

TERED ESTATES

SHEET 1 OF 2

A PORTION OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

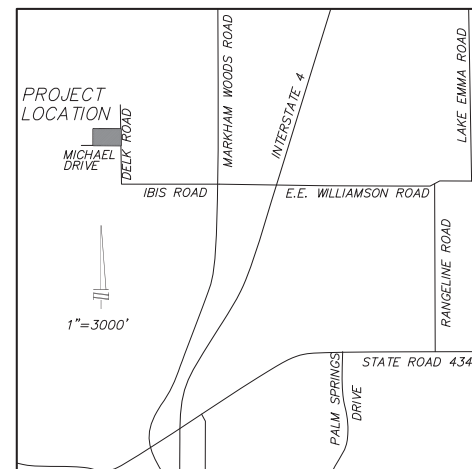
LEGAL DESCRIPTION

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3828, PAGE 1858, OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY FLORIDA; THENCE RUN N 00°17'27" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 1320.36 FEET TO A 4" BY 4" CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE RUN S 89°56'53" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 663.30 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN N 00°19'48" W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 22.54 FEET; THENCE DEPARTING SAID LINE RUN S 89°40'12" W, A DISTANCE OF 24.79 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A 4" BY 4" CONCRETE MONUMENT WITH 1" BRASS DISK STAMPED LS 2494 PRM LYING ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF DELK ROAD; THENCE RUN N 00°21'32" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 372.45 FEET TO A 4" BY 4" CONCRETE MONUMENT WITH 1" BRASS DISK STAMPED LS 2494 PRM LYING ON THE MONUMENTED NORTH LINE OF THE SOUTH 67.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN N 89°48'32" W ALONG SAID NORTH LINE A DISTANCE OF 625.08 FEET TO A 4" BY 4" CONCRETE MONUMENT WITH 1" BRASS DISK STAMPED LS 2494 PRM BEING THE MONUMENTED NORTHWEST CORNER OF THE SOUTH 67.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN S 00°28'28" E ALONG THE MONUMENTED WEST LINE OF THE SOUTH 67.00 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 66.91 FEET TO A 4" BY 4" CONCRETE MONUMENT WITH 1" BRASS DISK STAMPED LS 2494 PRM BEING THE MONUMENTED NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN S 00°05'32" W, ALONG THE MONUMENTED WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 304.68 FEET TO A NAIL AND 1" BRASS DISK STAMPED LS 2494 PRM LYING ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF MICHAEL DRIVE; THENCE RUN S 89°43'50" E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 627.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.35 ACRES, MORE OR LESS

VICINITY MAP



BUILDING SETBACKS

FRONT - 50 FEET
STREET - 50 FEET
REAR - 30 FEET
SIDE - 10 FEET

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - PLAT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: (407) 869-5002
Associated Land Surveying & Mapping, Inc.
PROFESSIONAL LAND SURVEYORS
1681 POWELL STREET LONGWOOD, FLORIDA 32750
CERTIFICATE OF AUTHORIZATION NUMBER: LB 6767

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF SUBJECT PROPERTY, HAVING AN ASSUMED BEARING OF N 89°48'32" W.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ALL ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
- THE PRIVATE ACCESS EASEMENT AND THE 20.00' SHARED DRIVEWAY EASEMENT OVER PORTIONS OF LOT 2 AND LOT 3 ARE FOR THE COLLECTIVE BENEFIT OF, USE OF, AND UNIMPEDED ACCESS TO AND FROM LOT 2 AND LOT 3 AND ARE TO BE MAINTAINED BY THE OWNERS OF LOT 2 AND LOT 3.
- THE 67' INGRESS/EGRESS EASEMENT SHOWN HEREON APPEARS IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 9463, PAGE 1111 PUBLIC RECORDS SEMINOLE COUNTY, FLORIDA.
- STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE, NAD83, AND ARE SHOWN FOR GIS PURPOSES ONLY.
- THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY FLORIDA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
- THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AERA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).
- THE PRIVATE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE PRIVATE EASEMENTS CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
- THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS AND THEIR GUEST, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID STREETS AND EASEMENTS. REGARDLESS OF THE PRECEDING PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN ON THIS PLAT.

