



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 23-55100001

Paid: 2/20/23

Rec: 2/13/23

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input checked="" type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Casselberry Plaza			
PARCEL ID #(S): 17-21-30-300-025T-0000			
NUMBER OF LOTS: 2 <input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER			
ARE ANY TREES BEING REMOVED? <input type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION)			
WATER PROVIDER:		SEWER PROVIDER:	
ZONING: C-2	FUTURE LAND USE: COM	TOTAL ACREAGE: 6.92	BCC DISTRICT:

APPLICANT

NAME: Tivia Bryan		EPLAN PRIVILEGES: <input type="checkbox"/> VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>	
ADDRESS: 16 E Plant St		COMPANY: Allen and Company	
CITY: Winter Garden		STATE: FL	ZIP: 34787
PHONE: (407) 654-5355		EMAIL: tbryan@allen-company.com	

CONSULTANT

NAME:		EPLAN PRIVILEGES: <input type="checkbox"/> VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
ADDRESS:		COMPANY:	
CITY:		STATE:	ZIP:
PHONE:		EMAIL:	

OWNER(S)

NAME(S): Cass Retail LLC		
ADDRESS: 2469 John Young Pkwy #C		
CITY: Orlando	STATE: FL	ZIP: 32804
PHONE: Nick Jones		EMAIL: nick@redbellpartners.com

ATTACHMENT CHECKLIST**HARDCOPY SUBMITTAL**

- APPLICATION
- APPLICATION FEE
- CONCURRENCY APPLICATION AND FEE, IF APPLICABLE
- ARBOR APPLICATION (FINAL ENGINEERING ONLY)

E-PLAN UPLOAD

- DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)
- BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)
- SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY)
-CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- DRAINAGE REPORT (FINAL ENGINEERING ONLY)
- FIRE FLOW REPORT (FINAL ENGINEERING ONLY)
- SOILS REPORT (FINAL ENGINEERING ONLY)
- ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)
- TITLE OPINION (FINAL/MINOR PLAT ONLY)
- PLAT 20" x 24" (FINAL/MINOR PLAT ONLY)
- HOA DOCUMENTS/ARTICLES OF INCORPORATION (FINAL/MINOR PLAT ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)
Vesting Certificate/Test Notice Number: _____ Date Issued: _____
<input checked="" type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.
<input type="checkbox"/> I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

Twia Bryan

SIGNATURE OF OWNER/AUTHORIZED AGENT

02/13/2023

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, NICHOLAS JONES, the owner of record for the following described property (Tax/Parcel ID Number) 17-21-30-300-025T-0000 hereby designates Marivette Rodriguez & Tivia Bryan with Allen & Company to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

1/24/23

Date


Property Owner's Signature

NICHOLAS JONES

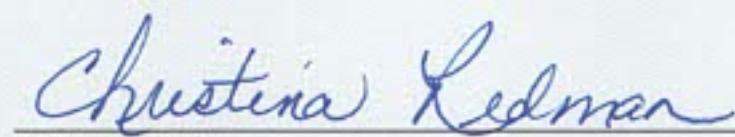
Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF ORANGE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared NICHOLAS JONES (property owner), by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 24th day of JANUARY, 2023.




Notary Public



January 13, 2023

Addressee: Keating & Schlitt, PA
Attention: Sherri Resigner
205 East Colonial Drive, Suite 300
Orlando, FL 32801

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of: Casselberry Plaza

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of Seminole County, Florida, April 21, 1987 at 5:00 PM through January 11, 2023 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Cass Retail LLC, a Florida limited liability company by virtue of that Warranty Deed recorded in Official Records Book 10343, Page 209, Public Records of Seminole County, Florida.

The search has revealed the following:

1. Mortgage, Assignment of Rents, Security Agreement and Fixture Filing executed by Cass Retail, LLC, a Florida limited liability company, Mortgagor, in favor of INB, National Association, Mortgagee, dated November 3, 2022, in the original principal amount of \$11,500,000.00, recorded November 4, 2022, in Official Records Book 10343, Page 217, Public Records of Seminole County, Florida.

Note: The subject lands contained herein, in this report may be subject to the following matters:

2. Terms, covenants, conditions and restrictions created by and set forth in the Declaration of Restrictions recorded in Official Records Book 1839, page 1149, as amended in Official Records Book 1955, page 1910, Official Records Book 1966, page 980, Official Records Book 1966, page 986 and Official Records Book 6030, page 184, Public Records of Seminole County, Florida.
3. Terms, covenants, conditions and restrictions created by and set forth in the Declaration of Covenants and Restrictions recorded in Official Records Book 1966, Page 994, as amended in Official Records Book 10243, Page 102, re-recorded in Official Records Book 10256, Page 589, Public Records of Seminole County, Florida.
4. Terms, covenants, conditions and other matters contained in any unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees, as affected by the Notice Pursuant to Section 713.10(2), Florida Statutes recorded in Official Records Book 7613, page 338 and the Lessor Notice recorded in Official Records Book 8008, page 145, Public Records of Seminole County, Florida.



Fidelity National Title Insurance Company

5. Terms, covenants, conditions, restrictions and easements created by and set forth in the instrument entitled Easements with Covenants and Restrictions Affecting Land recorded in Official Records Book 1839, page 1158, as amended in Official Records Book 1966, page 986 and in Official Records Book 6030, page 184, Public Records of Seminole County, Florida.
6. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration recorded in 1839, page 1236, as refiled in Official Records Book 1951, page 1406, Public Records of Seminole County, Florida.
7. Distribution Easement granted to Florida Power Corporation recorded in Official Records Book 1957, page 1245, Public Records of Seminole County, Florida.
8. Terms, covenants, conditions and easements contained in the Cross Access Agreement and Grant of Easements between Wal-Mart Stores, Inc. and Seminole County recorded in Official Records Book 2385, page 486, Public Records of Seminole County, Florida.
9. Matters set forth in the Seminole County Development Order recorded in Official Records Book 2489, page 1188, Public Records of Seminole County, Florida.
10. Easement(s) in favor of Duke Energy Florida, LLC, an Oklahoma limited liability company d/b/a Duke Energy set forth in instrument(s) recorded in Official Records Book 9842, Page 1557, Public Records of Seminole County, Florida.
11. Lease with Lakeshore Learning Materials dated 11/21/1999, as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1663, Public Records of Seminole County, Florida.
12. Lease with Beauty Systems Group, LLC dated 9/19/2007 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1692, Public Records of Seminole County, Florida.
13. Lease with Tae Hyon Na and Yong Kum Pak Na dated 5/1/2008 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1699, Public Records of Seminole County, Florida.
14. Lease with Lo Mejor Del Mundo Cuban Café, Inc. dated 3/19/2008 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1713, Public Records of Seminole County, Florida.
15. Lease with Bass Central, Inc. dated 11/1/2006 as evidenced by Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate recorded in Official Records Book 8074, Page 1720, Public Records of Seminole County, Florida.

Note: 2022 Real Estate Taxes are paid in the following Tax Parcel:

Tax Parcel/Account No.: 17-21-30-300-025T-0000: 2022 Gross Amount \$61,092.93.



