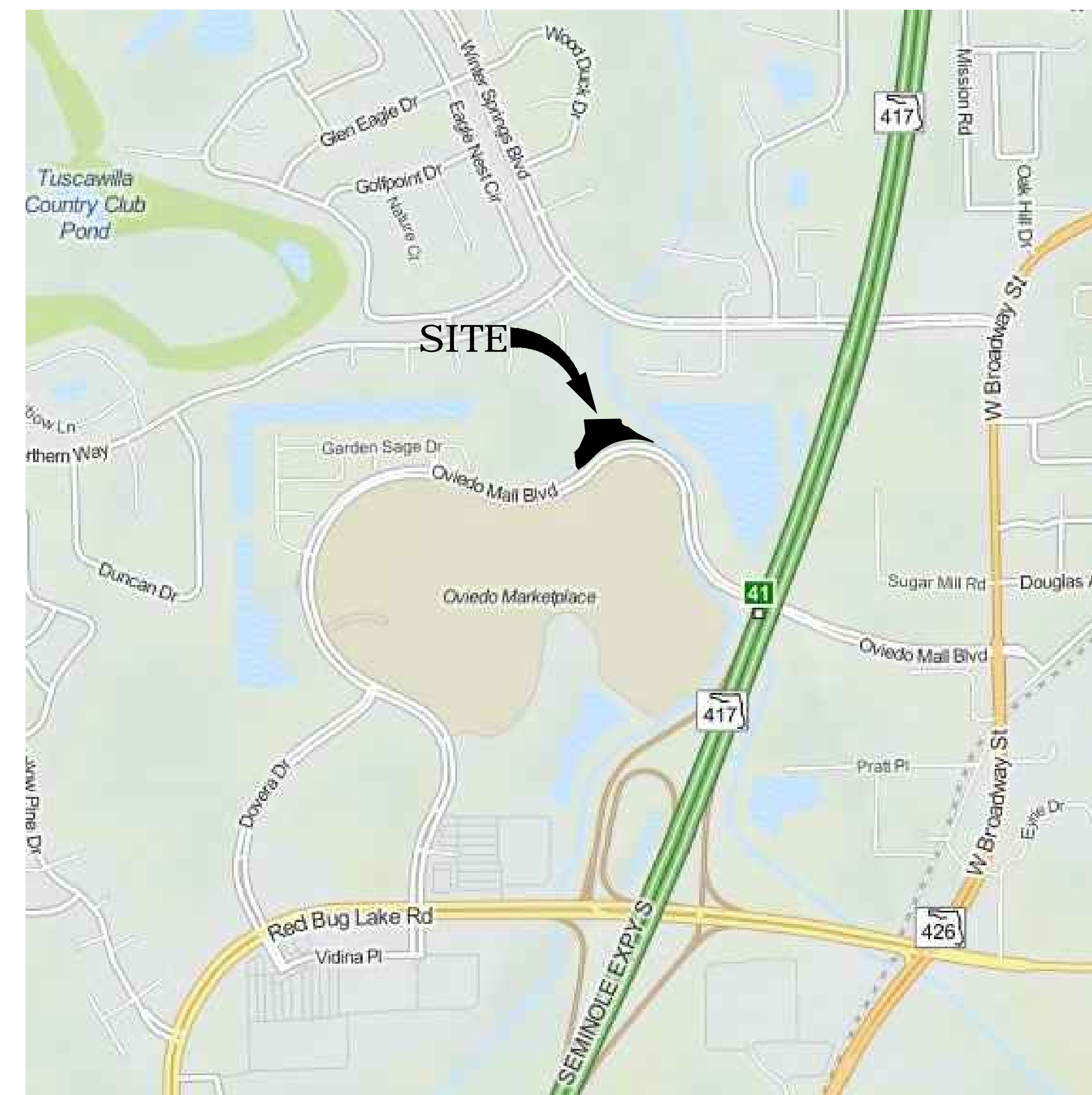


LEGAL DESCRIPTION

A TRACT OF LAND LYING WITHIN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF OVIEDO MARKETPLACE BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 0683-B, FILED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; SAID POINT LIES AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY; SAID POINT ALSO LYING 155.90 FEET NORTHERLY OF A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE; THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 67° 12' 59", AN ARC LENGTH OF 527.92 FEET, A CHORD LENGTH OF 498.16 FEET AND A CHORD BEARING OF NORTH 36° 25' 09" WEST TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 67° 30' 28", AN ARC LENGTH OF 530.20 FEET, A CHORD LENGTH OF 500.06 FEET AND A CHORD BEARING OF SOUTH 76° 13' 07" WEST TO A POINT OF REVERSE CURVATURE LYING ON SAID NORTHERLY RIGHT OF WAY LINE AND SAID POINT LYING AT THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND CURVE, HAVING A RADIUS OF 657.00 FEET, A CENTRAL ANGLE OF 13° 30' 46", AN ARC LENGTH OF 154.95 FEET, A CHORD BEARING OF SOUTH 49° 13' 17" WEST; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 34° 01' 23" WEST, RADIAL TO SAID CURVE, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 05° 39' 57" WEST, A DISTANCE OF 112.50 FEET; THENCE RUN NORTH 45° 12' 54" EAST; A DISTANCE OF 49.88 FEET; THENCE RUN NORTH 23° 37' 51" EAST, A DISTANCE OF 131.62 FEET; THENCE RUN NORTH 06° 06' 54" WEST, A DISTANCE OF 108.36 FEET; THENCE RUN NORTH 88° 56' 50" EAST, A DISTANCE OF 288.69 TO A POINT LYING ON THE SOUTHWESTERLY LINE OF A RE-ALIGNED BEAR GULLY CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 6986, PAGE 0548, FILED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; SAID POINT ALSO LYING ON A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID CURVE, HAVING A RADIUS OF 563.00 FEET, A CENTRAL ANGLE OF 01° 21' 42", AN ARC LENGTH OF 13.38 FEET, A CHORD LENGTH OF 13.38 FEET AND A CHORD BEARING OF SOUTH 41° 22' 51" EAST; THENCE DEPARTING SAID SOUTHWESTERLY LINE RUN SOUTH 01° 46' 44" WEST, A DISTANCE OF 17.75, THENCE RUN SOUTH 28° 58' 51" EAST, A DISTANCE OF 18.13 FEET; THENCE RUN SOUTH 54° 55' 26" EAST, A DISTANCE OF 29.95 FEET; THENCE RUN SOUTH 81° 49' 58" EAST, A DISTANCE OF 23.65 FEET TO A POINT LYING ON THE AFORESAID SOUTHWESTERLY LINE OF A RE-ALIGNED BEAR GULLY CANAL AND LYING ON A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SOUTHWESTERLY LINE AND SAID CURVE, HAVING A RADIUS OF 563.00 FEET, AN ARC LENGTH OF 138.49 FEET, A CHORD LENGTH OF 138.14 FEET, A CHORD BEARING OF SOUTH 57° 03' 31" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 64° 06' 20" EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 95.63 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, RUN SOUTH 19° 58' 20" WEST, A DISTANCE OF 4.68 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF OVIEDO MARKETPLACE BOULEVARD AND TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.264 ACRES; 98,618.03 SQUARE FEET, MORE OR LESS.



