

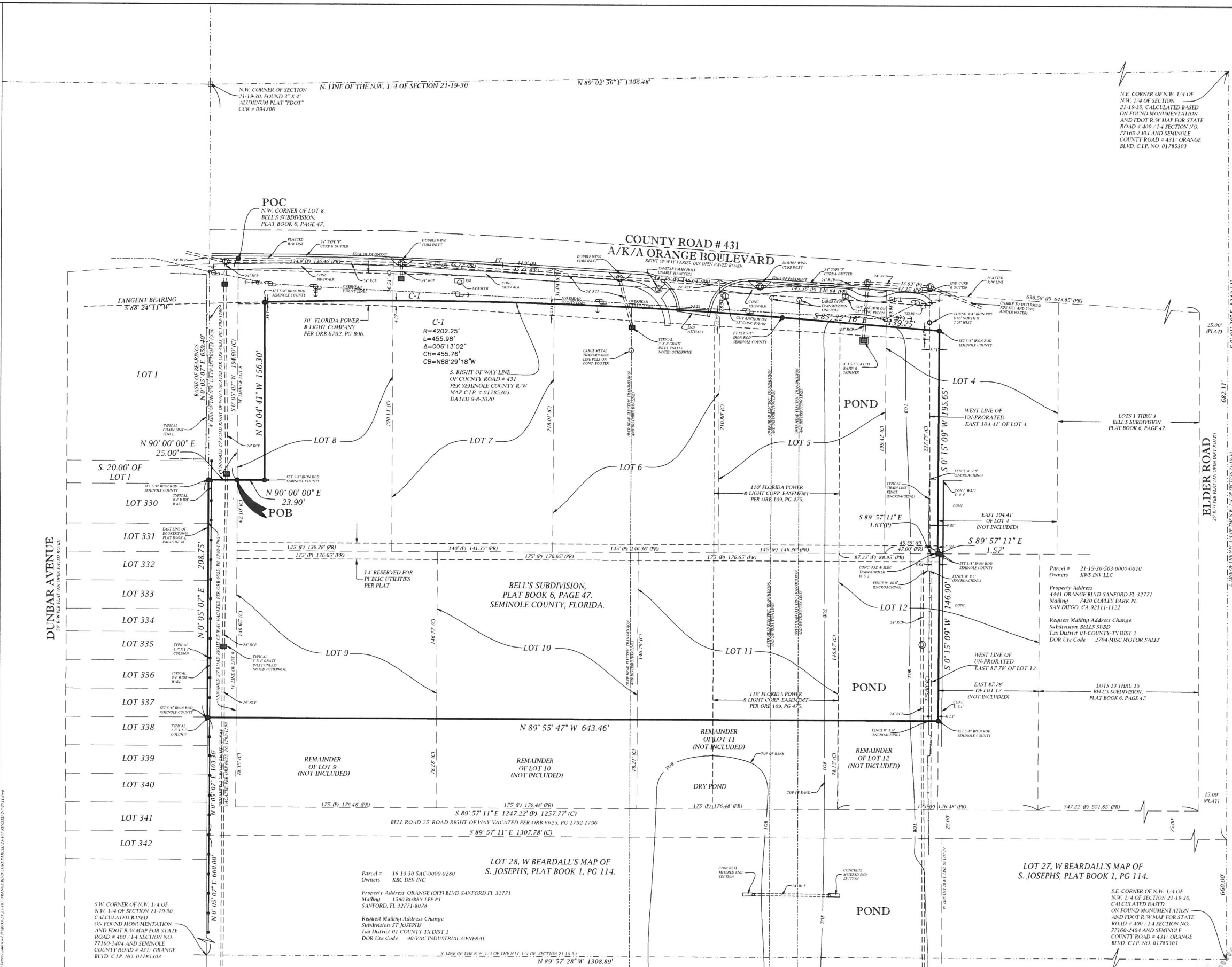
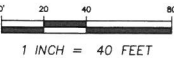
BOUNDARY SURVEY
FOR
SEMINOLE COUNTY B.O.C.C.