Fidelity National Title Insurance Company

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 10904804

By: Bonnie J. Kennedy

Authorized Signature



Exhibit "A"

A PARCEL OF LAND COMPRISING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13, PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°38'47" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 174.90 FEET TO THE CENTERLINE OF FERN PARK BOULEVARD; THENCE RUN NORTH 42°17'18" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 91.92 FEET TO THE CENTERLINE OF FERNWOOD BOULEVARD; THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 47°42'42" WEST FOR A DISTANCE OF 372.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 73°18'17" WEST, AND A CHORD DISTANCE OF 172.79 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°11'10" FOR A DISTANCE OF 178.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 74°24'25" WEST, AND A CHORD DISTANCE OF 165.82 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°58'53" FOR A DISTANCE OF 170.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°54'59" WEST FOR A DISTANCE OF 139.10 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 35.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID FERNWOOD BOULEVARD, ACCORDING TO OFFICIAL RECORDS BOOK 2961, PAGE 132 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 49°54'59" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 148.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 40°05'01" EAST FOR A DISTANCE OF 17.71 FEET; THENCE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 440.08 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" EAST FOR A DISTANCE OF 321.25 FEET; THENCE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 135.00 FEET; THENCE RUN NORTH 58°55'22" WEST FOR A DISTANCE OF 321.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 36°09'13" EAST FOR A DISTANCE OF 36.20 FEET; THENCE RUN NORTH 31°04'38" EAST FOR A DISTANCE OF 3.94 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" EAST FOR A DISTANCE OF 361.00 FEET; THENCE RUN NORTH 37°50'42" EAST FOR A DISTANCE OF 473.23 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 436 ACCORDING TO STATE HIGHWAY RIGHT OF WAY MAP PROJECT F.A. NO. MU-8869-(10) AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2764.93 FEET, WITH A CHORD BEARING OF SOUTH 52°34'23" EAST, AND A CHORD DISTANCE OF 195.69 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'21" FOR A DISTANCE OF 195.73 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 193.62 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 449.00 FEET; THENCE RUN SOUTH 47°42'42" EAST FOR A DISTANCE OF 68.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 263.00 FEET;



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THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 13.50 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 86°25'02" WEST FOR A DISTANCE OF 245.95 FEET; THENCE RUN SOUTH 36°09'13" WEST FOR A DISTANCE OF 109.92 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: TITLE COMMITMENT

PARCEL 1:

From the Southeast corner of the Southwest 1/4 of Section 17, Township 21 South, Range 30 East, Seminole County, Florida, run North 89°47'46" West, along the South line of said Southwest 1/4 of Section 17, a distance of 174.86 feet to a point on the center line of Fern Park Boulevard; thence North 42°47'18" East, along said centerline of Fern Park Boulevard, 92.15 feet to a point on the centerline of Fern Wood Boulevard; thence run North 47°12'42" West, along said centerline of Fern Wood Boulevard, 372.55 feet to the point of curvature of a curve, concave Southerly and having a radius of 200.00 feet; thence run Westerly, along the arc of said curve, 178.67 feet, through a central angle of 51°11'10", to the point of reverse curvature of a curve, concave Northerly and having a radius of 200.00 feet; thence run Westerly, along the arc of said curve, 170.98 feet through a central angle of 48°58'53" to the point of tangency; thence North 49°24'59" West, 139.10 feet to the Point of Beginning; thence North 49°24'59" West, 151.00 feet to a point on the right of way of Oxford Road; thence North 40°35'01" East, 52.71 feet to a point; thence North 36°39'13" East, 440.08 feet to a point; thence South 58°25'22" East, 321.25 feet to a point; thence North 36°39'13" East, 135.00 feet to a point; thence North 58°25'22" West, 321.25 feet to a point; thence North 36°39'13" East, 36.20 feet to a point; thence North 31°34'38" East, 3.94 feet to a point; thence South 58°25'22" East, 361.00 feet to a point; thence North 38°20'42" East, 473.23 feet to a point on the right of way of Semoran Boulevard; thence along the curve of said right of way having a radius of 2764.93 feet, an arc length of 303.79 feet and a chord bearing of South 50°57'13" East, 303.63 feet; thence South 42°47'18" West, 196.85 feet to a point; thence North 47°12'42" West, 128.00 feet to a point; thence South 42°47'18" West, 449.00 feet to a point; thence South 47°12'42" East, 68.00 feet to a point; thence South 42°47'18" West, 263.00 feet to a point; thence North 47°12'42" West, 110.00 feet to a point; thence South 42°47'18" West, 13.50 feet to a point; thence North 47°12'42" West, 55.00 feet to a point; thence North 85°55'02" West, 245.95 feet to a point; thence South 36°39'13" West, 145.00 feet to the Point of Beginning.

LESS the following described property:

A parcel of land lying in Section 17, Township 21 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 17; thence North 89°47'46" West, along the South line thereof, 174.86 feet; thence North 42°47'18" East, 92.15 feet to a nail; thence North 47°12'42" West, 372.55 feet; thence North 42°47'18" East, 266.00 feet to a nail and Cap No. 1263; thence North 47°12'42" West, 385.34 feet to a point; thence along a curve having a radius of 2764.93 feet, an arc length of 28.66 feet and a chord bearing of North 47°30'31" West, 28.66 feet to the Point of Beginning; thence South 42°47'18" West, 196.85 feet; thence North 47°12'42" West, 108.00 feet; thence North 42°47'18" East, 193.62 feet to a point on the right of way of Semoran Boulevard; thence along the curve of said right of way having a radius of 2764.93 feet, an arc length of 108.05 feet and a chord bearing of South 48°55'31" East, 108.05 feet to the Point of Beginning.

Further LESS and except that portion of the property described in Quit-Claim Deed to Seminole County, Florida, filed August 30, 1995 in Official Records Book 2961, page 132, Public Records of Seminole County, Florida.

PARCEL 2:

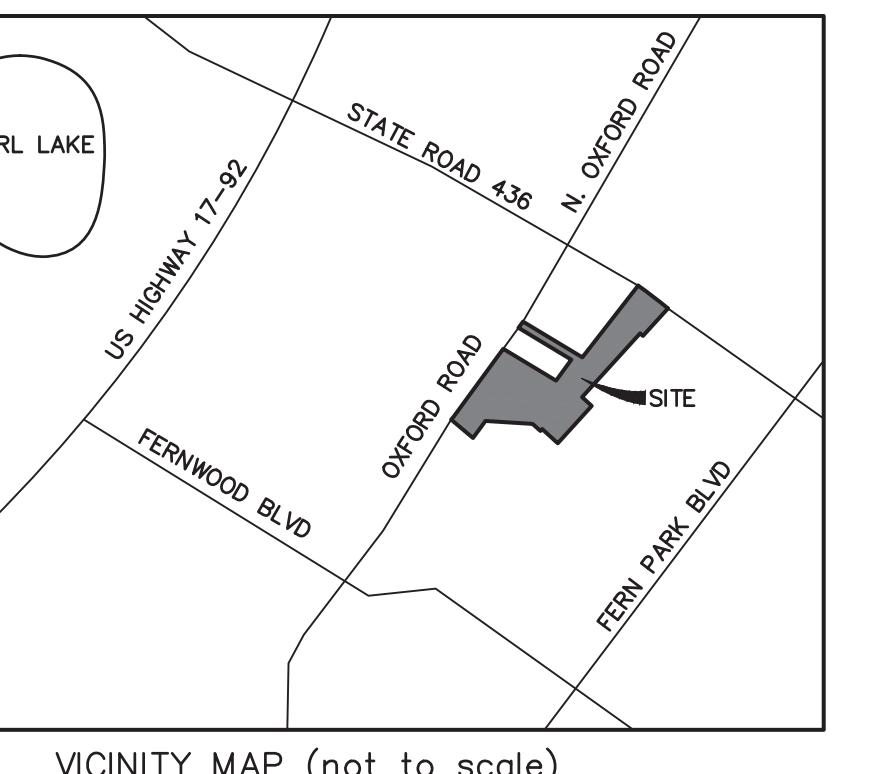
Nonexclusive easements for ingress and egress, parking, loading and unloading, utility and drainage purposes, created by, and more particularly described in the instrument entitled Easements with Covenants and Restrictions Affecting Land, recorded in Official Records Book 1839, Page 1158, as amended in Official Records Book 1966, Page 986 and in Official Records Book 6030, Page 184, both of the Public Records of Seminole County, Florida.

