

SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION

1101 EAST FIRST STREET, ROOM 2028 SANFORD, FLORIDA 32771 TELEPHONE: (407) 665-7371

PLANDESK@SEMINOLECOUNTYFL.GOV

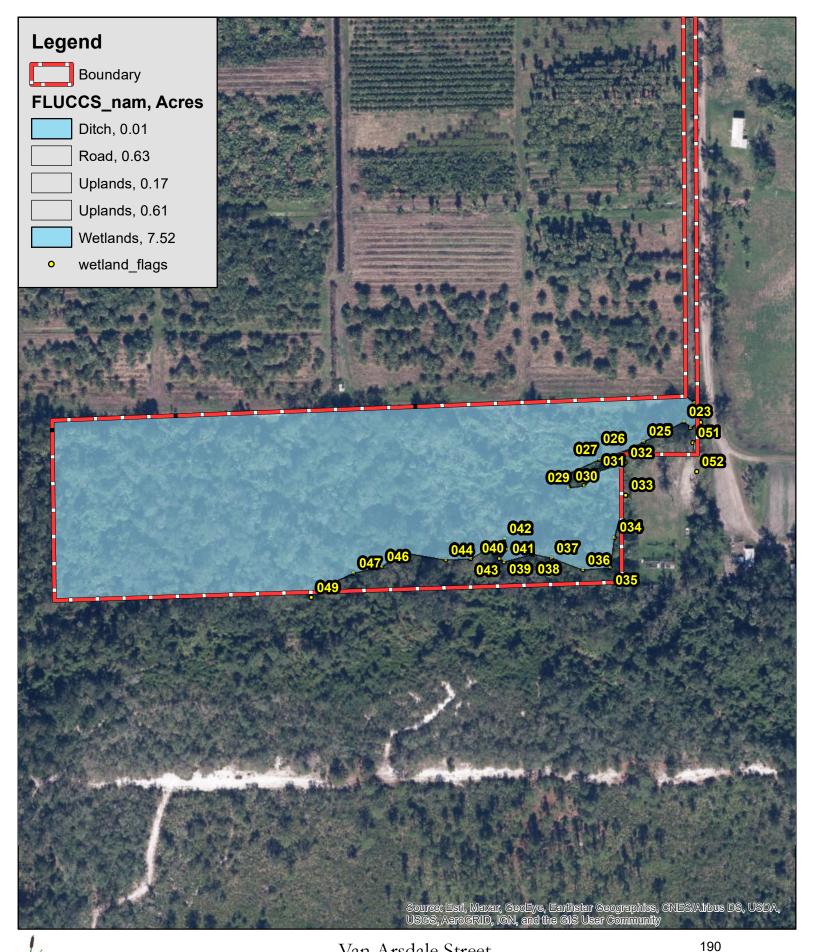
PROJ	. #: <u>23-80000053</u>
PM:	Maya

REC'D: 4/10/23 Paid: 4/12/23

PRE-APPLICATION

APPLICATION FEE		IE APPLICA	HONS V	VILL <u>NOT</u> BE	ACCEPTED
X PRE-APPLICATION (*DEDUCTED FROM APPLICA		ND USE AMENDMEN	\$50.00* IT, SUBDIVISIO	N, SITE PLAN, OR SPE	CIAL EXCEPTION)
PROJECT					
PROJECT NAME: 46	55 Van Arsdale St				
PARCEL ID #(S): 12	2–21–31–301–007F	-0000			
TOTAL ACREAGE: 8	.9 acres		BCC DIST	RICT:	
ZONING: A	-1 Agricultural-1	LAc	FUTURE	LAND USE: SE	Suburban Estates
APPLICANT					
NAME: Dan Hoffma	ann		COMPAN	NY:	
ADDRESS: 474 Ospr	ey Lakes Cir				
CITY: Chuluota			STATE:	FL	ZIP: 32766
PHONE: 321.617.32	297		EMAIL:	daniel.v622@g	mail.com
CONSULTANT					
NAME:			COMPAN	NY:	
ADDRESS:					
CITY:			STATE:		ZIP:
PHONE:			EMAIL:		
PROPOSED DEVE	LOPMENT				
Brief description of presidence, large garage		p trailers, sport o		garden and chicl	
STAFF USE ONLY					
COMMENTS DUE: 4/2	1	COM DOC DUE	: 4/27		DRC MEETING: 5/3
☐ PROPERTY APPRAISI	ER SHEET	EVIEWS:			
ZONING: A-1		FLU: SE			ortheast of Lockwood oulevard and Van Arsdale Street
W/S: N/A		BCC: 2: Zemb	oower	DC	Dulevaru aliu vali Arsuale Street

Agenda: 4/28 Revised Oct 2020



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Van Arsdale Street Seminole County, Florida Figure Flags Map

Project #: 1215-Produced By: LPM Date: 3/11/2021

Property Record Card



Parcel 12-21-31-301-007F-0000

Property Address VAN ARSDALE ST OVIEDO, FL 32765



Sorry, No Image Available at this Time

Site View

Parcel Information	Value	Summary	
Parcel 12-21-31-301-007F-0000		2023 Working Values	2022 Certified Values
Owner(s) DUONG, LUAN - Joint Tenants with right of Survivorship DUONG, VAN - Joint Tenants with right of Survivorship	Valuation Method	Cost/Market	Cost/Market
Property Address VAN ARSDALE ST OVIEDO, FL 32765	Number of Buildings	0	0
Mailing 465 VAN ARSDALE ST OVIEDO, FL 32765-6809	Depreciated Bldg Value		
Subdivision Name EAGLES EAST 5 ACRE DEVELOPMENT	Depreciated EXFT Value		
Tax District 01-COUNTY-TX DIST 1	Land Value (Market)	\$111,250	\$111,250
DOD U. C. J. CO VACANT DECIDENTIAL	Land Value Ag		
DOR Use Code 00-VACANT RESIDENTIAL	Just/Market Value	\$111,250	\$111,250
Exemptions None AG Classification No	Portability Adj		
	Save Our Homes Adj	\$0	\$0
	Amendment 1 Adj	\$0	\$0
	P&G Adj	\$0	\$0
	Assessed Value	\$111,250	\$111,250

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$1,491.65 2022 Tax Bill Amount \$1,491.65

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 12 TWP 21S RGE 31E BEG 1316.49 FT W OF E 1/4 COR RUN S 1 DEG 7 MIN 4 SEC E 1315.37 FT W 1186.53 FT S 1 DEG 1 MIN 40 SEC E 330.51 FT N 88 DEG 56 MIN 5 SEC E 1061.11 FT N 1 DEG 7 MIN 4 SEC W 231.47 FT E 145.95 FT N 1 DEG 7 MIN 4 SEC W 1413.64 FT W 20 FT TO BEG (8.96 AC)

