



LEGAL DESCRIPTION:  
 A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST AND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE REFERENCED NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF SLAVIA FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 89°45'29" WEST, ALONG THE MONUMENTED SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID SLAVIA FARMS PLAT, 669.59 FEET TO THE MONUMENTED SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00°53'44" WEST, ALONG THE MONUMENTED WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 329.27 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE RUN SOUTH 89°50'40" EAST, ALONG THE MONUMENTED NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 670.33 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE RUN NORTH 00°45'50" WEST, ALONG THE MONUMENTED WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 5.63 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN THAT CERTAIN DEED OF TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 10036, PAGES 134 THROUGH 136, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY; THENCE RUN SOUTH 69°12'14" EAST, ALONG THE SOUTH LINE OF SAID LANDS 317.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 426, ALSO KNOWN AS ALOMA AVENUE; THENCE RUN SOUTH 23°20'45" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 242.84 FEET TO THE MONUMENTED SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE RUN SOUTH 89°56'14" WEST, ALONG SAID SOUTH LINE, 196.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 6.711 ACRES, MORE OR LESS.

- SURVEYOR'S NOTES:
- (1) THIS MAP OF BOUNDARY SURVEY 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 FLORIDA STATE PLANE SYSTEM 1983, EAST ZONE, BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING NORTH 89°45'28" WEST.
  - (3) THE 'LEGAL DESCRIPTION' HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
  - (4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSERVED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE NOT LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
  - (5) INTERIOR IMPROVEMENTS WERE NOT LOCATED.
  - (6) THE LANDS SHOWN HEREON LIE IN ZONE 'X', DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0190 F, MAP REVISED: SEPTEMBER 28, 2007.
  - (7) THIS SURVEY IS CERTIFIED TO GEORGE PRESTON KIRK, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE GEORGE JAKUBCIN, JR. FAMILY TRUST DATED MAY 9, 1990, AS AMENDED AND RESTATED ON APRIL 23, 2018, AND AS SOLE HEIR OF THE ESTATE OF GEORGE JAKUBCIN, JR., DECEASED, BEAZER HOMES, LLC, SHUFFIELD, LOWMAN & WILSON, P.A. AND FIRST AMERICAN TITLE INSURANCE COMPANY.
  - (8) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
  - (9) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS 'COMMERCIAL/HIGH RISK'. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
  - (10) WE HAVE EXAMINED THE FURNISHED TITLE OPINION, PREPARED BY SHUFFIELD, LOWMAN, EFFECTIVE DATE: MAY 3, 2024. THOSE INSTRUMENTS INCLUDED IN SAID TITLE OPINION HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- ITEM 1. Grant of Easement by John A. Jakubcin and Diane E. Jakubcin, his wife, George Jakubcin, Jr. and Mildred L. Jakubcin, his wife and Zannie V. O'Berry to St. Luke's Evangelical Lutheran Church recorded December 5, 1991 in Book 2365, Page 288 as affected by St. Luke's Cross Access Agreement and Grant of Easement by and between St. Luke's Evangelical Lutheran Church, Inc. and Seminole County recorded February 4, 1992 in Book 2385, Page 535. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- ITEM 2. Seminole County Development Order #22-20000008 recorded February 16, 2023 in Official Records Book 10391, Page 1405, Public Records of Seminole County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
- ITEM 3. Recorded Notice of Environmental Resource Permit recorded in Book 10582, Page 689. IS NOT A MATTER OF SURVEY.
- (11) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE SEMINOLE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
  - (12) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
  - (13) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
  - (14) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

LEGEND  
 P.O.B.....POINT OF BEGINNING  
 R/W.....RIGHT-OF-WAY  
 (D).....DEED  
 O.R.B.....OFFICIAL RECORDS BOOK  
 PG.....PAGE  
 P.B.....PLAT BOOK

Digitally signed  
 by David A  
 White  
 Date:  
 2024.09.24  
 15:20:43 -04'00'

DAVID A. WHITE, P.S.M.  
 FLORIDA REGISTRATION NO. 4044  
 PEC - SURVEYING AND MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION LB #7808  
 DATE OF FIELD SURVEY: 06-01-2022  
 DATE OF SIGNATURE: 09-24-2024

DATE	BY	REVISIONS
9-24-2024	J.L.M.	REVISED MAP OF BOUNDARY SURVEY
5-13-2024	J.L.M.	REVISED NOTE # 10 AND LEGAL DESCRIPTION
7-5-2022	J.L.M.	REVISED NOTE # 7

**PEC** | SURVEYING AND MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
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MAP OF BOUNDARY SURVEY  
 LOCATED IN  
 SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
 SEMINOLE COUNTY, FLORIDA

JOB NO.:	22-061
DATE:	6-1-2022
DRAWN BY:	J.L.M.
CHECKED BY:	D.A.W.
F.B.:	N/A
PAGE(S):	N/A