LEGAL DESCRIPTION: AS SURVEYED

A PARCEL OF LAND COMPRISING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13, PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°38'47" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 174.90 FEET TO THE CENTERLINE OF FERN PARK BOULEVARD; THENCE RUN NORTH 42°17'18" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 91.92 FEET TO THE CENTERLINE OF FERNWOOD BOULEVARD; THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 47°42'42" WEST FOR A DISTANCE OF 372.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 73°18'17" WEST, AND A CHORD DISTANCE OF 172.79 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°11'10" FOR A DISTANCE OF 178.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORtherly HAVING A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF NORTH 74°24'25" WEST, AND A CHORD DISTANCE OF 165.82 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°58'53" FOR A DISTANCE OF 170.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°54'59" WEST FOR A DISTANCE OF 139.10 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 35.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID FERNWOOD BOULEVARD, ACCORDING TO OFFICIAL RECORDS BOOK 2961, PAGE 132 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 49°54'59" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 148.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 40°05'01" EAST FOR A DISTANCE OF 17.71 FEET; THENCE RUN NORTH 36°09'13" EAST FOR A DISTANCE OF 440.08 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" WEST FOR A DISTANCE OF 321.25 FEET; THENCE RUN NORTH 58°55'22" WEST FOR A DISTANCE OF 321.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID OXFORD ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 36°09'13" EAST FOR A DISTANCE OF 36.20 FEET; THENCE RUN NORTH 31°04'38" EAST FOR A DISTANCE OF 3.94 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 58°55'22" EAST FOR A DISTANCE OF 361.00 FEET; THENCE RUN NORTH 37°50'42" EAST FOR A DISTANCE OF 473.23 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 436 ACCORDING TO STATE HIGHWAY RIGHT OF WAY MAP PROJECT F.A. NO. MU-8869-(10) AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2764.93 FEET, WITH A CHORD BEARING OF SOUTH 52°34'23" EAST, AND A CHORD DISTANCE OF 195.69 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'21" FOR A DISTANCE OF 195.73 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 193.62 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 449.00 FEET; THENCE RUN SOUTH 47°42'42" WEST FOR A DISTANCE OF 263.00 FEET; THENCE RUN NORTH 47°42'42" WEST FOR A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 42°17'18" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 86°25'02" WEST FOR A DISTANCE OF 245.95 FEET; THENCE RUN SOUTH 36°09'13" WEST FOR A DISTANCE OF 109.92 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY: 301,338 SQUARE FEET AND 6.92 ACRES



VICINITY MAP (not to scale)

SCHEDULE B-II TITLE EXCEPTIONS:

5. Terms, covenants, conditions and restrictions created by and set forth in the Declaration of Restrictions recorded in Official Records Book 1839, page 1149, as amended in Official Records Book 1955, page 1910, Official Records Book 1966, page 980, Official Records Book 1966, page 986 and Official Records Book 6030, page 184. (Affects Parcels A and B) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

6. Terms, covenants, conditions and restrictions created by and set forth in the Declaration of Covenants and Restrictions recorded in Official Records Book 1839, page 994, as amended in Official Records Book 10243, Page 102, re-recorded in Official Records Book 10256, Page 589. (Affects Parcels A and B) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

7. Terms, covenants, conditions and other matters contained in any unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees, as affected by the Notice Pursuant to Section 713.10(2), Florida Statutes recorded in Official Records Book 7613, page 338 and the Lessor Notice recorded in Official Records Book 8008, page 145. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

8. Terms, covenants, conditions, restrictions and easements created by and set forth in the instrument entitled Easements with Covenants and Restrictions Affecting Land recorded in Official Records Book 1839, page 1158, as amended in Official Records Book 1966, page 986 and in Official Records Book 6030, page 184. (Affects Parcels A and B) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

9. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration recorded in 1839, page 1236, as refiled in Official Records Book 1951, page 1406. (Affects Parcels A and B) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

10. Distribution Easement granted to Florida Power Corporation recorded in Official Records Book 1912, page 632. (Affects Parcel B) DOES NOT AFFECT SUBJECT PROPERTY, LIES OFFSITE.

11. Distribution Easement granted to Florida Power Corporation recorded in Official Records Book 1957, page 1245. (Affects Parcels A and B) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

12. Terms, covenants, conditions and easements contained in the Cross Access Agreement and Grant of Easements between Wal-Mart Stores, Inc. and Seminole County recorded in Official Records Book 2385, page 486. (Affects Parcels A and B) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

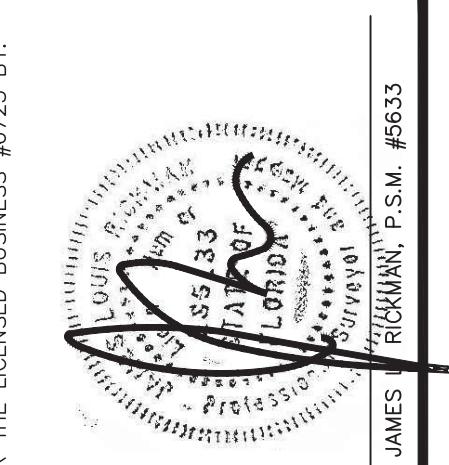
13. Matters set forth in the Seminole County Development Order recorded in Official Records Book 2489, page 1188. (Affects Parcel A) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

15. Matters set forth in the Seminole County Approval Development Order recorded in Official Records Book 6009, page 1767. (Affects Parcel B) AFFECTS PARCEL B, BLANKET IN NATURE.

17. Easement(s) in favor of Duke Energy Florida, LLC, an Oklahoma limited liability company d/b/a Duke Energy set forth in instrument(s) recorded in Official Records Book 9842, Page 1557. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST AS BEING S89°38'47" W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 304470-264140, EFFECTIVE DATE 8/12/2022 AT 8:00 AM.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
7. UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.
9. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OF LIMITED FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12117C0165F, MAP REVISED 9/28/2007.
12. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
13. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
14. CURRENT ZONING - C-2 (RETAIL COMMERCIAL)
15. SITE SOILS CONSIST OF URBAN LAND 0-2% SLOPE, MYAKKA & EAUGALLIE FINE SANDS AND POMELLO FINE SAND 0-5% SLOPES.
16. LAST DATE IN FIELD: DECEMBER 16, 2022