April 10, 2023 01:19 PM Page 1/2

Taxing Authority							
			Assessmer		Exempt Val		Taxable Value
ROAD DISTRICT				111,250		\$0	\$111,250
SJWM(Saint Johns Wat	er Management)			111,250		\$0	\$111,250
FIRE				111,250		\$0	\$111,250
COUNTY GENERAL FU	JND			111,250		\$0	\$111,250
Schools Sales			\$	111,250		\$0	\$111,250
Description		Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED		01/20/2021	09826	0051	\$110,000	Yes	Vacant
CORRECTIVE DEED		01/15/2021	09826	0050	\$100	No	Vacant
QUIT CLAIM DEED		08/01/2005	06413	1545	\$100	No	Vacant
CORRECTIVE DEED		07/01/2002	04475	1879	\$100	No	Vacant
WARRANTY DEED		06/01/1999	03688	1649	\$47,500	Yes	Vacant
WARRANTY DEED		08/01/1994	02972	0338	\$30,000	Yes	Vacant
CORRECTIVE DEED		08/01/1994	03022	1383	\$100	No	Vacant
WARRANTY DEED		02/01/1992	02394	2026	\$50,000	No	Vacant
Land							
Method		Frontage	Dep	oth	Units	Units Price	Land Value
ACREAGE					8.9	\$50,000.00	\$111,250
Building Infor Permits Permit # Description			,	Agency	Amount	CO Date	Permit Date
Extra Features	s						
			Year E	Built	Units	Value	New Cos
			Year E	Built	Units	Value	New Cos
Description			Year E	Built	Units	Value	New Cos
Description Zoning	Zoning Descri	ption		Built re Land Use		Value ure Land Use Desc	
Description Zoning Zoning					Fut		
Description Zoning Zoning	Zoning Descri Suburban Estat		Futu		Fut	ure Land Use Desc	
Zoning Zoning A-1	Zoning Descri Suburban Estat		Futu	re Land Use	Fut	ure Land Use Desc cultural-1Ac	ription
Zoning Zoning A-1 Utility Informa	Zoning Descri Suburban Esta ation	es	Futu SE	re Land Use	Fut Agri	ure Land Use Desc cultural-1Ac	ription
Description Zoning Zoning A-1 Utility Informa Fire Station Power	Zoning Descri Suburban Estat ation Phone(Analog) AT&T	ves Water Provider	Futur SE Sewer Prov	re Land Use ider Garbag	Fut Agri e Pickup Recy	ure Land Use Desc cultural-1Ac cle Yard Waste	ription • Hauler
Zoning Zoning A-1 Utility Informa Fire Station Power 44.00 DUKE	Zoning Descri Suburban Estat ation Phone(Analog) AT&T	ves Water Provider	Futur SE Sewer Prov	re Land Use ider Garbag	Fut Agri e Pickup Recy NA	ure Land Use Desc cultural-1Ac cle Yard Waste	ription • Hauler
Zoning Zoning Zoning A-1 Utility Informa Fire Station Power 44.00 DUKE Political Repre	Zoning Descri Suburban Estat Ation Phone(Analog) AT&T esentation	Water Provider	Futur SE Sewer Prov	re Land Use ider Garbago NA	Fut Agri e Pickup Recy NA	ure Land Use Desc cultural-1Ac cle Yard Waste NA	ription • Hauler
Zoning Zoning A-1 Utility Informa Fire Station Power 44.00 DUKE Political Repre Commissioner Dist 2 - Jay Zembower	Zoning Descri Suburban Estat Ation Phone(Analog) AT&T esentation US Congress Dist 7 - Cory Mills	Water Provider NA State House	Futur SE Sewer Prov	re Land Use ider Garbago NA State Senat	Fut Agri e Pickup Recy NA	cultural-1Ac Cle Yard Waste NA Voting Precinct	ription • Hauler
Zoning Zoning A-1 Utility Informa Fire Station Power 44.00 DUKE Political Repres	Zoning Descri Suburban Estat Ation Phone(Analog) AT&T esentation US Congress Dist 7 - Cory Mills	Water Provider NA State House	Futur SE Sewer Prov NA	re Land Use ider Garbago NA State Senat	Fut Agri e Pickup Recy NA	ure Land Use Desc cultural-1Ac cle Yard Waste NA Voting Precinct	ription • Hauler
Zoning Zoning Zoning A-1 Utility Informa Fire Station Power 44.00 DUKE Political Repre Commissioner Dist 2 - Jay Zembower School Inform	Zoning Descri Suburban Estat Ation Phone(Analog) AT&T esentation US Congress Dist 7 - Cory Mills nation	Water Provider NA State House Dist 28 - David	Futur SE Sewer Prov NA	re Land Use ider Garbago NA State Senat	Futt Agri e Pickup Recy NA Brodeur	ure Land Use Desc cultural-1Ac cle Yard Waste NA Voting Precinct	Hauler

April 10, 2023 01:19 PM Page 2/2

wetland_flags

ident	Latitude	Longitude
019	28.674222	-81.167344
020	28.674188	-81.167334
021	28.674122	-81.167308
022	28.674095	-81.167367
023	28.674124	-81.167405
024	28.674063	-81.167543
025	28.674025	-81.167633
026	28.673987	-81.167709
027	28.673932	-81.167885
028	28.673866	-81.168056
029	28.67379	-81.168063
030	28.6738	-81.167973
031	28.673876	-81.167895
032	28.673917	-81.167739
033	28.673753	-81.167735
034	28.673541	-81.167801
035	28.673388	-81.167824
036	28.673376	
037	28.673437	-81.16816
038	28.673456	-81.168268
039	28.673417	-81.168431
040	28.673434	-81.168457
041	28.673481	-81.168414
042	28.673534	-81.168429
043	28.673432	-81.16862
044	28.673425	-81.168764
045	28.673465	-81.169025
046	28.673391	-81.16913
047	28.673357	-81.16929
048	28.673287	-81.169467
049	28.673234	-81.169531
050	28.674061	-81.167304
051	28.674019	-81.167354
052	28.673873	-81.167331
- J-	20.013010	02.101001

Vacant Land Disclosure Statement



		Van Duong	Luan	Duong	
		URCHASED PROPERTY:			
		RMATION ABOUT PROPERTY: RESS: 465 Van Arsdale St	Oviedo	FL	32765
		TION: SEC 12 TWP 21s RGE 31E BEG 1316.49 FT W OF			
		ER AND SELLER:			
	In Florida, a Seller sold and that are r disclosure requirer disclosure stateme by the Seller or any wish to obtain. It is part of any contract	is obligated to disclose to a Buyer all known fanot readily observable. This disclosure statements under Florida law and to assist the Bunt concerns the condition of the real property logy Licensee in this transaction. It is not a substabased only upon Seller's knowledge of the proct for sale and purchase. All parties may refooperty to prospective Buyers.	nent is designed to assist Sell lyer in evaluating the property ocated at above address. It is n titute for any inspections or wa operty condition. This disclosur	er in composer in	olying with the nsidered. This nty of any kind the parties may tended to be a
	•	representations are made by the sons of any real estate licensees.	Seller(s) and are not th	ie	
1. CLA	IMS & ASSESSME	NTS			
	-	of existing, pending, or proposed legal action			
	taxing or benefit ch	narges or unpaid assessments affecting the pr	roperty? NO YYES I If yes	, explain: _	
	b. Have any local.	, state, or federal authorities notified you of a	a violation of governmental re	gulation o	r violation of
	•	ons? NO∰YES⊡If yes, explain:	•	•	
	ooverlant restricte	лю: No			
	c. Are you aware	of any eminent domain proceedings involving	the property? NOXYES []	f yes, expla	ain:
2. USE	RESTRICTIONS				
Are	You Aware:	on, municipality or other recorded covenants	a anditions or restrictions?		· 🗆
		on, municipality or other recorded coveriants strictions? NO $oldsymbol{\lambda}$ YES \Box	s, conditions or restrictions? I	10 ATES	,
		ns on leasing the property? NO XYES			
	•	rst refusal to purchase the property? NO	VES □		
		o questions 2a-2d is yes, please explain:			
3. SUR	VEY a. Has the land be	en surveyed? NO_YESAff yes, which pers	son or company performed the	survey: _	
	b. Has this land be	een platted? NOXYES ☐If yes, has a certific	cate of survey been complete	d? NO ⊠	 YES []
	c. Are you aware o	of any encroachments or boundary line dispu	utes? NO 🔀 YES 🗌		
	d. Are you aware o	of any easements other than utility/drainage	easements? NOXYES		
		f the property is in an earthquake zone? NO			
	f. Are you aware it	f the property contains wetlands area? NO🔀	¶YES □		
Seller (_	VD (CD) and Bu	yer () () acknowledge receipt of a copy of	of this page, which is Page 1 of 3	Pages.	
VLD	S-1 Rev 10/07			©2007	′ Florida Realtors®

