

DESCRIPTION:
PARCEL 32-19-31-300-024B-0000
THE NORTH 850 FEET OF THE EAST 850 FEET OF THE NE 1/4 OF THE SW 1/4
OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, LESS ROAD RIGHT
OF WAY ON EAST.

AND

PARCEL 32-19-31-300-024D-0000

COMMENCING AT THE SOUTH QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; RUN NORTH 00°00'00" EAST, 1584.33 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 FOR A POINT OF BEGINNING; THENCE NORTH 89°48'59" WEST, 2651.74 FEET; THENCE SOUTH 00°09'32" WEST, 331.61 FEET; THENCE SOUTH 89°48'59" EAST, 2652.66 FEET; THENCE NORTH 00°00'00" EAST, 331.61 FEET TO THE POINT OF BEGINNING. (LESS THE NORTH 25.00 FEET FOR BRISSON AVE.)

TOGETHER WITH THE WEST 5/8 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, LESS THAT PART PLOTTED IN ROSELAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 51, AND ROSELAND PARK'S 1ST ADDITION, AS RECORDED IN PLAT BOOK 7, PAGE 66, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND ALSO LESS RIGHT-OF-WAY FOR RAILROAD ON NORTH;

1. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
2. SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
3. ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE NOT TO SCALE AND ARE FOR INFORMATION ONLY.
4. 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.

Scale 1" = 140'

I CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE A
LAID OUT IN STATE STATUTES 472 AND FLORIDA ADMINISTRATIVE CODE
5J-17 AND THAT SAID SURVEY WAS DONE UNDER MY DIRECT
SUPERVISION.

BY  04/17/2025

RAYMOND F. PHILLIPS P.S.M. FL. LICENSE # 7015

NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