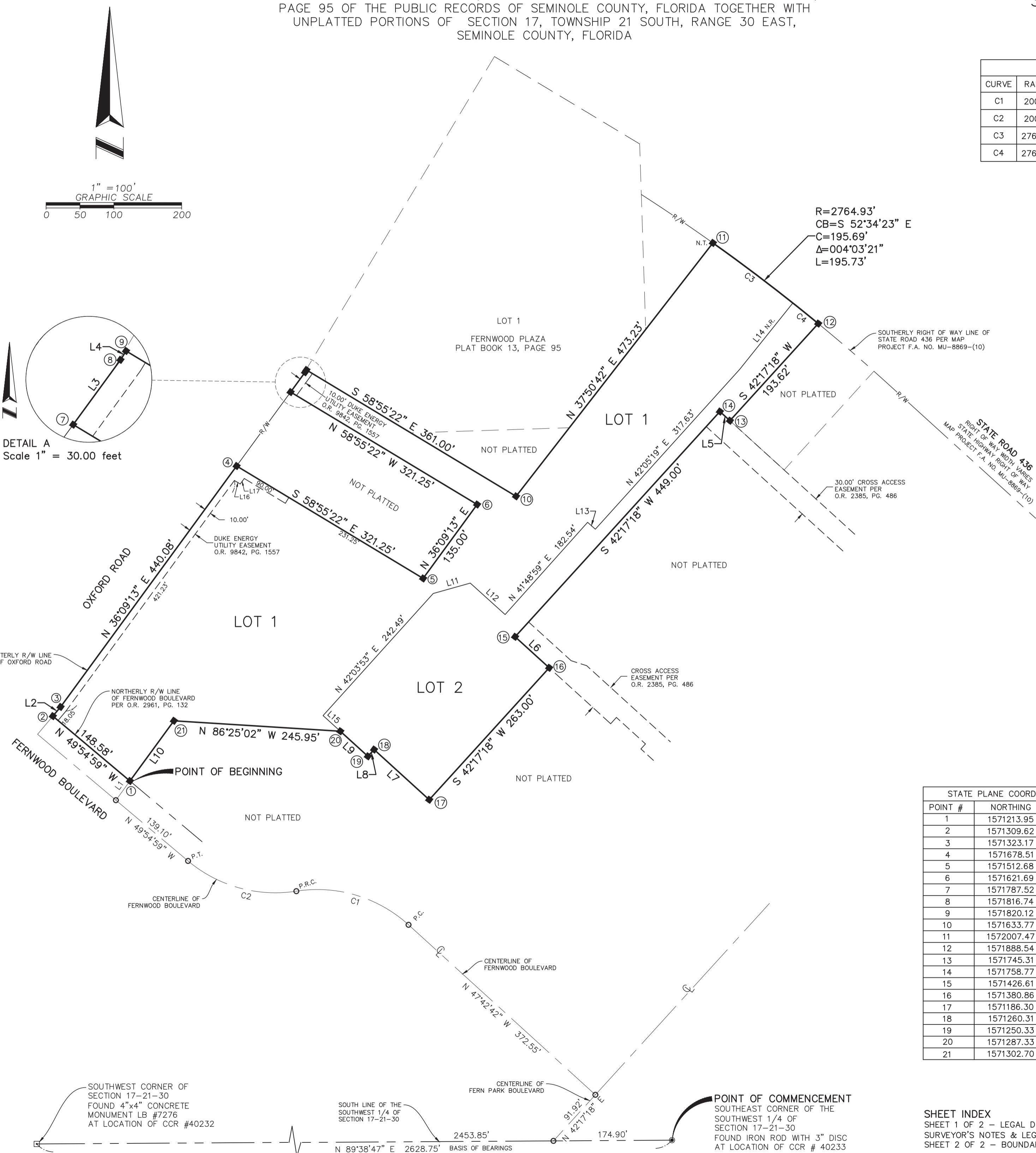
FOR THE LICENSED BUSINESS #67252 BY:	RE: RED BELL PARTNERS
DATE:	2/10/23
SCALE:	1" = 60'
CALC BY:	BRH
FIELD BY:	DB
DRAWN BY:	BRH
CHECKED BY:	JLR

CASSELBERRY PLAZA

REPLATTING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13,
PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH
UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C1	200.00'	N73°18'17"W	172.79'	051°11'10"
C2	200.00'	N74°24'25"W	165.82'	048°58'53"
C3	2764.93'	S53°04'21"E	147.51'	003°03'25"
C4	2764.93'	S51°02'41"E	48.20'	000°59'56"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°09'13"E	35.08'
L2	N40°05'01"E	17.71'
L3	N36°09'13"E	36.20'
L4	N31°04'38"E	3.94'
L5	N47°42'42"W	20.00'
L6	S47°42'42"E	68.00'
L7	N47°42'42"W	110.00'
L8	S42°17'18"W	13.50'
L9	N47°42'42"W	55.00'
L10	S36°09'13"W	109.92'
L11	N74°19'11"E	56.79'
L12	S47°55'45"E	69.22'
L13	S48°11'01"E	15.27'
L14	N38°43'00"E	125.42'
L15	N47°46'39"W	34.36'
L16	S58°55'22"E	10.04'
L17	N36°09'13"E	10.04'

STATE PLANE COORDINATES		
POINT #	NORTHING	EASTING
1	1571213.95	547282.20
2	1571309.62	547168.52
3	1571323.17	547179.93
4	1571678.51	547439.55
5	1571512.68	547714.69
6	1571621.69	547794.34
7	1571787.52	547519.20
8	1571816.74	547540.55
9	1571820.12	547542.59
10	1571633.77	547851.77
11	1572007.47	548142.11
12	1571885.54	548297.51
13	1571745.31	548167.24
14	1571758.77	548152.44
15	1571426.61	547850.32
16	1571380.86	547900.63
17	1571186.30	547723.67
18	1571260.31	547642.29
19	1571250.33	547633.21
20	1571287.33	547592.52
21	1571302.70	547347.05



SHEET INDEX
SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND
SHEET 2 OF 2 - BOUNDARY & LOT GEOMETRY

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB #6723

CASSELBERRY PLAZA

REPLATTING PORTIONS OF LOT 1, FERNWOOD PLAZA AS RECORDED IN PLAT BOOK 13, PAGE 95 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

CASSELBERRY PLAZA DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT A FLORIDA LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2023.

BY: _____

BY: _____

PRINTED NAME: _____

TITLE: _____

SIGNED AND SEALED IN
THE PRESENCE OF: _____

PRINTED NAME OF WITNESS: _____

PRINTED NAME OF WITNESS: _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, _____

OF _____ WHO IS
() PERSONALLY KNOWN TO ME OR () PRODUCED
AS IDENTIFICATION, AND DID/DID NOT TAKE AN OATH, THE INDIVIDUAL
AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING
CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS
FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED,
AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF
2023.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ THE
FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

NAME: LEE CONSTANTINE
CHAIRMAN OF BOARD

NAME: GRANT MALOY
CLERK OF THE BOARD

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS
PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER
177, FLORIDA STATUTES.

SURVEYOR'S NAME: JAMES L. RICKMAN DATE:
REGISTRATION NUMBER: 5633
PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER OF LEGAL ENTITY: 6723
ALLEN & COMPANY, INC.
16 EAST PLANT STREET, WINTER GARDEN, FLORIDA 34787