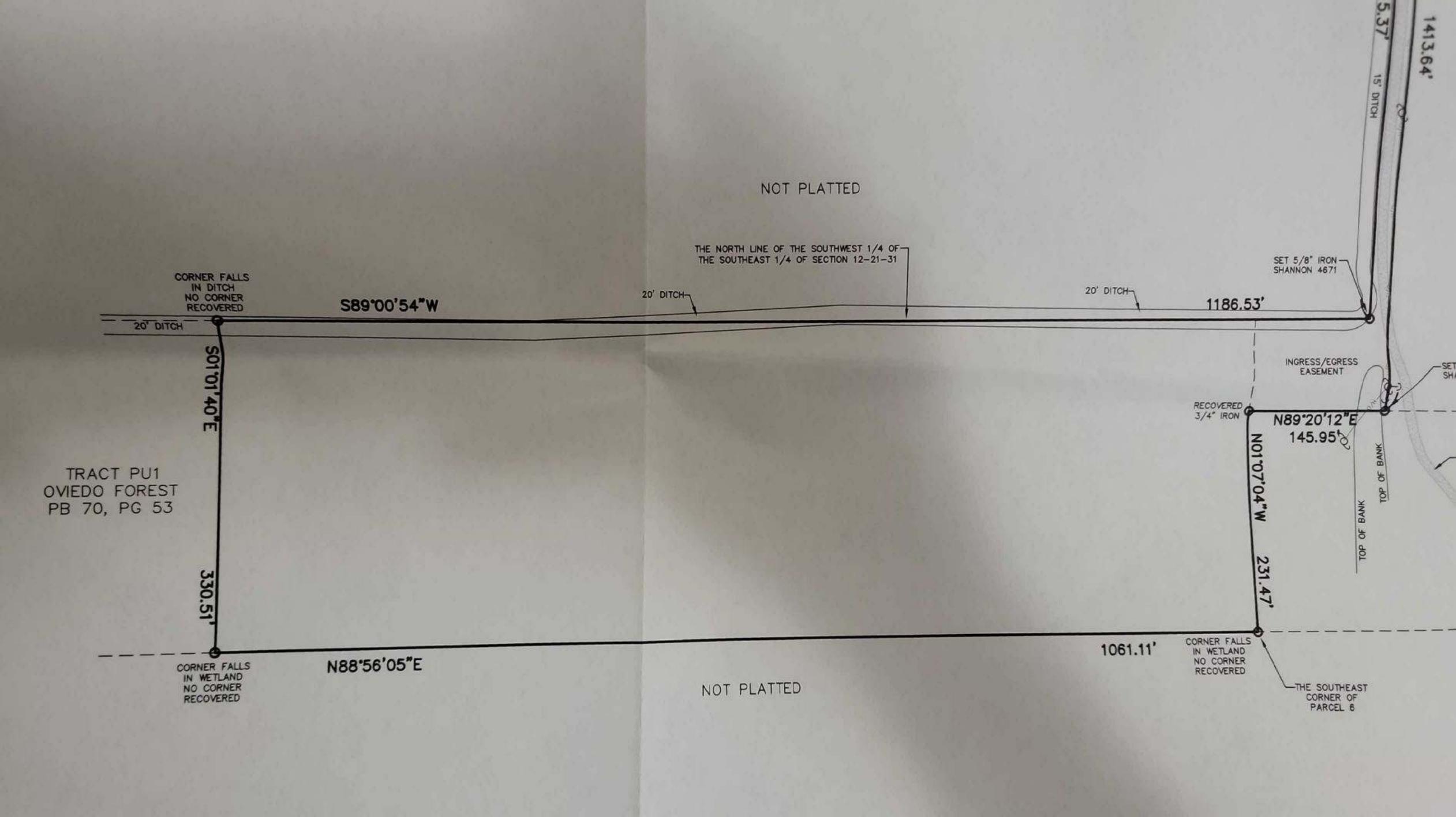
VEDE T TOV TOTAL TOURISH

4.	ENVIRONMENT
	Are You Aware:

	a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such a but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or
	abandoned), or contaminated soil or water on the property? NO X YES [If yes, explain:
	b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NOXYESlf yes, explain:
	c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contami-
	nants? NO YES If yes, explain:
	d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or
	nests of endangered or protected species? NO█YES □
	e. of any electromagnetic fields located on the property? NO XYES 🗌
	f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO YES
	If any answer to questions 4a-4f is yes, please explain:
. FLC	
AI	e You Aware: a. if the property is designated in a 100 year flood plain? NO YES YES
	b. if the property has been flooded? NO YES
	c. if there has been drainage problems affecting the property or adjacent properties? NOXIYES
	If any answer to questions 5a-5c is yes, please explain:
COI	NDITION OF THE PROPERTY
	a. Have any soil tests been performed? NO YES
	b. Are you aware of any fill or uncompacted soils? NO YES
	c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent
	properties? NO YES
	d. Are you aware of any dead or diseased trees on the property? NO ☒YES ☐
	If any answer to questions 6a-6d is yes, please explain:
(
eller ((UD)) ((LD)) and Buyer () () acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.
VLI	DS-1 Rev 10/07 ©2007 Florida Realton

This software is licensed to [Tina Bollet - FLORIDA HOME TEAM REALTY] www.transactiondesk.com.