TITLE SEARCH REPORT

PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC UNDER FUND FILE NUMBER: 1437145 A1,
PREPARED DATE: OCTOBER 27, 2023:

MUNIMENTS OF TITLE, INCLUDING BANKRUPTCY, FORCLOSURE, QUIET TITLE, PROBATE, GUARDIANSHIP AND INCOMPETENCY PROCEEDINGS, IF ANY, RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY:

- DEED O.R. BOOK 834, PAGE 212. CORRECTIVE DEED O.R. BOOK 836, PAGE 262, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- PROBATE PROCEEDINGS CASE No. 970-311-OP, IN THE CIRCUIT COURT FOR SEMINOLE COUNTY, FLORIDA.
- WARRANTY DEED O.R. BOOK 3482, PAGE 1496, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- WARRANTY DEED O.R. BOOK 3482, PAGE 1498, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- WARRANTY DEED O.R. BOOK 3828, PAGE 1858, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

MORTGAGES, ASSIGNMENTS AND MODIFICATIONS:

- MORTGAGE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SUN TRUST MORTGAGE, INC., O.R.BOOK 7233, PAGE 1665, PARTIAL RELEASE RECORDED IN O.R. BOOK 9296, PAGE 1223, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

RESTRICTIONS/EASEMENTS:

- EASEMENT TO FLORIDA POWER AND LIGHT COMPANY O.R. BOOK 1000, PAGE 1692, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- QUIT CLAIM DEED IN DEED BOOK 163, PAGE 383, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- EASEMENT IN WARRANTY DEED IN O.R. BOOK 9463, PAGE 1111, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

FIRE DEPARTMENT NOTES:

- PER NFPA 1-18.2.3.6.3, A 12 INCH BY 18 INCH "NO PARKING FIRE LANE" SIGN WILL BE INSTALLED AT THE HAMMERHEAD TURNAROUND LOCATED ON LOT 3.
- FUTURE DEVELOPMENT ON LOTS 2 AND 3 WILL HAVE FIRE SPRINKLER SYSTEMS.

PLAT
BOOK

PAGE

TERED ESTATES DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Eddie Muse and Terri T. Muse, being the owners in fee simple of the lands described in the attached plat, entitled "TERED ESTATES", located in the Seminole County, Florida, do hereby dedicate said lands and plat for the uses and purposes therein expressed. The utility easements described and shown hereon are to be dedicated to Seminole County. The utilities are to be owned and maintained by the utility provider. The purpose of the utility easements shown are as follows: installation and maintenance of, but not limited to, sanitary sewers, water mains, power lines, telephone lines, and cablevision lines.

AND IN WITNESS WHEREOF, has caused these presents to be signed by the owner named below on this _____ day of _____, 2024.

By: _____
Eddie Muse (PROPERTY OWNER) WITNESS: _____
signature

By: _____
Terri T. Muse (PROPERTY OWNER) WITNESS: _____
signature
print name

STATE OF FLORIDA
County of _____

The foregoing instrument was acknowledged before me by means of _____ 2024
 physical presence or online notarization on _____
by Eddie Muse, Property Owner, and Terri T. Muse, Property Owner, who is personally known to me or who produced _____ as identification.

(AFFIX NOTARY SEAL)

Signature of Notary Public _____

Print Name of Notary Public _____

My Commission Expires: _____

Commission Number: _____

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper that has prepared the foregoing plat, and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes.

Date: _____ Signed: _____
David M. McDermott
Florida Registered Surveyor
& Mapping, Inc. and Mapper
Certificate No. LS 4779
Associated Land Surveying
& Mapping, Inc.
1681 Powell Street
Longwood, FL, 32750
Certificate of Authorization No. LB 6767

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____, 2024, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Jay Zembower, Chairman _____ Date _____

Attest: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____, 2024.

File No. _____

Clerk of the Circuit Court
in and for Seminole County, Florida

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I have reviewed this plat and find it to be in substantial conformity with Chapter 177, Part 1, Florida Statutes.

By: _____ Date: _____, 2024
Raymond F. Phillips - License No. LS7015
Seminole County Surveyor