CERTIFICATE OF REVIEWING SURVEYOR

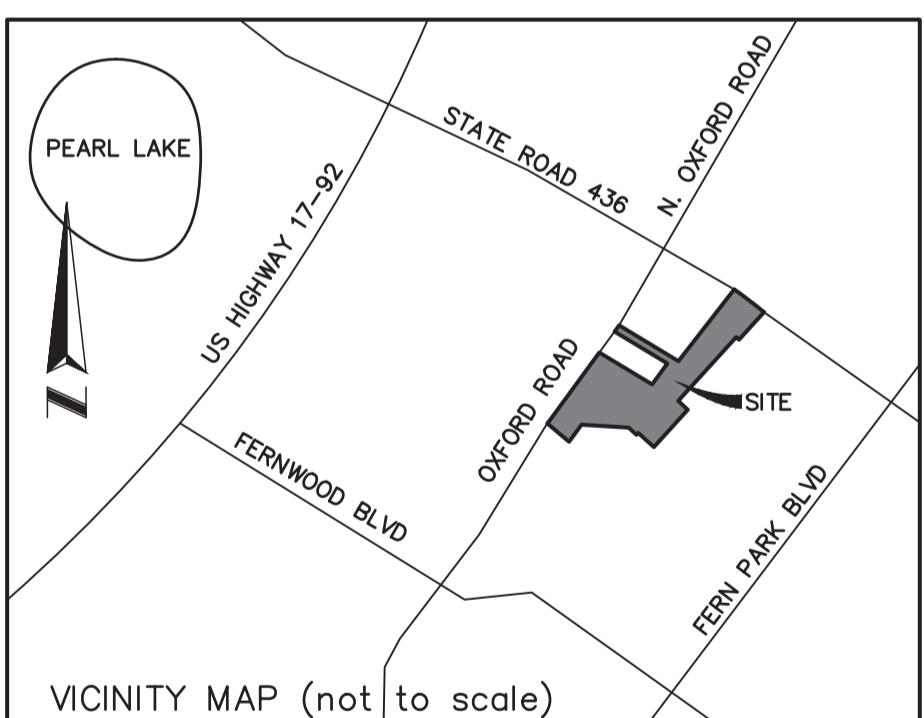
I HEREBY CERTIFY, THAT THE UNDERSIGNED IS A LICENSED
PROFESSIONAL SURVEYOR AND MAPPER AND I HAVE REVIEWED THE
PLAT AND FIND IT TO BE IN SUBSTANTIAL CONFORMITY WITH CHAPTER
177, FLORIDA STATUTES.

RAYMOND F. PHILLIPS, LS #7015,
REVIEWING SURVEYOR FOR THE COUNTY

CERTIFICATE OF CLERK OF CIRCUIT COURT

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 _____ 2023, FILE NO. _____

CLERK OF THE CIRCUIT COURT, GRANT MALOY
IN AND FOR SEMINOLE COUNTY, FLORIDA.



LEGEND & ABBREVIATIONS

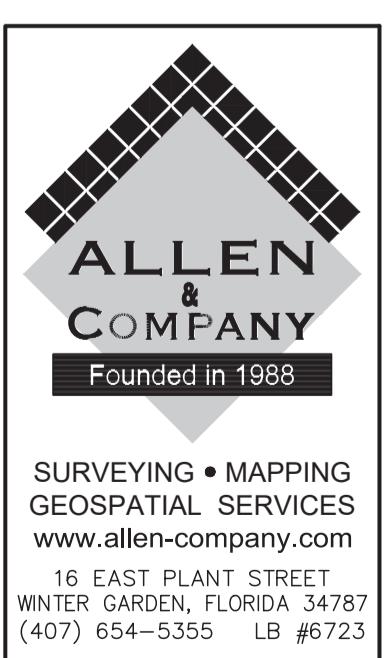
¢	CENTERLINE	CCR #	CERTIFIED CORNER RECORD NUMBER
P.C.	POINT OF CURVATURE	R/W	RIGHT-OF-WAY
P.T.	POINT OF TANGENCY	PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS	①	STATE PLANE COORDINATE POINT
O.R.	OFFICIAL RECORDS BOOK	■	SET 4"X4" CONCRETE MONUMENT
PG.	PAGE	■	LB #6723 PRM
N.T.	NON-TANGENT	○	CHANGE IN DIRECTION NO CORNER SET
P.R.C.	POINT OF REVERSE CURVATURE		

SHEET INDEX

SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND
SHEET 2 OF 2 - BOUNDARY & LOT GEOMETRY

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.