c. Does the property have connection to the following: public water? NOMYES public sewer? NOMYES private water system off the property? NOMYES water well? NOMYES spetic tank? NOMYES electric utility? NOMYES service? NOMYES service? NOMYES not to the following: public water system access? NOMYES lelectric service access? NOMYES natural gas access? NOMYES electric service access? NOMYES service access? NOMYES service electric service access? NOMYES service access? NOMYES service electric service service service electric service servi	b. Have percolation tests been	performed? NO	YES □ves. when and by	which person	or company:
private water system off the property? NO YES water well? NO YES septic tank? NO YES electric utility? NO WYES natural gas service? NO YES d. Does the boundary of the property have connection to the following: public water system access? NO YES private water system access? NO YES electric service access? NO YES natural gas access? NO YES telephone system access? NO YES flyes, which charges were paid?: e. Have any utility charges been paid? NO YES flyes, which charges were paid?: is there anything else that materially affects the value of the property? NO YES If yes, explain: ACKNOWLEDGEMENT OF SELLER The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete he best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement represents aga after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect now awd during the term of the pending purchase by the Buyer. Van Duong Date: O6/09/2022 Seller: Usen Duong Date: RECEIPT AND ACKNOWLEDGMENT OF BUYER seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. The lisclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which it is contained in the disclosure of any kind. The information contained in the disclosure is limited to information to which it is contained in the disclosure is limited to information to which it is contained in the disclosure is limited to information to which it is contained in the disclosure is limited to information to which it is contained in the disclosure is limited to information to which it is contained in the disclosure is limited to information to which it is contained in the		periormed: 110 g	The state of the state of	Willow person	
electric utility? No YES natural gas service? No YES d. Does the boundary of the property have connection to the following: public water system access? No YES private water system access? No YES electric service access? No YES natural gas access? No YES telephone system access? No YES delephone system access? No YES electric service access? No YES natural gas access? No YES electric service access? No YES natural gas access? No YES electric service access? No YES natural gas access? No YES electric service access? No YES natural gas access? No YES electric service access? No YES electric service access? No YES natural gas access? No YES electric service access? No YES natural gas access? No YES electric service system access? No YES electric service access? No YES natural gas access? No YES electric service system access? No YES electric service system access? No YES electric service system access? No YES electric service access? No YES natural gas access? No YES electric service system access? No YES electric service service access? No YES natural gas access? No YES electric service access? No YES natural gas access? No YES electric service service access? No YES electric service service access? No YES electric service access					
d. Does the boundary of the property have connection to the following: public water system access? NOWYES private water system access? NOWYES letectric service access? NOWYES hatural gas access? NOWYES telephone system access? NOWYES e. Have any utility charges been paid? NOWYES If yes, which charges were paid?: e. Have any utility charges been paid? NOWYES If yes, which charges were paid?: ACKNOWLEDGEMENT OF SELLER The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete he best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warran or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement respective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business lays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect may way during the term of the pending purchase by the Buyer. Van Duong Seller: Van Duong (signature) RECEIPT AND ACKNOWLEDGMENT OF BUYER seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. The seller has knowledge. It is in the intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer may wish to obtain dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer may wish to obtain dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer may wish to obtain dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer may be a condition of the property buyer may wish to obtain de				septic tank	? NO XYES ∐
e. Have any utility charges been paid? NO YES lefectric service access? NO YES natural gas access? NO YES e. Have any utility charges been paid? NO YES If yes, which charges were paid?: OTHER MATTERS: Is there anything else that materially affects the value of the property? NO YES					0 NO ₩VEQ E
e.Have any utility charges been paid? NO YES If yes, which charges were paid?: e.Have any utility charges been paid? NO YES If yes, which charges were paid?: Concept	d. Does the <u>boundary</u> of the pr	roperty have conne	ection to the following: public	ic water syste⊩	m access? NOMYES L
e. Have any utility charges been paid? NO YES If yes, which charges were paid?: Common			ic service access? NOMIY	±5naturai g	jas access? NOMYES_
ACKNOWLEDGEMENT OF SELLER The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to specifive Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five busines ays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect ny way during the term of the pending purchase by the Buyer. Van Duong	The state of the s		S If yes, which charges w	vere naid2:	
If yes, explain: ACKNOWLEDGEMENT OF SELLER the undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement trospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five busines ays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect ny way during the term of the pending purchase by the Buyer. Van Duong / van Duong feller: / van Duong / Luan Duong / Date: Date: Defong/2022 Defong/2022	- unity charges been				
If yes, explain: ACKNOWLEDGEMENT OF SELLER he undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete he best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement trospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five busines ays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect ny way during the term of the pending purchase by the Buyer. Van Duong Van Duong	OTHER MATTERS				
ACKNOWLEDGEMENT OF SELLER the undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete in the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement is rospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five busines ays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect ny way during the term of the pending purchase by the Buyer. Van Duong		aterially affects the	value of the property? NO	YES [
the undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to respective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business ays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect may way during the term of the pending purchase by the Buyer. Van Duong	If yes, explain:				
the undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to respective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business ays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect my way during the term of the pending purchase by the Buyer. Van Duong					
the undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to respective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business ays after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect may way during the term of the pending purchase by the Buyer. Van Duong					
The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement is drospective. Seller becomes aware that any information set forth in this disclosure in writing within five business also safter Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect any way during the term of the pending purchase by the Buyer. Van Duong					
The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warrant or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement is drospective. Seller becomes aware that any information set forth in this disclosure in writing within five business also safter Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect any way during the term of the pending purchase by the Buyer. Van Duong					
RECEIPT AND ACKNOWLEDGMENT OF BUYER seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. The isclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the eller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain the dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer needs acknowledges having received a copy of this disclosure statement. Suyer: (print) Date: Date: Date: Date:		ACKNOWI F	DGEMENT OF SELLER		
RECEIPT AND ACKNOWLEDGMENT OF BUYER Seller:	e best of the Seller's knowledge on the guaranty of any kind. Seller hereb ospective Buyers of the property. Sel ays after Seller becomes aware that a	t the information se ne date signed below by authorizes discl ller understands an ny information set f	t forth in the above disclosu	this disclosure ontained in the fy the Buyer in	statement to be a warran is disclosure statement writing within five busines
RECEIPT AND ACKNOWLEDGMENT OF BUYER Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. The isclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the eller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain the dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer needs a copy and this disclosure statement. Suyer hereby acknowledges having received a copy of this disclosure statement. Suyer: /	e best of the Seller's knowledge on the guaranty of any kind. Seller herebospective Buyers of the property. Sellays after Seller becomes aware that any way during the term of the pending	t the information se ne date signed below by authorizes disclosed ller understands an my information set for graphy purchase by the E	t forth in the above disclosulus. Seller does not intend for osure of the information of agrees that Seller will notified in this disclosure statem Buyer.	this disclosure ontained in th fy the Buyer in lent has becon	statement to be a warran is disclosure statement writing within five busines in accurate or incorrect
RECEIPT AND ACKNOWLEDGMENT OF BUYER eller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. The sclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the eller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain a dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer needed these representations are not made by any real estate licensee. Understands these representations are not made by any real estate licensee. Understands these representations are not made by any real estate ment. Date:	e best of the Seller's knowledge on the guaranty of any kind. Seller hereby ospective Buyers of the property. Sellays after Seller becomes aware that any way during the term of the pending way during the term of the pending leller: Van Duong	t the information se ne date signed below by authorizes disclosed ller understands an my information set for graphy purchase by the E	t forth in the above disclosuly. Seller does not intend for osure of the information of agrees that Seller will notified by the control of the disclosure statem Buyer. Van Duong	this disclosure contained in the function of the Buyer in the nent has become Date:	statement to be a warrant is disclosure statement writing within five busines in accurate or incorrect 06/09/2022