DESCRIPTION: A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 AND THE VACATED ADJACENT UNNAMED ROAD RIGHT OF WAY, BELL'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 47, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 8, BELL'S SUBDIVISION, THENCE S 0°05'07" W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 194.60 FEET, TO THE POINT OF BEGINNING, THENCE DEPARTING SAID WEST LINE N 90°00'00" E, A DISTANCE OF 23.90 FEET, THENCE N 0°04'41" W, A DISTANCE OF 156.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD #431, AS SHOWN ON THE SEMINOLE COUNTY RIGHT OF WAY MAP C.I.P. # 01785303, DATED 9/8/2020, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, FROM A TANGENT BEARING OF S 88°24'11" W, HAVING A RADIUS OF 4202.25 FEET, THENCE FROM A CHORD BEARING OF S 88°29'18" E, RUN EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°13'02", A DISTANCE OF 455.98 FEET TO THE POINT OF TERMINUS, THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S 85°22'16" E, A DISTANCE OF 139.25 FEET, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S 0°15'09" W, A DISTANCE OF 195.65 FEET, THENCE S 89°57'11" E, A DISTANCE OF 1.57 FEET, THENCE S 0°15'09" W, A DISTANCE OF 146.09 FEET, THENCE N 89°55'47" W, A DISTANCE OF 643.46 FEET TO THE EAST LINE OF THE PLAT OF BOOKERTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE N 0°05'07" E ALONG SAID EAST LINE, A DISTANCE OF 208.75 FEET, THENCE DEPARTING SAID EAST LINE N 90°00'00" E, A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 224,061.95 SQUARE FEET OR 5.14 ACRES MORE OR LESS.

SURVEYOR'S NOTES

- UNDERGROUND UTILITIES AND/OR IMPROVEMENTS HAVE NOT BEEN LOCATED AND THEREFORE ARE NOT SHOWN.
- THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF TITLE WORK.
- ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE NOT TO SCALE AND ARE FOR INFORMATION ONLY.
- ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- THE LOTS OF BELL'S SUBDIVISION, PLAT BOOK 6, PAGE 47, RECORDED IN SEMINOLE COUNTY FLORIDA, ARE PRORATED TO FIT THE SECTION WORK DONE BY SEMINOLE COUNTY AND MATCH THE WORK DONE BY JONES, WOOD AND GENTRY, INC, ON THE COUNTY ROAD 431 RIGHT OF WAY MAP.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE ACCURACY STANDARDS AS REQUIRED IN FLORIDA ADMINISTRATIVE CODE 5J-17.
- THIS SURVEY WAS PREPARED FOR SEMINOLE COUNTY. THE USE OF THIS SURVEY FOR ANY OTHER PARTIES IS EXPRESSLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE SIGNING SURVEYOR.
- THE FOLLOWING WERE USED IN PREPARATION OF THIS SURVEY: SEMINOLE COUNTY RIGHT OF WAY MAP OF COUNTY ROAD # 431/ORANGE BOULEVARD C.I.P. NO. 01785303, STATE OF FLORIDA RIGHT OF WAY MAP OF STATE ROAD # 400/14, SECTION NO. 77160-2404, BELL'S SUBDIVISION PLAT BOOK 6, PAGE 47, W.BEARDALL'S MAP OF S. JOSEPH'S PLAT BOOK 1, PAGE 114 AND PLAT OF BOOKERTOWN, PLAT BOOK 4, PAGES 98 AND 99, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- THERE IS A BLANKET EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY ACROSS LOTS 6, 7, 10 & 11, INCLUSIVE, BELL'S SUBDIVISION, PLAT BOOK 6, PAGE 47, AND LOTS 28 AND 29 OF BEARDALL'S MAP OF S. JOSEPH'S, PLAT BOOK 1, PAGE 114, IN FAVOR OF FLORIDA POWER CORPORATION, AS PER OFFICIAL RECORDS BOOK 111, PAGE 76, SEMINOLE COUNTY, FLORIDA.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, ELECTRONIC SIGNATURE & SEAL IN ACCORDANCE WITH 5J-17.062, FLORIDA ADMINISTRATIVE CODE.



