

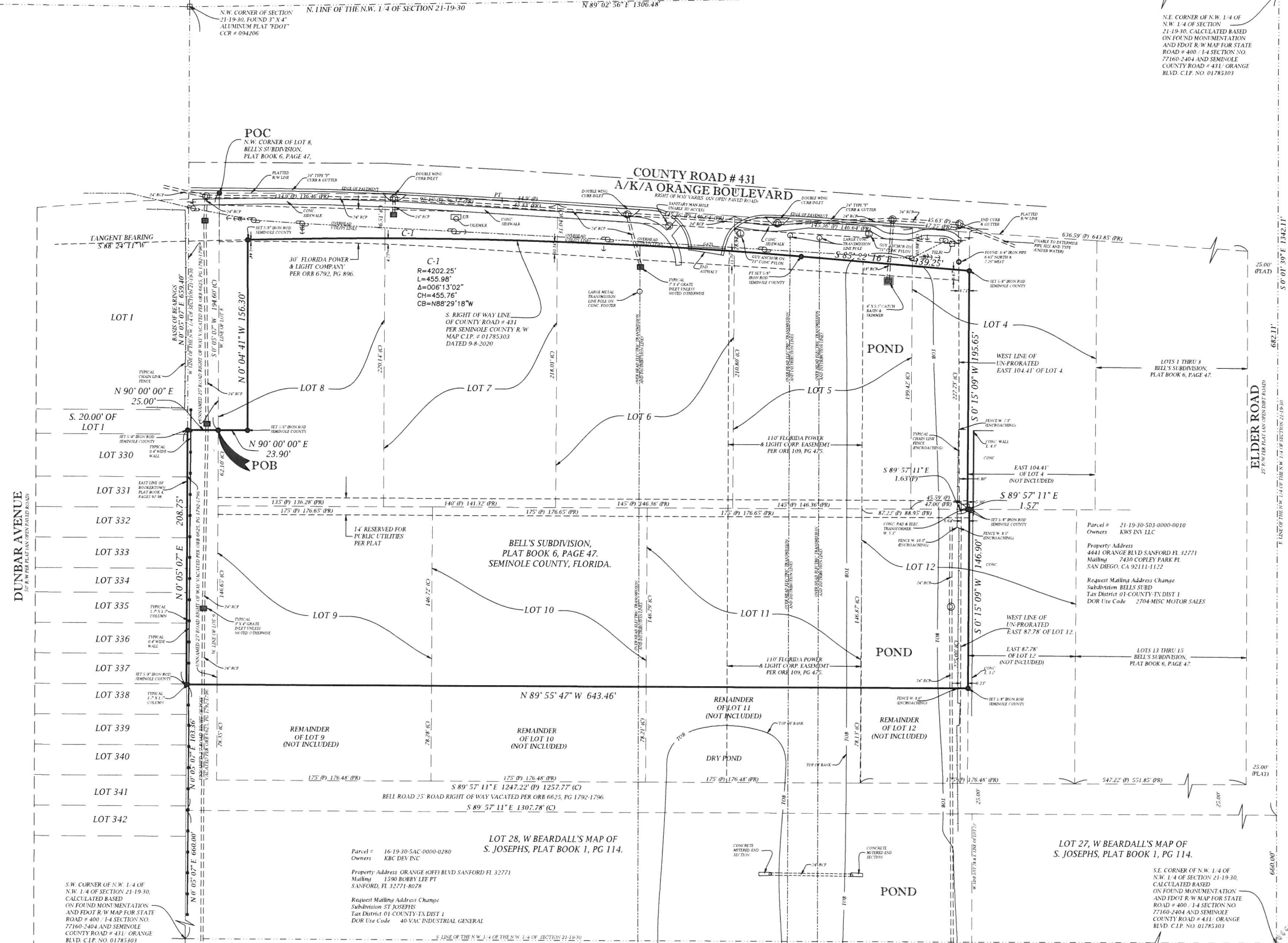
BOUNDARY SURVEY FOR SEMINOLE COUNTY B.O.C.C.

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

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

SURVEYOR'S NOTES

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



DUNBAR AVENUE
S 1/4 SECTION 21-19-30

ELDER ROAD
S 1/4 SECTION 21-19-30

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

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

<p>SEMINOLE COUNTY SURVEY SECTION SHOP DRAWINGS. ALL DATA SHOWN HEREON IS FOR INFORMATION ONLY. THIS IS NOT A SURVEY</p>	<p>LEGEND</p> <p>WATER MAIN MARKER RECLAIMED WATER TANK WELL DRAINAGE MANHOLE METERED END SECTION TELEPHONE MANHOLE TELEPHONE MARKER TELEPHONE RISER</p>	<p>SEMINOLE COUNTY SURVEY SECTION SHOP DRAWINGS. ALL DATA SHOWN HEREON IS FOR INFORMATION ONLY. THIS IS NOT A SURVEY</p>
--	--	--

<p>SEMINOLE COUNTY SURVEY SECTION SHOP DRAWINGS. ALL DATA SHOWN HEREON IS FOR INFORMATION ONLY. THIS IS NOT A SURVEY</p>	<p>SEMINOLE COUNTY SURVEY SECTION SHOP DRAWINGS. ALL DATA SHOWN HEREON IS FOR INFORMATION ONLY. THIS IS NOT A SURVEY</p>	<p>SEMINOLE COUNTY SURVEY SECTION SHOP DRAWINGS. ALL DATA SHOWN HEREON IS FOR INFORMATION ONLY. THIS IS NOT A SURVEY</p>
--	--	--

I CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS LAID OUT IN STATE STATUTES 142 AND 143 AND SAID SURVEY WAS DONE BY ME OR UNDER MY SUPERVISION.

RAYMOND F. PHILLIPS
LICENSE # 7019

<p>Bearings are based on: ASSUMED DATUM BEING THE WEST LINE OF THE N.W. 1/4 OF SECTION 21-19-30, AS BEING N 0°05'07" E</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>Date</th> <th>Description</th> <th>By</th> </tr> <tr> <td>11/2/2023</td> <td>REVISED BOUNDARY AND LEGAL DESCRIPTION TO INCLUDE PORTION OF VACATED RIGHT OF WAY</td> <td>T.E.</td> </tr> </table>	Date	Description	By	11/2/2023	REVISED BOUNDARY AND LEGAL DESCRIPTION TO INCLUDE PORTION OF VACATED RIGHT OF WAY	T.E.	<p>DETAILS</p> <table border="1"> <tr> <td>Job #</td> <td>23-107</td> </tr> <tr> <td>Scale</td> <td>1" = 40'</td> </tr> <tr> <td>Date</td> <td>11/2/2023</td> </tr> <tr> <td>Drawn By</td> <td>T.E.</td> </tr> <tr> <td>Field Date</td> <td>11/2/2023</td> </tr> <tr> <td>Checked By</td> <td>R.F.P.</td> </tr> </table>	Job #	23-107	Scale	1" = 40'	Date	11/2/2023	Drawn By	T.E.	Field Date	11/2/2023	Checked By	R.F.P.
Date	Description	By																		
11/2/2023	REVISED BOUNDARY AND LEGAL DESCRIPTION TO INCLUDE PORTION OF VACATED RIGHT OF WAY	T.E.																		
Job #	23-107																			
Scale	1" = 40'																			
Date	11/2/2023																			
Drawn By	T.E.																			
Field Date	11/2/2023																			
Checked By	R.F.P.																			