eller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. The sclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain dependent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer needed to be a substitute for any inspections or professional advice the Buyer may wish to obtain the professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer needed to be a substitute for any inspections or professional advice the Buyer may wish to obtain the professional ad	e best of the Seller's knowledge on the guaranty of any kind. Seller herebospective Buyers of the property. Selleys after Seller becomes aware that any way during the term of the pending the seller: Cuan Duong Cuan Duong	t the information se ne date signed below by authorizes disclosed ller understands an my information set for graphy purchase by the E	t forth in the above disclosu w. Seller does not intend for osure of the information of agrees that Seller will notified by the intendent of t	this disclosure contained in the function of the Buyer in the nent has become Date:	statement to be a warrant is disclosure statement writing within five busines in accurate or incorrect 06/09/2022
uyer: // Date:	e best of the Seller's knowledge on the guaranty of any kind. Seller herebospective Buyers of the property. Selleys after Seller becomes aware that any way during the term of the pending the seller: Cuan Duong Cuan Duong	t the information se ne date signed below by authorizes disclosed ller understands an my information set for graphy purchase by the E	t forth in the above disclosu w. Seller does not intend for osure of the information of agrees that Seller will notified by the intendent of t	this disclosure contained in the function of the Buyer in the nent has become Date:	statement to be a warrant is disclosure statement writing within five busines in accurate or incorrect 06/09/2022
(signature) (print) uyer:/ Date:	e best of the Seller's knowledge on the guaranty of any kind. Seller hereby ospective Buyers of the property. Sellarys after Seller becomes aware that any way during the term of the pending way during the pending way during the term of the pending way during th	t the information send the information send the signed below by authorizes discipler understands and in y information set for purchase by the E RECEIPT AND ACK eller's knowledge only kind. The information be a substitute for are encouraged fre not made by any	t forth in the above disclosur. Seller does not intend for osure of the information of agrees that Seller will notificate in this disclosure statem. Van Duong (print) Luan Duong (print) KNOWLEDGMENT OF BU of the condition of the properation contained in the disclosure and may be helpful to verificate in the estate licensee.	this disclosure ontained in the fy the Buyer in the become the bec	statement to be a warrant is disclosure statement writing within five busines the inaccurate or incorrect 06/09/2022 06/09/2022 date signed by Seller. The to information to which the Buyer may wish to obtain
uyer: / Date:	e best of the Seller's knowledge on the guaranty of any kind. Seller hereby ospective Buyers of the property. Sellarys after Seller becomes aware that any way during the term of the pending way during the pending way during the term of the pending way during th	t the information send the information send the signed below by authorizes discipler understands and in y information set for purchase by the E RECEIPT AND ACK eller's knowledge only kind. The information be a substitute for are encouraged fre not made by any	t forth in the above disclosur. Seller does not intend for osure of the information of agrees that Seller will notificate in this disclosure statem. Van Duong (print) Luan Duong (print) KNOWLEDGMENT OF BU of the condition of the properation contained in the disclosure and may be helpful to verificate in the estate licensee.	this disclosure ontained in the fy the Buyer in the become the bec	statement to be a warrant is disclosure statement writing within five busines the inaccurate or incorrect 06/09/2022 06/09/2022 date signed by Seller. The to information to which the Buyer may wish to obtain
(signature) (print)	e best of the Seller's knowledge on the guaranty of any kind. Seller hereby ospective Buyers of the property. Sellarys after Seller becomes aware that any way during the term of the pending way the seller: Reller is using this form to disclose Seller has knowledge. It is not intended a dependent professional inspections and deretands these representations are uyer hereby acknowledges having results.	t the information send the information send date signed below by authorizes discipler understands and in y information set for purchase by the Education of the information of the infor	t forth in the above disclosur. Seller does not intend for osure of the information of dagrees that Seller will notificate in this disclosure statem Buyer. Van Duong (print) Luan Duong (print) KNOWLEDGMENT OF BU' of the condition of the properation contained in the disclosure any inspections or profession and may be helpful to verwer and restate licensee.	this disclosure ontained in the fy the Buyer in the second parte: Date: Date: YER Sure is limited ional advice the ify the conditi	statement to be a warrant is disclosure statement writing within five busines the inaccurate or incorrect 06/09/2022 06/09/2022 date signed by Seller. The to information to which the Buyer may wish to obtain on of the property. Buyer may wish to buyer may wish to obtain the property.
	e best of the Seller's knowledge on the guaranty of any kind. Seller hereby ospective Buyers of the property. Sellarys after Seller becomes aware that any way during the term of the pending seller: **Cuan Duong** **Cuan Duong** **Gignature* **Gignatu	t the information send the information send date signed below by authorizes discipler understands and in y information set for purchase by the Education of the information of the infor	t forth in the above disclosur. Seller does not intend for osure of the information of dagrees that Seller will notificate in this disclosure statem Buyer. Van Duong (print) Luan Duong (print) KNOWLEDGMENT OF BU of the condition of the properation contained in the disclosure any inspections or professionand may be helpful to very real estate licensee. this disclosure statement.	this disclosure ontained in the fy the Buyer in the become the bec	statement to be a warrant is disclosure statement writing within five busines the inaccurate or incorrect 06/09/2022 06/09/2022 date signed by Seller. The to information to which the Buyer may wish to obtain on of the property. Buyer may wish to state on of the property.
	e best of the Seller's knowledge on the guaranty of any kind. Seller hereby ospective Buyers of the property. Sellarys after Seller becomes aware that any way during the term of the pending seller: **Cuan Duong** **Eller is using this form to disclose Seller has knowledge. It is not intended dependent professional inspections and a standard these representations are uyer hereby acknowledges having resulting the seller. **Eller is using this form to disclose Seller has knowledge. It is not intended dependent professional inspections and a standard these representations are uyer hereby acknowledges having resulting the seller. **Eller is using this form to disclose Seller has knowledge. It is not intended a seller has knowledges having resulting the seller. **Eller is using this form to disclose Seller has knowledge. It is not intended a seller has knowledges having resulting the seller. **Eller is using this form to disclose Seller has knowledge. It is not intended a seller has knowledges having resulting the seller. **Eller is using this form to disclose Seller has knowledge. It is not intended a seller has knowledge. It is not intended a seller has knowledges having resulting the seller. **Eller is using this form to disclose Seller has knowledge. It is not intended a seller has knowledge. It is not intended a seller has knowledges having resulting the seller. **Eller is using this form to disclose Seller has knowledge. It is not intended a seller has k	t the information send the information send date signed below by authorizes discipler understands and in y information set for purchase by the Education of the information of the infor	t forth in the above disclosur. Seller does not intend for osure of the information of dagrees that Seller will notificate in this disclosure statem Buyer. Van Duong (print) Luan Duong (print) KNOWLEDGMENT OF BU of the condition of the properation contained in the disclosure any inspections or professionand may be helpful to very real estate licensee. this disclosure statement.	this disclosure ontained in the fy the Buyer in the become the bec	statement to be a warrant is disclosure statement writing within five busines the inaccurate or incorrect 06/09/2022 06/09/2022 date signed by Seller. The to information to which the Buyer may wish to obtain on of the property. Buyer may wish to state on of the property.
	e best of the Seller's knowledge on the guaranty of any kind. Seller herebospective Buyers of the property. Sellays after Seller becomes aware that any way during the term of the pending seller: Cuan Duong (signature)	t the information seried ate signed below by authorizes disciller understands an any information set for purchase by the Education of the eller's knowledge of the eller's	t forth in the above disclosur. Seller does not intend for osure of the information of dagrees that Seller will notificate in this disclosure statem Buyer. Van Duong (print) Luan Duong (print) KNOWLEDGMENT OF BU's of the condition of the properation contained in the disclosure and may be helpful to verwere a real estate licensee. this disclosure statement.	this disclosure ontained in the fy the Buyer in the Buyer in the become the contained in the become the contained in the contained in the conditional advice the	statement to be a warrant is disclosure statement writing within five busines are inaccurate or incorrect 06/09/2022 06/09/2022 date signed by Seller. The to information to which the Buyer may wish to obtain on of the property. Buyer may wish to obtain the property of the property.
Seller (<u>VD</u>) (<u>LD</u>) and Buyer () () acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages. VLDS-1 Rev 10/07 ©2007 Florida Realtors	e best of the Seller's knowledge on the guaranty of any kind. Seller hereby ospective Buyers of the property. Sellarys after Seller becomes aware that any way during the term of the pending seller: Van Duong Van Duong	t the information seried ate signed below by authorizes disciller understands an any information set for purchase by the Education of the eller's knowledge of the eller's	t forth in the above disclosur. Seller does not intend for osure of the information of dagrees that Seller will notificate in this disclosure statem Buyer. Van Duong (print) Luan Duong (print) KNOWLEDGMENT OF BU's of the condition of the properation contained in the disclosure and may be helpful to verwere a real estate licensee. this disclosure statement.	this disclosure ontained in the fy the Buyer in the Buyer in the become the contained in the become the contained in the contained in the conditional advice the	statement to be a warrant is disclosure statement writing within five busines are inaccurate or incorrect 06/09/2022 06/09/2022 date signed by Seller. The to information to which the Buyer may wish to obtain on of the property. Buyer figures are statement to the property of the property of the property.