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

SEMINOLE COUNTY
SURVEY SECTION SHOP
DRAWINGS. ALL DATA
SHOWN HEREON IS FOR
INFORMATION ONLY.
THIS IS NOT A SURVEY

LEGEND
R - RADIUS
C - CHORD BEARING
L - ARC LENGTH
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
PVC - POINT OF VERTICAL CURVE
PVI - POINT OF VERTICAL INTERSECTION
PVT - POINT OF VERTICAL TANGENCY
R - RADIUS
C - CHORD BEARING
L - ARC LENGTH
PC - POINT OF CURVATURE
PT - POINT OF TANGENCY
PVC - POINT OF VERTICAL CURVE
PVI - POINT OF VERTICAL INTERSECTION
PVT - POINT OF VERTICAL TANGENCY

POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PVI - POINT OF VERTICAL INTERSECTION
PVT - POINT OF VERTICAL TANGENCY
PVI - POINT OF VERTICAL INTERSECTION
PVT - POINT OF VERTICAL TANGENCY
PVI - POINT OF VERTICAL INTERSECTION
PVT - POINT OF VERTICAL TANGENCY

MEASURED
CALCULATED
EASEMENT
UTILITY
SECTION TOWNSHIP RANGE
OFFICIAL RECORDS BOOK
PLAT BOOK
PAGE(S)
TYP - TYPICAL

EDGE OF PAVEMENT
EDGE OF ROAD
CURB - CENTERLINE RAILROAD
RRAL - RAILROAD BALLEST
FF - FINISH FLOOR
HW - HEADWALL
NG - NATURAL GROUND
GR - GRADE BREAK
TOP - TOP OF BANK
BOT - BOTTOM OF BANK
CONC - CONCRETE BLOCK WALL
M.E.C. - METERED END SECTION

BR - BRICK WALL
GR - GRASSY AREA
CURB - CENTERLINE RAILROAD
RRAL - RAILROAD BALLEST
FF - FINISH FLOOR
HW - HEADWALL
NG - NATURAL GROUND
GR - GRADE BREAK
TOP - TOP OF BANK
BOT - BOTTOM OF BANK
CONC - CONCRETE BLOCK WALL
M.E.C. - METERED END SECTION

PP - PUMP PUMP
WL - WATER LINE
RECLAIMED WATER VALVE
WELL
DRAINAGE MANHOLE
METERED END SECTION
TELEPHONE MANHOLE
TELEPHONE MARKER
TELEPHONE RISER

SEWERAGE MARKER
CATCH BASIN
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
AIR RELEASE VALVE
BACKFLOW PREVENTER

MAILBOX
SIGN
ENVIRONMENTAL FLAG
GUY ANCHOR
GUY POLE
UTILITY POLE
BURNOUT

UTILITY RISER
CABLE TELEVISION RISER
CABLE TELEVISION MARKER
ELECTRIC BOX
ELECTRIC MANHOLE
UNDERGROUND ELECTRIC MARKER
ELECTRIC RISER
FIRE HYDRANT

LIGHT
WATER METER
GAS METER
GAS VALVE
GAS MARKER
GAS VALVE
GAS MARKER
GAS VALVE
GAS MARKER
GAS VALVE
GAS MARKER

WATER METER
GAS METER
GAS VALVE
GAS MARKER
GAS VALVE
GAS MARKER
GAS VALVE
GAS MARKER
GAS VALVE
GAS MARKER

DRAINAGE MANHOLE
STUT ELEVATION
TELEPHONE MANHOLE
TELEPHONE RISER
TELEPHONE RISER
TELEPHONE RISER

I CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS LAID OUT IN STATUTES 14C AND 5J-17.062, AND SAID SURVEY WAS DONE BY ME OR UNDER MY SUPERVISION.
RAYMOND F. PHILLIPS
LICENSE # 7019

Bearings are based on:		ASSUMED DATUM HOLDINGS	
THE WEST LINE OF THE N.W. 1/4 OF SECTION 21-19-30, AS BEING		N 0°05'07" E	
REVISIONS		DETAILS	
Date	Description	Job #	Scale
11/2/2023	REVISED BOUNDARY AND LEGAL DESCRIPTION TO INCLUDE PORTION OF VACATED RIGHT OF WAY	23-107	1" = 40'
11/2/2023			
11/2/2023			
11/2/2023			