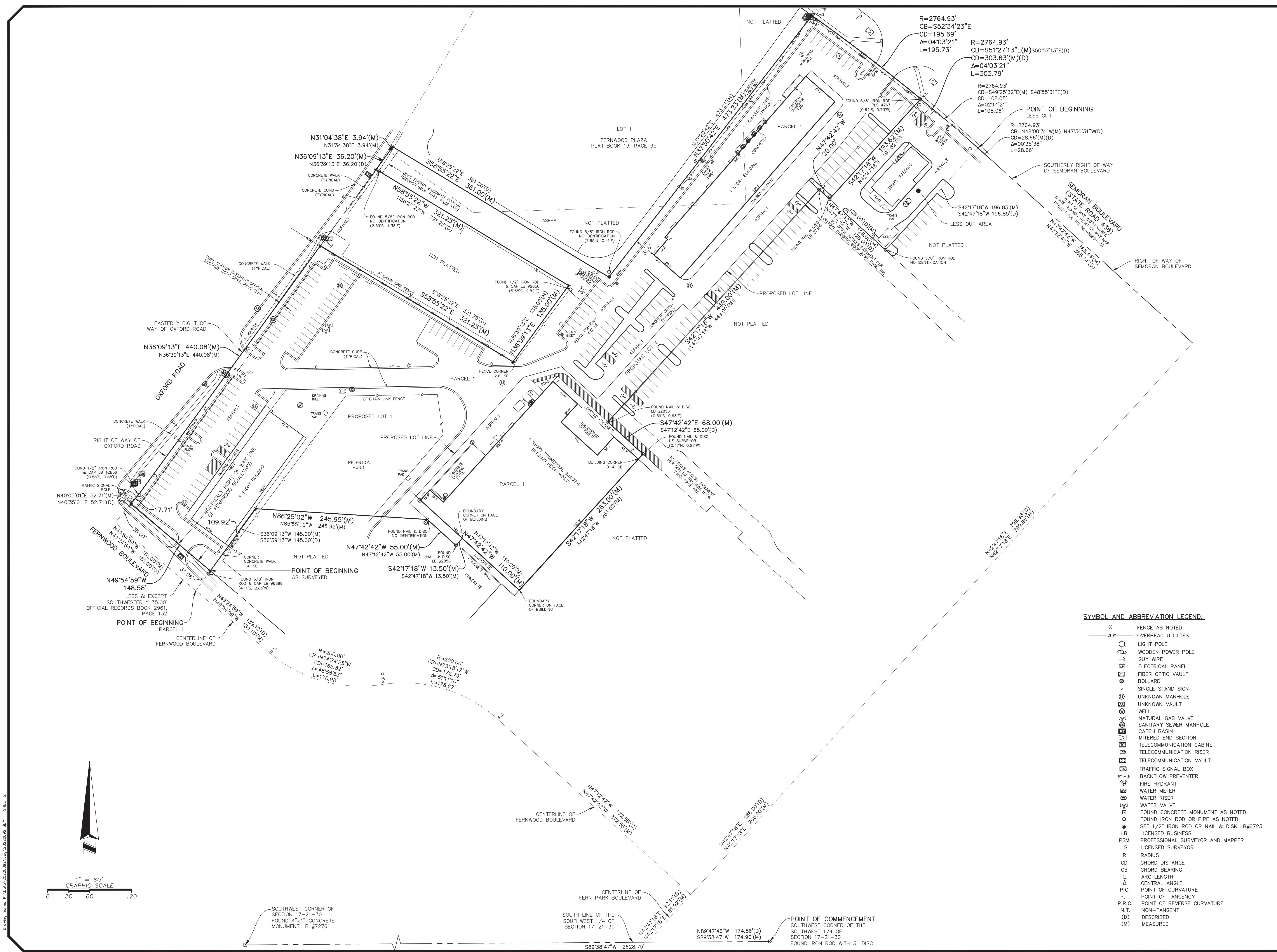


BOUNDARY SURVEY
OF
CASSELBERRY PLAZA
345 STATE ROAD 436
SECTION 17, TOWNSHIP 21 SOUTH, RANGE
SEMINOLE COUNTY, FLORIDA

FOR: RED BELL PARTNERS

OB #: 20220892
ATE: 2/10/23
CALE: 1" = 60'
ALC BY: BRH
HELD BY: DB
RAWN BY: BRH
HECKED BY: JLR

SHEET 2 OF 2





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

CASS RETAIL LLC

Filing Information

Document Number L22000433620

FEI/EIN Number NONE

Date Filed 10/07/2022

State FL

Status ACTIVE

Principal Address

2469 N JOHN YOUNG PKWY

C

ORLANDO, FL 32804

Mailing Address

2469 N JOHN YOUNG PKWY

C

ORLANDO, FL 32804

Registered Agent Name & Address

ALLUVION ADVISORS LLC

2469 N JOHN YOUNG PKWY

C-D

ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

ALLUVION ADVISORS LLC

2469 N JOHN YOUNG PKWY STE C

ORLANDO, FL 32804

Title MGR

JONES, NICHOLAS

2469 N JOHN YOUNG PKWY STE C

ORLANDO, FL 32804

Title AMBR

KANTZAS, KARLA
2469 N JOHN YOUNG PKWY
ORLANDO, FL 32804

Annual Reports

No Annual Reports Filed

Document Images

[10/07/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

Property Record Card



Parcel 17-21-30-300-025T-0000

Property Address 345 SR 436 FERN PARK, FL 32730

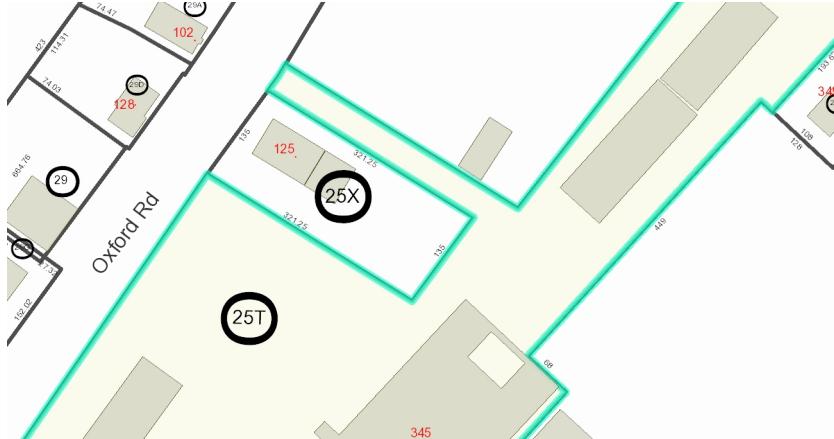
Parcel Location

Site View

Parcel Information

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Income	Income
Number of Buildings	4	4
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value	\$4,556,419	\$4,556,419
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$4,556,419	\$4,556,419



Parcel	17-21-30-300-025T-0000
Owner(s)	CASS RETAIL LLC
Property Address	345 SR 436 FERN PARK, FL 32730
Mailing	2469 JOHN YOUNG PKWY # C ORLANDO, FL 32804-4335
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	16-RETAIL CENTER-ANCHORED
Exemptions	None
AG Classification	No

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$61,092.92**

2022 Tax Bill Amount **\$61,092.92**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 21S RGE 30E
 FROM S 1/4 COR RUN W 174.86 FT N 42
 DEG 47 MIN 18 SEC E 1158.15 FT N 47
 DEG 12 MIN 42 SEC W 385.34 FT NWLY
 ON CURVE 136.71 FT TO POB RUN S 42
 DEG 47 MIN 18 SEC W 193.62 FT N 47
 DEG 12 MIN 42 SEC W 20 FT S 42
 DEG 47 MIN 18 SEC W 449 FT S 47 DEG
 12 MIN 42 SEC E 68 FT S 42 DEG 47
 MIN 18 SEC W 263 FT N 47 DEG 12
 MIN 42 SEC W 110 FT S 42 DEG 47 MIN
 18 SEC W 13.50 FT N 47 DEG 12 MIN
 42 SEC W 55 FT N 85 DEG 55 MIN 2
 SEC W 245.95 FT S 36 DEG 39 MIN 13
 SEC W 145 FT N 49 DEG 24 MIN 59 SEC
 W TO ELY R/W OXFORD RD N 40 DEG 35
 MIN 1 SEC E 52.71 FT N 36 DEG 39
 MIN 13 SEC E 440.08 FT S 58 DEG 25
 MIN 22 SEC E 321.25 FT N 36 DEG 39
 MIN 13 SEC E 135 FT N 58 DEG 25 MIN
 22 SEC W 321.25 FT N 36 DEG 39 MIN
 13 SEC E 36.20 FT N 31 DEG 34 MIN
 38 SEC E 3.94 FT S 58 DEG 25 MIN 22
 SEC E 361 FT N 38 DEG 20 MIN 42 SEC
 E 473.23 FT SELY ALONG SLY R/W SR
 436 TO BEG (LESS PT IN FERNWOOD &
 RD)
 &
 PT OF LOT 1 DESC AS BEG 22.12 FT N 31 DEG 34 MIN 38 SEC E OF MOST WLY COR RUN S 31 DEG 34 MIN 38 SEC W 22.12 FT S
 52 DEG 46 MIN 17 SEC E 148.36 FT E
 TO PT S 58 DEG 25 MIN 22 SEC E OF

BEG N 58 DEG 25 MIN 22 SEC W TO BEG

FERNWOOD PLAZA

PB 13 PG 95

&

BEG N 1 DEG 19 MIN 32 SEC W 1197.08 FT S OF S 1/4 COR RUN S 38 DEG 20 MIN 42

SEC W TO S LI LOT 1 E TO SE COR NLY

TO BEG

FERNWOOD PLAZA

PB 13 PG 95

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,556,419	\$0	\$4,556,419
SJWM(Saint Johns Water Management)	\$4,556,419	\$0	\$4,556,419
FIRE	\$4,556,419	\$0	\$4,556,419
COUNTY GENERAL FUND	\$4,556,419	\$0	\$4,556,419
Schools	\$4,556,419	\$0	\$4,556,419

Sales

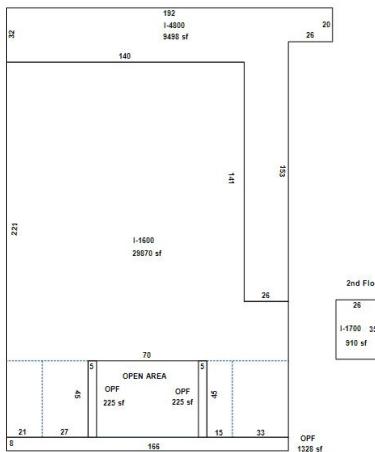
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/03/2022	10343	0209	\$9,000,000	Yes	Improved
SPECIAL WARRANTY DEED	03/01/2013	07994	0258	\$4,800,000	Yes	Improved
CORRECTIVE DEED	09/14/2009	07256	0446	\$100	No	Improved
CERTIFICATE OF TITLE	08/31/2009	07249	0895	\$100	No	Improved
WARRANTY DEED	07/01/2006	06351	0584	\$6,600,000	Yes	Improved
SPECIAL WARRANTY DEED	11/01/2001	04249	0045	\$1,500,000	No	Improved
SPECIAL WARRANTY DEED	12/01/1996	04249	0041	\$1,500,000	Yes	Improved
CERTIFICATE OF TITLE	06/01/1992	02437	0850	\$1,000	No	Improved
CERTIFICATE OF TITLE	03/01/1991	02276	0839	\$1,000	No	Improved
QUIT CLAIM DEED	10/01/1987	01899	1213	\$100	No	Vacant
WARRANTY DEED	04/01/1987	01839	1146	\$7,000,000	No	Vacant
WARRANTY DEED	12/01/1982	01429	0876	\$767,500	Yes	Vacant
WARRANTY DEED	12/01/1980	01311	1879	\$726,600	No	Vacant
WARRANTY DEED	12/01/1980	01311	1873	\$726,600	Yes	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
SQUARE FEET			310582	\$6.96	\$2,161,651