LOCATION MAP  
N.T.S.

ABBREVIATIONS AND SYMBOL LEGEND

BOC	BACK OF CURB	MH	MANHOLE
BOS	BOTTOM OF SWALE	N&D	NAIL AND DISC
CATV	CABLE TV	O/H	OVERHEAD
CMP	CORRUGATED METAL PIPE	OE	OVERHEAD ELECTRIC
CO	CLEAN OUT	PK	MASONRY NAIL
COL	COLUMN	PP	POWER POLE
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE PIPE
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SSMH	SANITARY MANHOLE
ELEC	ELECTRIC	STMH	STORM MANHOLE
EM	ELECTRIC METER	TBM	TEMPORARY BENCH MARK
EMH	ELECTRIC MANHOLE	TOB	TOP OF BANK
EOC	EDGE OF CONCRETE	TOC	TOP OF CURB
EOP	EDGE OF PAVEMENT	TP	TELEPHONE POLE
GM	GAS METER	TRAV	TRAVERSE
HB	HOSE BIB	TRI	TRAFFIC
HW	HEADWALL	TW	TOP WALL
INV	INVERT	U/G	UNDERGROUND
IPF	IRON PIN FOUND	UE	UNDERGROUND ELECTRIC
IPS	IRON PIN SET	WM	WATER METER
LP	LIGHT POLE		

△	PK NAIL	⊙	NAIL AND DISC
⊙	BENCHMARK	⊕	POWER POLE
○	BOLLARD	— —	PROPERTY LINE
▭	CATCH BASIN	— —	RAIL TRACK
—○—	CHAINLINK FENCE	⊕	SANITARY MANHOLE
⊕	COMMUNICATION MANHOLE	⊕	SIGN POST/STOP SIGN
▲	DOWNSPOUT	○	STORM INLET
EB	ELECTRIC BOX	⊕	STORM MANHOLE
⊕	ELECTRIC MANHOLE	— —	STORM PIPE
⊕	FIRE HYDRANT	⊕	TEST CORE
⊕	GAS VALVE	⊕	TEST PIT
— —	GUARD RAIL	⊕	WATER MANHOLE
— —	GUY WIRE	⊕	WATER METER
⊕	IRON ROD	⊕	WATER VALVE
⊕	JERSEY BARRIER WALL	⊕	WELL
⊕	LIGHT POLE		

SURVEYOR'S REPORT:

1. A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY WAS PERFORMED FOR TIGERBRAIN ENGINEERING, INC.
2. ASSUMED NORTH MERIDIAN BEARINGS BASED ON THE RIGHT OF WAY MONUMENTATION OF OVIEDO MARKETPLACE BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3379, PAGE 0683-B FILED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, HAVING A CHORD BEARING OF NORTH 70°10'23" WEST.
3. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATIONS OF MARKS PAINTED ON GROUND BY UTILITY LOCATE REPRESENTATIVES. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
4. EASEMENTS ON RIGHT-OF-WAY THAT WERE PROVIDED TO THE SURVEYOR HAVE BEEN GRAPHICALLY REPRESENTED ON THIS MAP. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
5. MEASUREMENT METHODS USED FOR THIS SURVEY MEET MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.
6. MAJORITY OF SUBJECT PROPERTY LIES WITHIN ZONE "A", AN AREA WHICH HAS A 1% ANNUAL CHANCE OF FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD ELEVATION DETERMINED. THE REMAINDER FALLS WITHIN ZONE "X", AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD, ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 12117C0190F.
7. ALL VERTICAL FEATURES SHOWN ON THIS SURVEY MAP ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988, UTILIZING SEMINOLE COUNTY BENCHMARK DESIGNATION #4143701 WITH AN ELEVATION OF 45.421 SEMINOLE COUNTY DATUM.
8. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MICHAEL D. BARBEE, PSM #6754  
TIGERBRAIN ENGINEERING, INC.  
4 LAWN STREET  
OVIEDO, FL 32765



COVER SHEET

DATE: 10-21-2014	DRAWING TYPE: CIVIL	DRAWING NUMBER: C001
DRAWN: D.T.	PROJECT NUMBER: 1309	SHEET 1 OF 2
CHECKED: M.B./L.L.W.		