TERED ESTATES

SHEET 2 OF 2

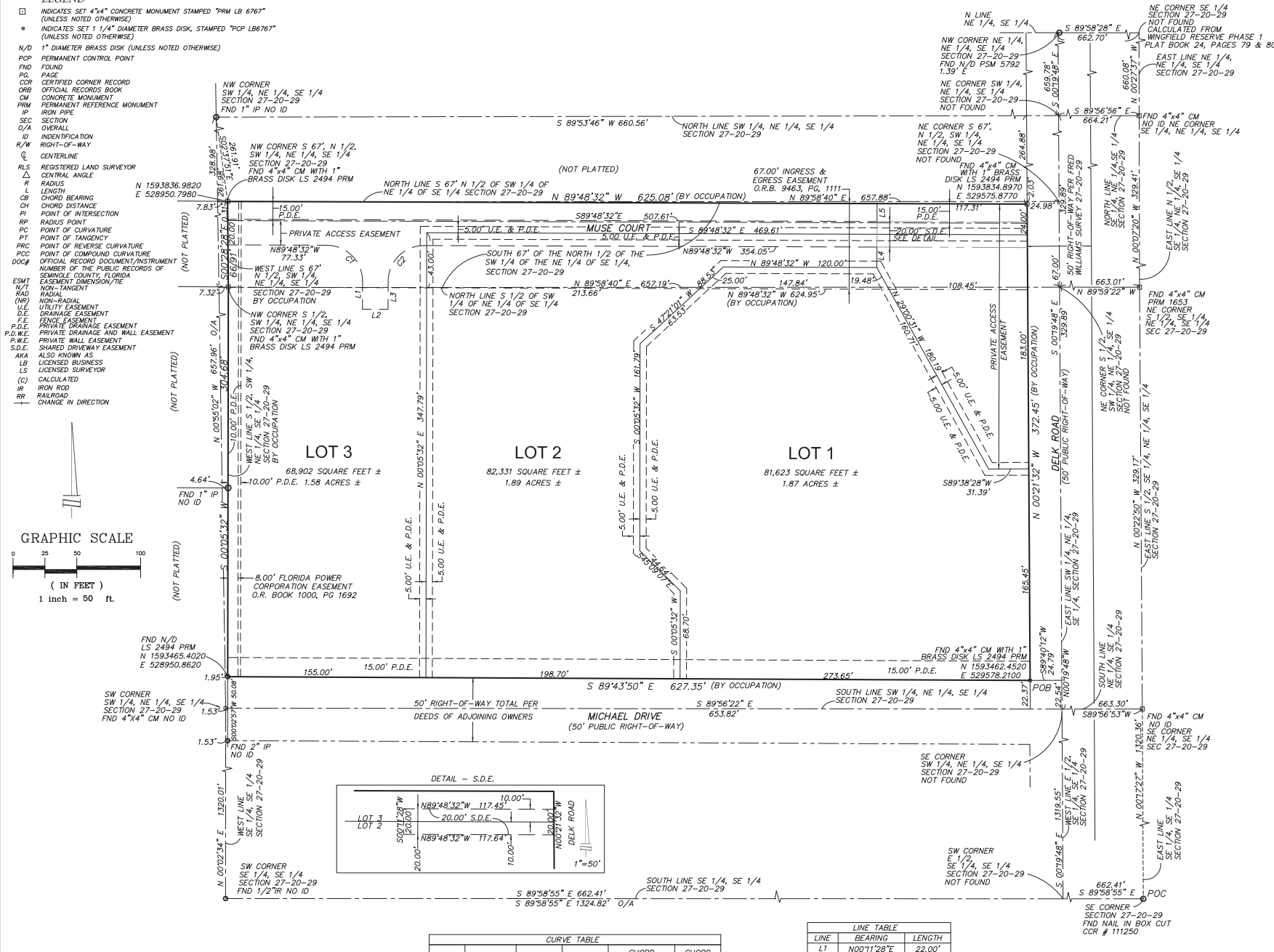
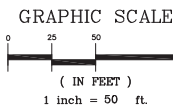
PLAT BOOK

PAGE

A PORTION OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

LEGEND

- INDICATES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 6767" (UNLESS NOTED OTHERWISE)
- INDICATES SET 1 1/4" DIAMETER BRASS DISK, STAMPED "POP LB6767" (UNLESS NOTED OTHERWISE)
- N/D 1" DIAMETER BRASS DISK (UNLESS NOTED OTHERWISE)
- PCP PERMANENT CONTROL POINT
- FND FOUND
- PG. PAGE
- CCR CERTIFIED CORNER RECORD
- ORB OFFICIAL RECORDS BOOK
- CM CONCRETE MONUMENT
- PRM PERMANENT REFERENCE MONUMENT
- IP IRON PIPE
- SEC SECTION
- O/A OVERALL
- ID IDENTIFICATION
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- RLS REGISTERED LAND SURVEYOR
- Δ CENTRAL ANGLE
- R RADIUS
- L LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- ORC OFFICIAL RECORD DOCUMENT/INSTRUMENT NUMBER OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
- EAS EASEMENT DIMENSION/TIE
- NSW-N-TANGENT
- EMT N/T
- RD RADIAL
- NRD NON-RADIAL
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- P.D.W.E. PRIVATE DRAINAGE AND WALL EASEMENT
- P.W.E. PRIVATE WALL EASEMENT
- S.D.E. SHARED DRIVEWAY EASEMENT
- AKA ALSO KNOWN AS
- LS LICENSED BUSINESS
- LS LICENSED SURVEYOR
- (C) CALCULATED
- IR IRON ROD
- RR RAILROAD
- ↔ CHANGE IN DIRECTION



CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	89°59'58"	28.00'	43.98'	N44°48'11"W
C2	90°00'00"	28.00'	43.98'	S45°11'28"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N001°1'28"E	22.00'
L2	N89°48'32"W	20.00'
L3	S001°1'28"W	22.00'
L4	N001°1'28"E	16.00'
L5	N001°1'28"E	14.00'

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