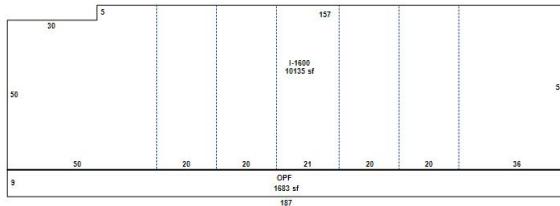
Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages	Description	Area
1	MASONRY PILASTER .	1987	1	40278.00	CONCRETE BLOCK - MASONRY	\$1,932,760	\$3,181,498		OPEN PORCH FINISHED	225.00
									OPEN PORCH FINISHED	225.00
									OPEN PORCH FINISHED	1328.00



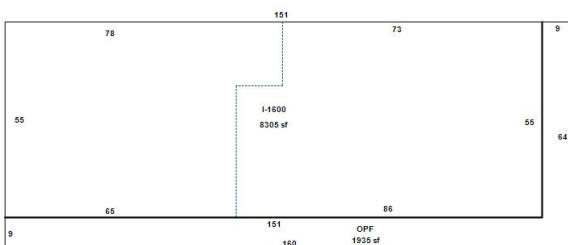
Building 1 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
2	MASONRY PILASTER .	1988	1	10135.00	CONCRETE BLOCK-STUCCO - MASONRY	\$514,898	\$830,481	
								Description Area
								OPEN PORCH FINISHED 1683.00



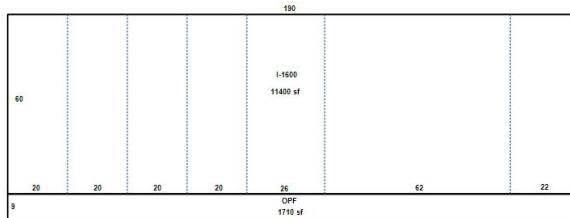
Building 2 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
3	MASONRY PILASTER .	1988	1	8305.00	CONCRETE BLOCK-STUCCO - MASONRY	\$456,064	\$735,587	
								Description Area
								OPEN PORCH FINISHED 1935.00



Building 3 - Page 1

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
4	MASONRY PILASTER .	1988	1	11400.00	CONCRETE BLOCK-STUCCO - MASONRY	\$581,827	\$938,431	
								Description Area



Building 4 - Page 1

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
03200	INTERIOR ALTERATION - #115; PAD PER PERMIT 345 SR 436	County	\$60,000	10/31/2007	3/29/2007
08896	INSTALL FIRE SPRINKLERS - #111; PAD PER PERMIT 345 SR 436	County	\$753		8/8/2007
07889	REROOF; PAD PER PERMIT 345 E SEMORAN BLVD 101	County	\$5,200		8/1/2002
05197	SIGN PERMIT PAD 181 OXFORD RD 107	County	\$0		6/1/2001
08579	MECHANICAL & CONDENSOR; PAD PER PERMIT 181 OXFORD RD #115	County	\$1,750		8/1/2002
08580	MECHANICAL & CONDENSOR; PAD PER PERMIT 345 SEMORAN BLVD #101	County	\$1,750		8/1/2002
07293	10 X 14 SHED; PAD PER PERMIT 345 SEMORAN BLVD 101	County	\$2,467		7/1/2002
07241	INTERIOR BUILD-OUT; PAD PER PERMIT 335 SEMORAN BLVD 103	County	\$200,000		12/1/1999
06165	MOVE 2 FRAME WALLS & CABINETS - #103; PAD PER PERMIT 345 SR 436	County	\$2,500	8/22/2006	5/25/2006
11236	ELECTRIC SIGN - COSMO-PROF - FRONTRAGE - #101; PAD PER PERMIT 181 OXFORD RD	County	\$1,600		10/12/2007
11174	ELECTRICAL - #107; PAD PER PERMIT 345 SR 436	County	\$1,000		10/10/2007
21039	INSTALL FIRE ALARM SYSTEM - #115; PAD PER PERMIT 181 OXFORD RD	County	\$3,328		12/20/2005
00830	TENANT DEMISE; PAD PER PERMIT 335 SR 436 #129	County	\$5,000	3/8/2004	1/23/2004
09889	SIGN; PAD PER PERMIT 181 OXFORD RD #121	County	\$0		9/4/2003
08022	SIGN - SCRUB SHOP - #101; PAD PER PERMIT 345 SR 436	County	\$1,800		7/20/2007
09879	NEW SIGN FOR DJ'S BARBER; PAD PER PERMIT 181 OXFORD RD #103	County	\$1,200		8/27/2004
04727	MECHANICAL & CONDENSOR; PAD PER PERMIT 181 OXFORD RD #103	County	\$1,950		5/1/2003
08856	INTERIOR ALTERATION/DEMO - #115; PAD PER PERMIT 181 OXFORD RD	County	\$107,422	2/9/2010	11/6/2009
07024	MECHANICAL - #129; PAD PER PERMIT 335 SR 436	County	\$3,898		8/31/2009
07025	MECHANICAL - #115; PAD PER PERMIT 335 SR 436	County	\$3,898		8/31/2009
07030	MECHANICAL - #127; PAD PER PERMIT 335 SR 436	County	\$7,796		8/31/2009
07036	MECHANICAL - #107; PAD PER PERMIT 181 OXFORD RD	County	\$7,796		8/31/2009
07040	MECHANICAL - #109; PAD PER PERMIT 181 OXFORD RD	County	\$3,898		8/31/2009
07033	MECHANICAL - #101; PAD PER PERMIT 181 OXFORD RD	County	\$3,898		8/31/2009
07041	MECHANICAL - #115; PAD PER PERMIT 181 OXFORD RD	County	\$3,898		8/31/2009
08581	MECHANICAL & CONDENSOR; PAD PER PERMIT 335 SEMORAN BLVD #129	County	\$1,750		8/1/2002
06685	COMMERCIAL REROOF; PAD PER PERMIT 335 SR 436	County	\$44,862		8/17/2009
06686	COMMERCIAL REROOF; PAD PER PERMIT 181 OXFORD RD	County	\$55,290		8/17/2009
01939	WALL SIGN; PAD PER PERMIT 345 SEMORAN BLVD #101	County	\$0		2/1/2003
09842	INSTALL FIRE SPRINKLERS - #115; PAD PER PERMIT 181 OXFORD RD	County	\$2,040		12/21/2009

