

Sketch of Description

Patrick K Ireland Digitally signed by Patrick K Ireland
Date: 2026.04.07 09:02:24 -04'00'

Legal Description:

ALL OF THAT 7.5' UTILITY EASEMENT ALONG THE NORTHERLY SIDE OF LOT 29, BIG TREE CROSSING PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 20 AND 21, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, OF SAID BIG TREE CROSSING PHASE 1, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CORPORATE SQUARE, THENCE WITH THE SOUTHERLY LINE OF SAID LOT 28, NORTH 76°04'44" EAST, 142.60 FEET, TO A POINT ON THE WESTERLY LINE OF AN EXISTING 5 FOOT UTILITY EASEMENT AS SHOWN ON SAID BIG TREE CROSSING PHASE 1, SAID POINT BEING SOUTH 76°04'44" WEST, 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 28; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 28, AND WITH THE WESTERLY LINE OF 5 FOOT UTILITY EASEMENT, SOUTH 13°55'16" EAST, 7.50 FEET; THENCE DEPARTING THE WESTERLY LINE OF SAID 5 FOOT UTILITY EASEMENT, AND WITH A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 28, SOUTH 76°04'44" WEST, 142.60 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CORPORATE SQUARE; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID CORPORATE SQUARE, NORTH 13°55'16" WEST, 7.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,069.50 SQUARE FEET OR 0.02 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: 04/06/26
Drawn By: BMJ
Approved By: PKI
Field: N/A

Sketch and Description Certified To: JUDITH DEAC
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-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
Find.	- 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		


*Ireland & Associates
Surveying, Inc.*

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Office-407.678.3366 Fax-407.320.8165

- 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.
 - >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.

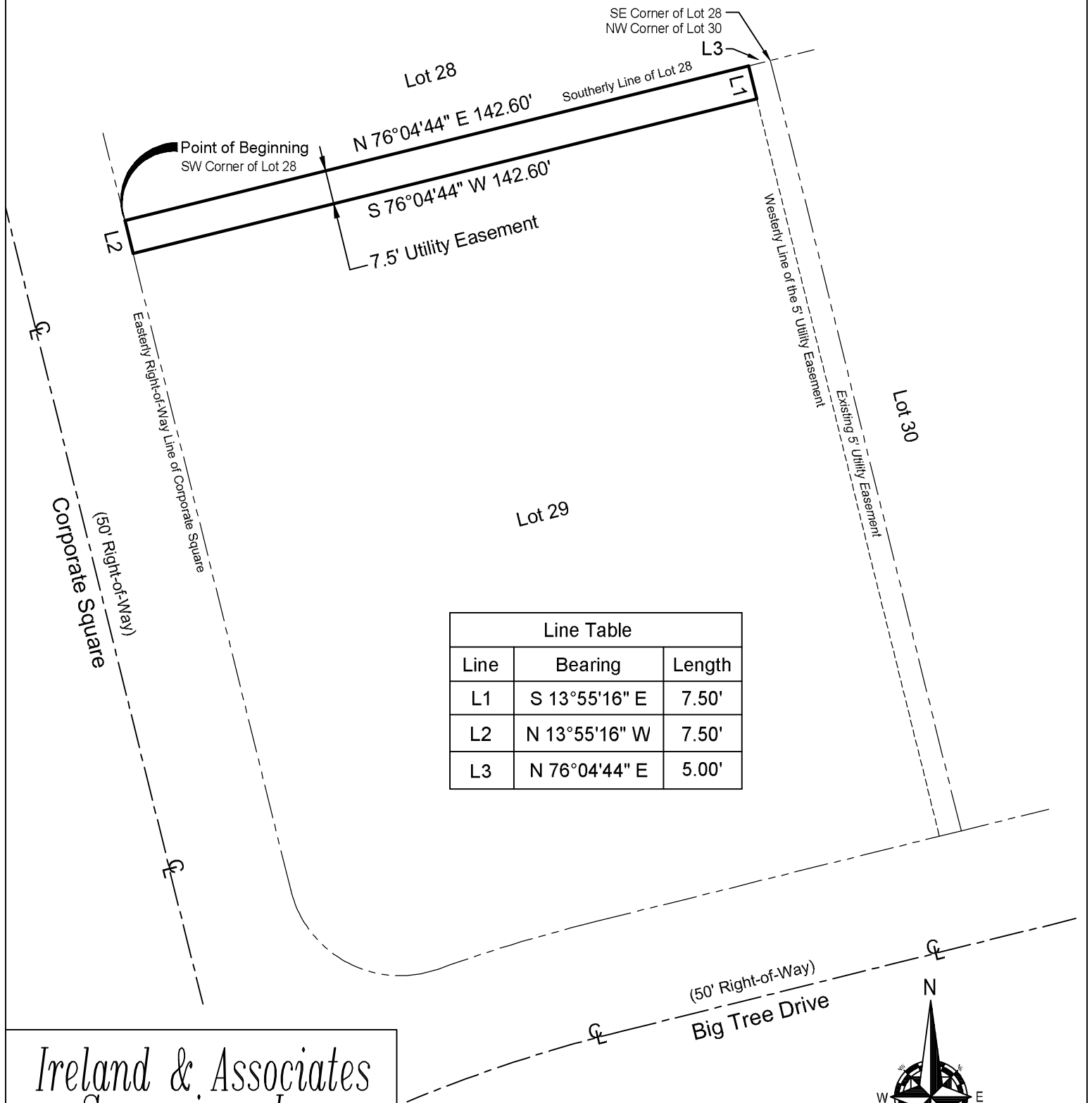
I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying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


 Patrick K. Ireland, P.S.M. 6637 LB 7623
 Date Signed: 04/06/26

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-153562

Sketch of Description

Patrick K Ireland
 Digitally signed by Patrick K Ireland
 Date: 2026.04.07 09:01:46 -04'00'



Line Table		
Line	Bearing	Length
L1	S 13°55'16" E	7.50'
L2	N 13°55'16" W	7.50'
L3	N 76°04'44" E	5.00'

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