N



BOUNDARY SURVEY

DESCRIPTION:

That part of the Southeast 1/4 of Section 12, Township 21 South, Range 31 East, Seminole County, Florida, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 12; run S89'20'12"W along the North line of the Southeast 1/4 of said Section 12 a distance of 1316.49 feet to the Point of Beginning, run thence S01'07'04"E along the West line of the East 1/2 of the Southeast 1/4 of said Section 12 a distance of 1315.37 feet, thence S89'00'54"W 1186.53 feet, thence S01'01'40"E 330.51 feet, thence N88'56'05"E 1061.11 feet, thence N01'07'04"W 231.47 feet, thence N89'20'12"E 145.95 feet, thence N01'07'04"W 1413.64 feet, thence S89'20'12"W 20.00 feet to the Point of Beginning.

Containing 8.96 acres, more or less.

NOTES:

- BEARINGS BASED ON THE THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12-21-31 AS BEING S89'20'12"W.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND
- SITE ADDRESS: VAN ARSDALE STREET, OVIEDO, FL 32765

LEGEND

- J GUY ANCHOR
- A TELEPHONE BOX
- WOOD UTILITY POLE
- -0/H-OVERHEAD UTILITY LINE
 - (D) DESCRIPTION
 - (M) MEASURED

-O/H-OVERHEAD UTILITY LINE

(D) DESCRIPTION
(M) MEASURED

Certified to:

Luan Thanh Duong & Van Duong

Iberiabank, ISAOA/ATIMA

Brokers Title of Central Florida, LLC

Commonwealth Land Title Insurance Company

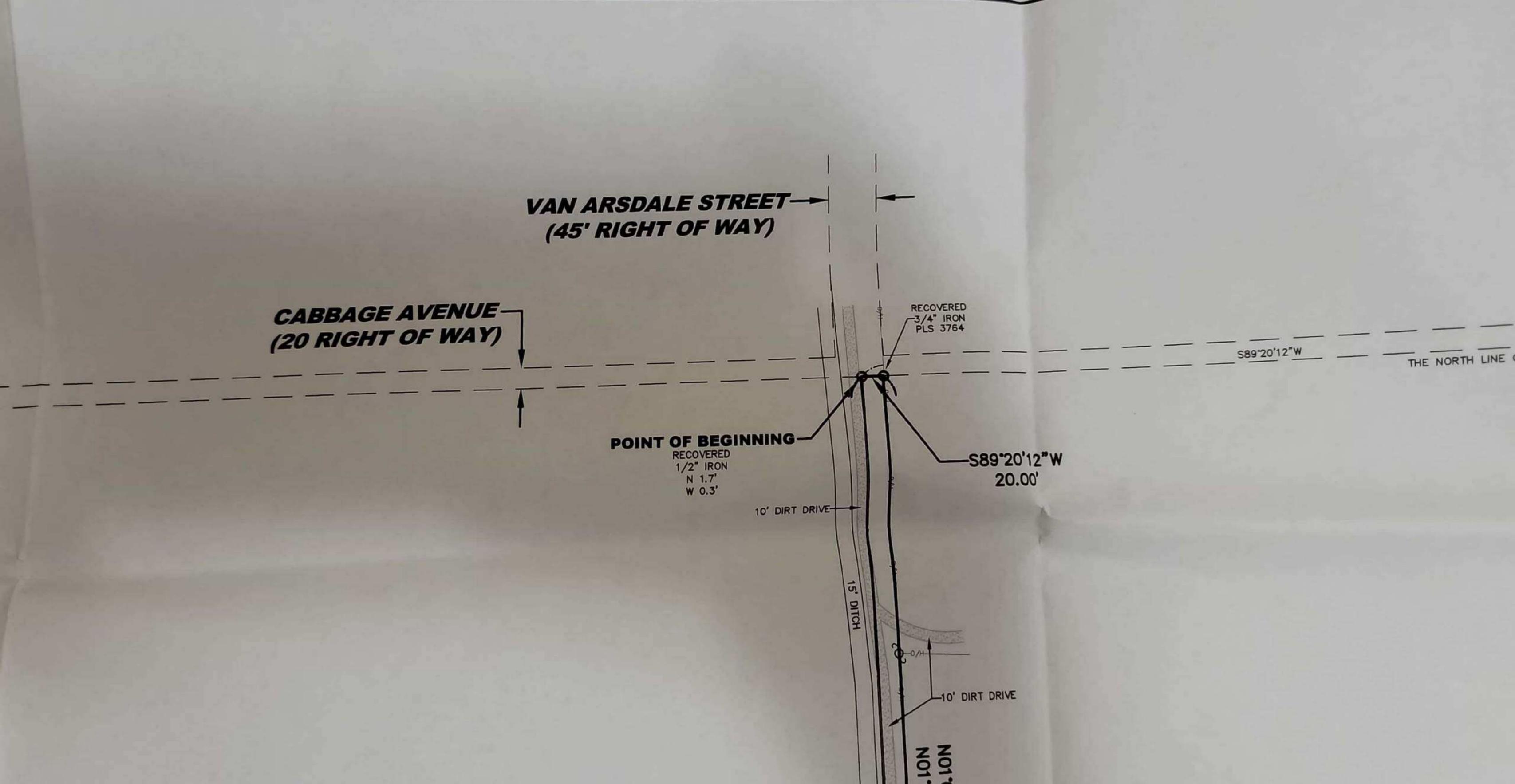
JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