10083	CUBAN CAFE SIGN	County	\$1,400	10/2/2008
00460	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 335 SEMORAN BLVD 103	County	\$7,950	1/1/2000
02014	REROOF 50 SQ FOR STE'S 101 103 109 & 121; PAD PER PERMIT 345 SEMORAN BLVD 101; CONTRACTOR - PERRY, WARREN KEITH	County	\$8,750	3/1/2000
14172	INTERIOR RENOVATION; PAD PER PERMIT 345 SR 436 #107	County	\$25,000	3/5/2004
05051	PARTITION WALLS - #115 - TINY HANDS DAYCARE; PAD PER PERMIT 181 OXFORD RD	County	\$5,055	8/23/2010
01460	INTERIOR ALTERATION - #125; PAD PER PERMIT 335 SR 436	County	\$30,298	4/19/2010
08855	INTERIOR ALTERATION - #109; PAD PER PERMIT 181 OXFORD RD	County	\$41,316	2/1/2010
09278	INSTALL FIRE ALARM SYSTEM - #121; PAD PER PERMIT 181 OXFORD RD	County	\$2,300	9/11/2008
05313	REROOF; PAD PER PERMIT 345 SR 436	County	\$195,000	5/20/2008
08480	INSTALL GREASE TRAP - #121 - LO MESOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD	County	\$8,450	8/13/2008
01461	INTERIOR ALTERATION - #123; PAD PER PERMIT 335 SR 436	County	\$30,298	4/19/2010
02320	CONVERT EXISTING BATHROOM TO ADA COMPLIANCE - #121; PAD PER PERMIT 335 SR 436	County	\$15,000	4/28/2010
09264	WALL SIGN - #115; PAD PER PERMIT 335 SR 436	County	\$2,300	11/30/2010
02106	WALL SIGN - #103; PAD PER PERMIT 345 SR 436	County	\$2,200	3/22/2010
06764	CREATE INTERIOR OFFICE SPACE - SALLY BEAUTY SUPPLIES - #115 - 181 OXFORD RD	County	\$20,066	11/6/2012
04769	FIRE WALL - #115 - 181 OXFORD RD	County	\$6,500	6/25/2012
04783	WALL SIGN - #107 - GENERATIONS HOME FURNISHINGS - 345 SR 436	County	\$1,420	6/26/2012
03301	ELECTRICAL - #127 - 335 SR 436	County	\$1,000	3/30/2015
03303	ELECTRICAL - #119	County	\$1,000	3/30/2015
03304	ELECTRICAL - #101	County	\$1,000	3/30/2015
03305	ELECTRICAL - #115 - 335 SR 436	County	\$1,000	3/30/2015
11551	INSTALL SIGN W/EXISTING ELECTRICAL HOOK UP MINTS NAILS & SPA.	County	\$2,250	11/24/2014
03292	ELECTRICAL - #103	County	\$1,000	3/30/2015
03296	ELECTRICAL - #123 - 335 SR 436	County	\$1,000	3/30/2015
03298	ELECTRICAL - #125 - 335 SR 436	County	\$1,000	3/30/2015
03300	ELECTRICAL - #129 - 335 SR 436	County	\$1,000	3/30/2015
01190	INTERIOR ALTERATION - SHELL IMPROVEMENT - #111 - HABITAT FOR HUMANITY	County	\$20,000	1/22/2014
03660	NEW EXTENDED PARAPET WALL ON BREEZEWAY - #111 - 345 SR 436	County	\$35,000	5/15/2012
09416	INTERIOR ALTERATION - #125 - 335 SR 436	County	\$45,000	12/24/2014
03452	ELECTRICAL - 181 OXFORD RD	County	\$1,000	5/8/2012
01561	NEW WATER HEATER - #107	County	\$1,200	3/5/2013
01087	NEON WALL SIGN - #127 - TAX SOLUTIONS - 335 SR 436	County	\$1,470	2/17/2012
06250	CHANNEL LETTER WALL SIGN - COSMO PROF - 181 OXFORD RD	County	\$1,600	8/16/2012
04235	REROOF - #101	County	\$30,800	5/24/2013
04791	FIRE WALL - #111 - 345 SR 436	County	\$5,000	1/22/2014
03842	KCD HOME DECOR - #115 - 335 SR 436	County	\$5,500	5/14/2013
11636	FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 335 SR 436	County	\$800	10/10/2016
11637	FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 335 SR 436	County	\$800	10/10/2016
11638	FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 181 OXFORD RD	County	\$900	10/10/2016
02553	MECHANICAL - #101 - 181 OXFORD RD	County	\$5,107	3/12/2015
17586	WALL SIGN - ESTRELLA INSURANCE - #103	County	\$1,800	12/13/2017
01028	INTERIOR BUILDOUT- #121	County	\$165,209	8/30/2018
11454	FIRE SPRINKLER- 335 SR 436 #121	County	\$4,900	7/17/2018
06658	ADD 5 RECEPTACLES DESIGN; PAD PER PERMIT 181 OXFORD RD	County	\$375	10/1/1996

08475	ADD & RELOCATE FIRE SPRINKLER HEADS - #121 - LO MESOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD	County	\$1,500	8/13/2008
04726	INTERIOR ALTERATION - #121 - LO ME JOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD	County	\$35,000	11/7/2008
04739	335 SR 436 : SIGN (POLE,WALL,FACIA)-WALL SIGN	County	\$800	4/23/2018
15740	181 OXFORD RD: SIGN (POLE,WALL,FACIA)-install new wall sign	County	\$2,490	11/25/2019
13917	181 OXFORD RD: ALTERATION COMMERCIAL-LEVEL 2 ALT NO CO, CC ONLY	County	\$40,000	5/14/2020
04602	335 SR 436 : ALTERATION COMMERCIAL-CHG OF OCC. C/O REQUIRED [COMMUNITY NATIONAL BANK]	County	\$107,965	11/19/2020
11437	335 SR 436 : SIGN (POLE,WALL,FACIA)-WALL SIGN & VYNLY ON PYLON	County	\$6,000	8/18/2020
16231	335 SR 436 : ELECTRICAL - COMMERCIAL- [COMMUNITY NATIONAL BANK]	County	\$4,600	10/9/2020
01430	345 SR 436 : MISC BUILDING - RESIDENTIAL- [FERNWOOD PLAZA]	County	\$165,000	1/27/2021
04652	335 SR 436 : SIGN (POLE,WALL,FACIA)-RE-INSTALL EXIST SIGNS	County	\$1,000	4/7/2021
04655	335 SR 436 : SIGN (POLE,WALL,FACIA)-REMOVE AND REINSTALL SIGH	County	\$1,000	4/11/2021
09997	181 OXFORD RD: ALTERATION COMMERCIAL-LEVEL 2 ALT, CC, NO CO [COMMUNITY NATIONAL BANK]	County	\$12,000	2/7/2022
15551	181 OXFORD RD: MECHANICAL - COMMERCIAL-Commercial building [COMMUNITY NATIONAL BANK]	County	\$7,250	9/15/2021
01949	345 SR 436 : SITE LIGHTING- [CASSELBERRY PLAZA]	County	\$10,000	5/27/2022
08287	345 SR 436 : ALTERATION COMMERCIAL-CHANGE OF OCCUPANCY, CO REQUIRED [CASSELBERRY PLAZA] EOS FITNESS	County	\$4,000,000	1/12/2023

Extra Features

Description	Year Built	Units	Value	New Cost
COMMERCIAL ASPHALT DR 2 IN	10/01/1987	201,259	\$164,227	\$410,568
POLE LIGHT STEEL 4 ARM	12/01/1987	5	\$34,430	\$34,430
LOAD WELL	12/01/1987	1,404	\$1,123	\$2,808
AUTO DOOR OPENERS	12/01/1987	2	\$1,712	\$1,712
6' CHAIN LINK FENCE	10/01/1987	531	\$2,158	\$5,395
POLE LIGHT STEEL 1 ARM	12/01/1987	7	\$8,246	\$8,246

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
C-2	Commercial	COM	Retail Commercial

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
22.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 4 - Amy Lockhart	Dist 7 - Cory Mills	Dist 30 - Susan Plasencia	Dist 9 - Jason Brodeur	62

School Information

Elementary School District	Middle School District	High School District
English Estates	South Seminole	Lake Howell

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us elandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/20/2023 8:48:05 PM
Project: 23-55100001
Credit Card Number: 41*****6631
Authorization Number: 04136G
Transaction Number: 200223C19-4116DC62-C222-43BF-9F62-82613FCEC104
Total Fees Paid: 1533.34

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	3.34
PRELIMINARY SUBDIVISION	1530.00
Total Amount	1533.34