLIAM T & SUSAN
Subdivision:
Address: 1810 De Leon St Oviedo Fl 32765
ORB 7026, PG 899-900 —
(NO R/W LESS ON DEED)
(NOT PLATTED)

Parcel:03-21-31-300-008A-0000
Property Type: Agricultural
Facility Name:
Owner Name: MINTER, WILLIAM T & SUSAN
Subdivision:
Address:

3-21-31-300-0060-0000 ORB 10451, PG 16-
 Type: Residential (NO R/W LESS ON
 Name: RIGOULOT INVESTMENT LLC
 1750 De Leon St Oviedo FL 32765

N. 1/2 OF NE 1/4
OF SW 1/4 OF NW
1/4 LESS N. 70'

Parcel:03-21-31-300-004B-0000
Property Type: Commercial
Facility Name:
Owner Name: DEW-1650 DELEON LLC
Subdivision:
Address: 226 Cress Run
#1000 Oviedo Fl 32765

DOCUMENTED R/W LINE-

Parcel:03-21-31-300-0040-0000
Property Type: Commercial
Facility Name:
Owner Name: DEW-1650 DELEON
Subdivision:
Address: 201 Cress Run Oviedo FL

5' DISCREPANCY R/W LINE PER D.
ORB 9677, PAGE 58-61 PARENT T.
AND LESS OUT PARCEL PER
DEED ORB 7921, PAGE 1349

ORB 8478, PG 1036-1037 AMB
(LESS R/W FOR ROAD & DRIVE)
NO SIZE GIVEN
Parcel:03-21-31-300-004A-0000
Property Type: Residential
Owner Name: 1590 DELEON LLC
1590 De Leon St Oviedo Fl 32763

TRACT "C"
RETENTION, WALL,
LANDSCAPE & UTILITY
(PRIVATE)

SOUTH LINE OF THE
N.W. 1/4 OF
SECTION 3-21-31

TRACT 1H
WETLAND, ULL, UTILITY &
LANDSCAPE BUFFER
(PRIVATE)

SOUTHERN PLANTATION

BEGINNING OF WESTERLY
MAINTENANCE LINE

LEGEND

- | | |
|--|-------------------------------|
| ● SET IRON RON AND CAP
MARKED "SEM.CO." UNLESS
OTHERWISE NOTED | PL - PROPERTY LINE |
| ○ FOUND IRON PIN OR PIPE | PC - POINT OF CURVE |
| □ SET CONCRETE MONUMENT | PT - POINT OF TANGENCY |
| ■ FOUND CONCRETE MONUMENT | PI - POINT OF INTERSECTION |
| ▲ SET WOOD HUB & TACK | PCC - POINT OF COMPOUND CURVE |
| X X FENCE | PRC - POINT OF REVERSE CURVE |
| POB - POINT OF BEGINNING | M - MEASURED |
| POC - POINT OF COMMENCEMENT | P - PLAT |
| R/W - RIGHT OF WAY | F - FIELD |
| | C - CALCULATED |

SEMINOLE COUNTY
SURVEY SECTION
OF THE
ROADS-STORMWATER DIVISION
OF THE
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD.
SANFORD, FLORIDA 32773
407-665-5647

Scale 1" = 100'