

# Description of Sketch

## Legal Description:

A PORTION OF LOT 11, BEAR GULLY BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE(S) 55 THROUGH 57, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 11, BEAR GULLY BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE(S) 55 THROUGH 57, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE, ALONG THE WEST LINE OF SAID LOT 11, NORTH 48°47'44" EAST, 104.08 FEET; THENCE SOUTH 41°13'19" EAST 6.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61°17'24" EAST 17.04 FEET; THENCE SOUTH 65°20'38" EAST 33.45 FEET; THENCE SOUTH 24°39'22" WEST 28.58 FEET; THENCE NORTH 62°44'55" WEST 43.66 FEET; THENCE NORTH 24°39'22" EAST 12.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1133.93 SQ. FT. OR 0.03 ACRES ±.

SAID LAND SITUATED, LYING AND BEING IN SEMINOLE COUNTY, FL.

Patrick K Ireland  
Digitally signed by Patrick K Ireland  
Date: 2025.12.17 14:22:53 -05'00'

Revision: 12/17/25

-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		

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: 07-15-24
Drawn By: JW
Approved By: PKI
Field: N/A

Sketch and Description Certified To:

JENNIFER COSGRIFF

-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 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland  
FOR THE FIRM  
Patrick K. Ireland, P.S.M. 6637 LB 7623  
Date Signed: 12-17-24

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-125014

Ireland & Associates  
Surveying, Inc.

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Lake Mary, Florida 32746  
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# Sketch of Description

<u>C10</u>	<u>C12</u>
R= 200.00'	R= 325.00'
L= 107.29'	L= 16.16'
$\Delta$ = 30°44'08"	$\Delta$ = 02°50'56"
Chord Bearing=	Chord Bearing=
N 57°04'33" W 106.01'	N 68°28'18" W 16.32'

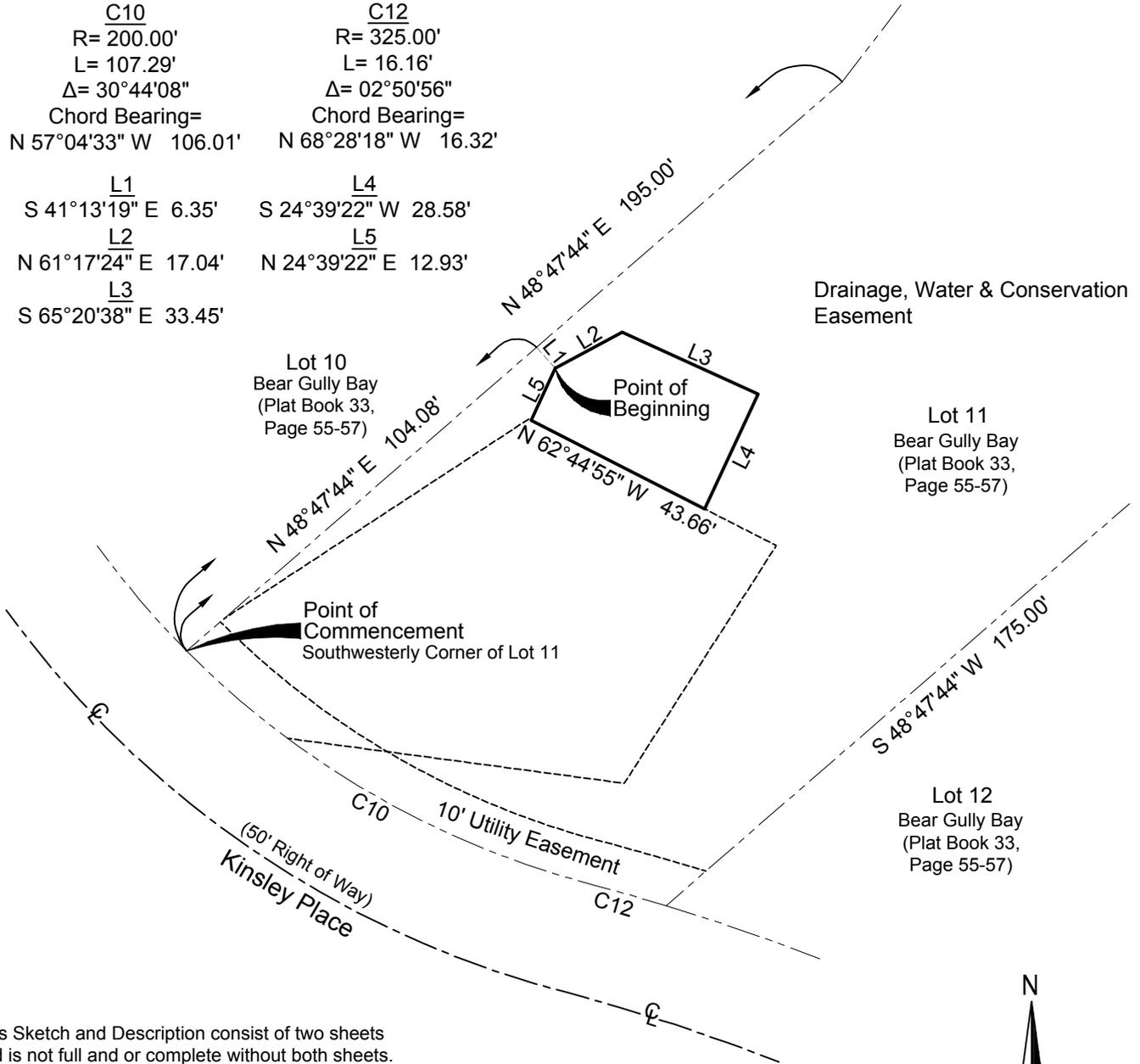
<u>L1</u>	<u>L4</u>
S 41°13'19" E 6.35'	S 24°39'22" W 28.58'
<u>L2</u>	<u>L5</u>
N 61°17'24" E 17.04'	N 24°39'22" E 12.93'
<u>L3</u>	
S 65°20'38" E 33.45'	

Drainage, Water & Conservation Easement

Lot 10  
Bear Gully Bay  
(Plat Book 33,  
Page 55-57)

Lot 11  
Bear Gully Bay  
(Plat Book 33,  
Page 55-57)

Lot 12  
Bear Gully Bay  
(Plat Book 33,  
Page 55-57)



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