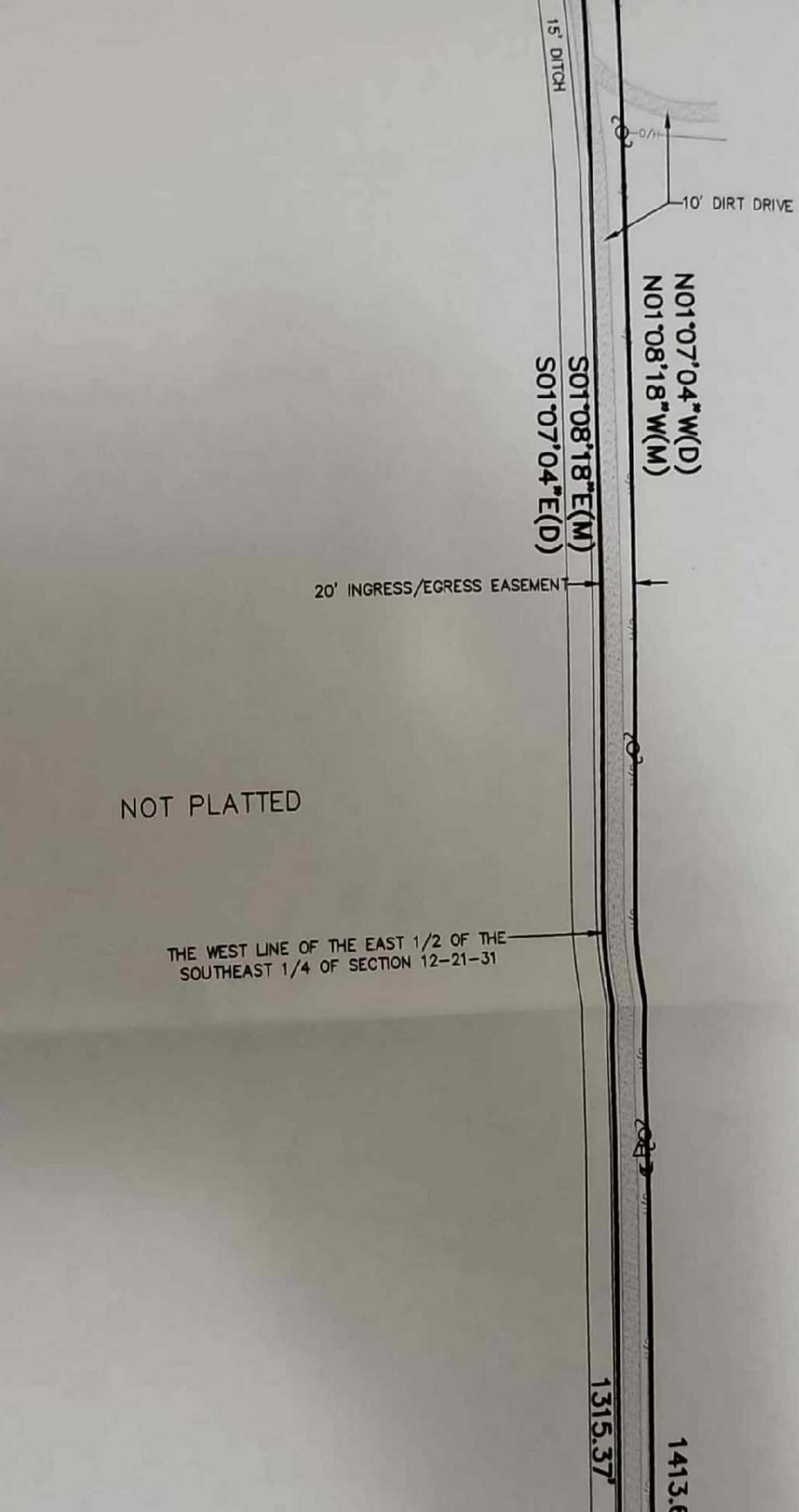
SHANNON SURVEYING, INC. 499 NORTH S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS, FLORIDA, 32714 (407) 774-8372 LB # 6898

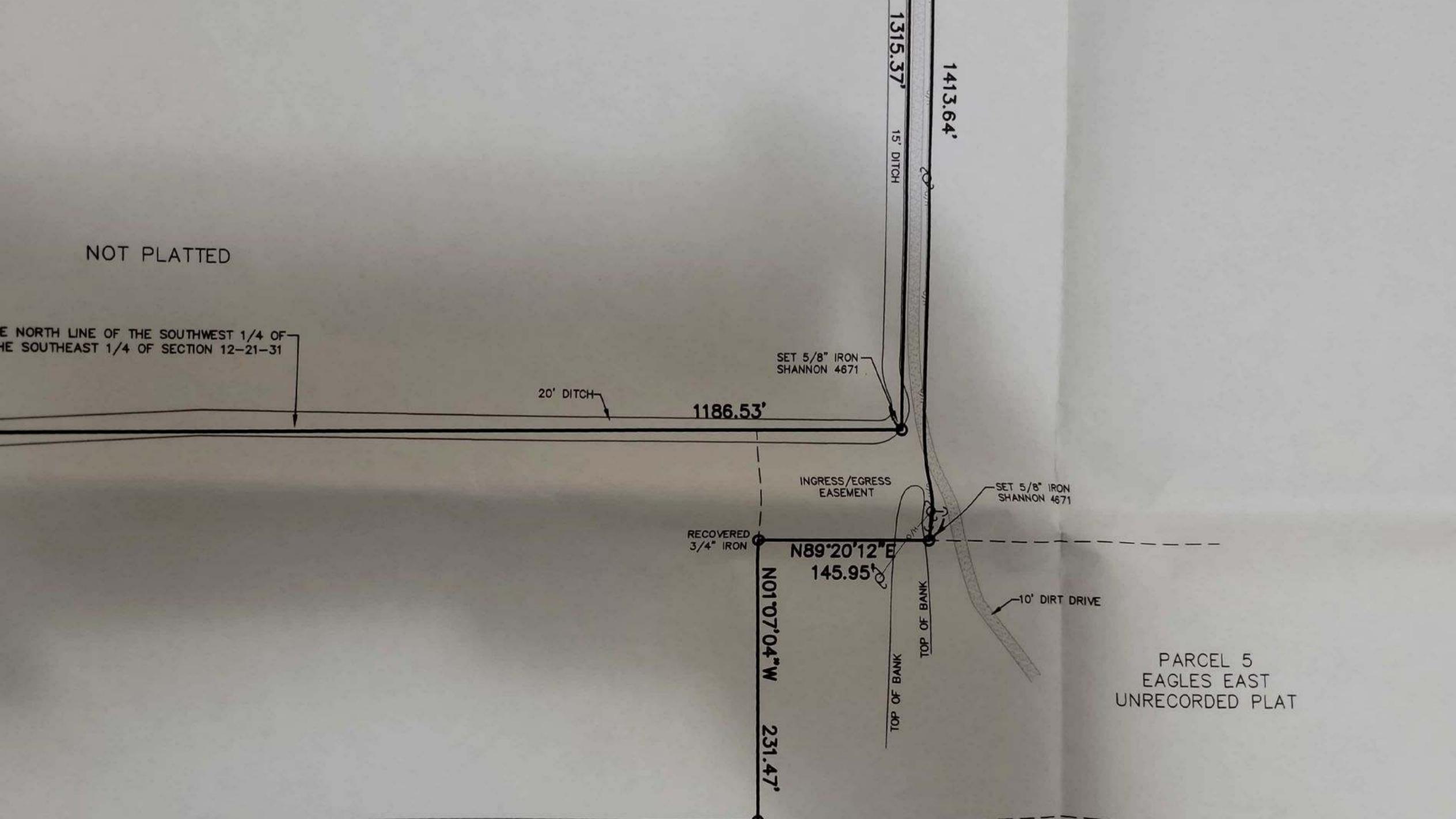
DATE OF SURVEY: 01/12/2021

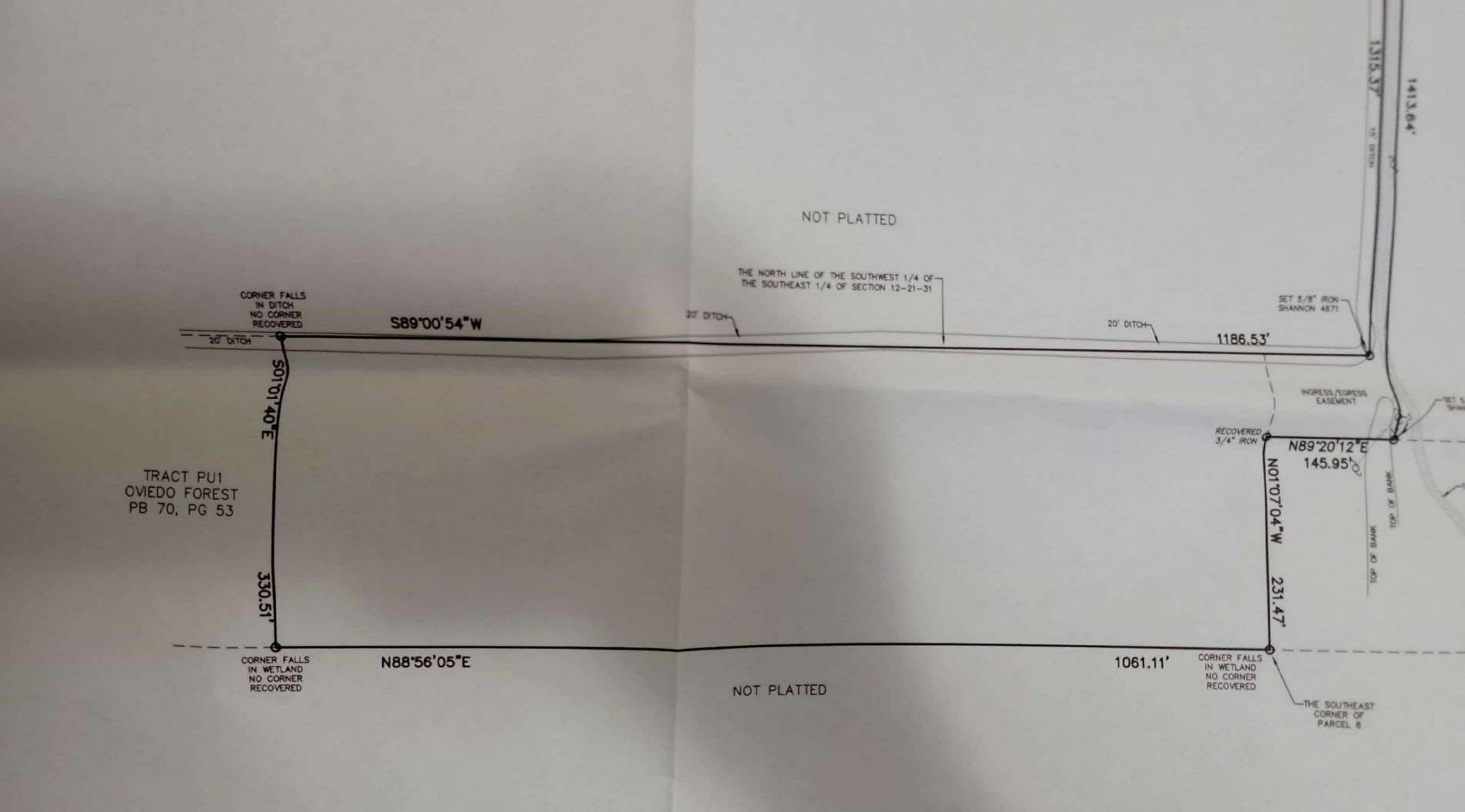
FIELD BY: NB SCALE: 1" = 100"

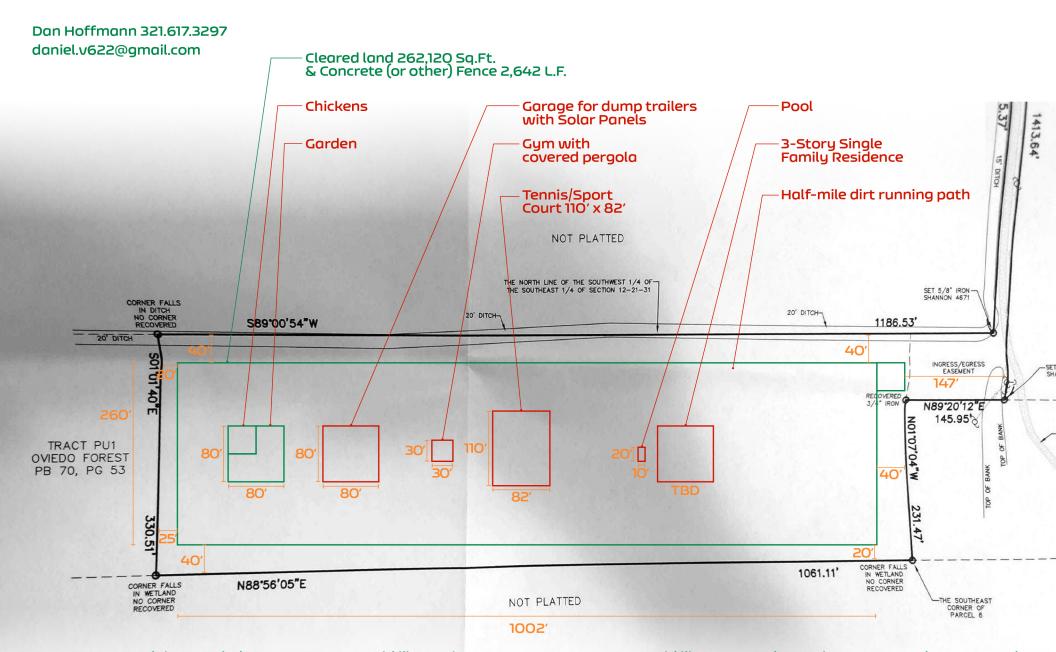
FILE NUMBER: 12-21-31 PAR6











For 465 Van Arsdale St, Oviedo, FL 32765 we would like to clear 6 acres (262,120 sq.ft.) of the 8.9 acres (387,684 sq.ft.), leaving approximately 40 ft of natural vegetation on the front and sides and 25 ft on the back. Inside the natural vegetation we would like to build a concrete (or other) Fence of 2,642 linear feet. We would like a space for chickens and a garden for personal use.

We would like a large garage or carport for dump trailer storage with solar panels on top, which would hopefully power the property without public utilities. Water, gas and septic would would be maintained privately.

We would like a covered pergola over an outdoor gym and a tennis/sport court. A small swimming pool next to a three story single family residence (size TBD) constructed of poured concrete is also desired.



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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 4/12/2023 6:53:57 AM

Project: 23-80000053

Credit Card Number: 37*******3019

Authorization Number: 286213

Transaction Number: 120423C18-2C17DA33-08F9-4EA6-B1ED-1AD0C0F0D9BA

Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50