SCALE: 1"=60'

N

NOTES:
1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS SURVEY.
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY PROPERTY LINE, HAVING A BEARING OF N00°10'51"E.

DATE OF FIELD WORK: 05/18/2024
DATE OF MAP: 05/28/2024
REVISIONS:
1. CREATE LOT SPLIT: 06-20-2024

(SIGNED)

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR & MAPPER #6415

Project C-634859
Date 05/18/2024
Scale 1"=60'
Sheet 1 OF 1

COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
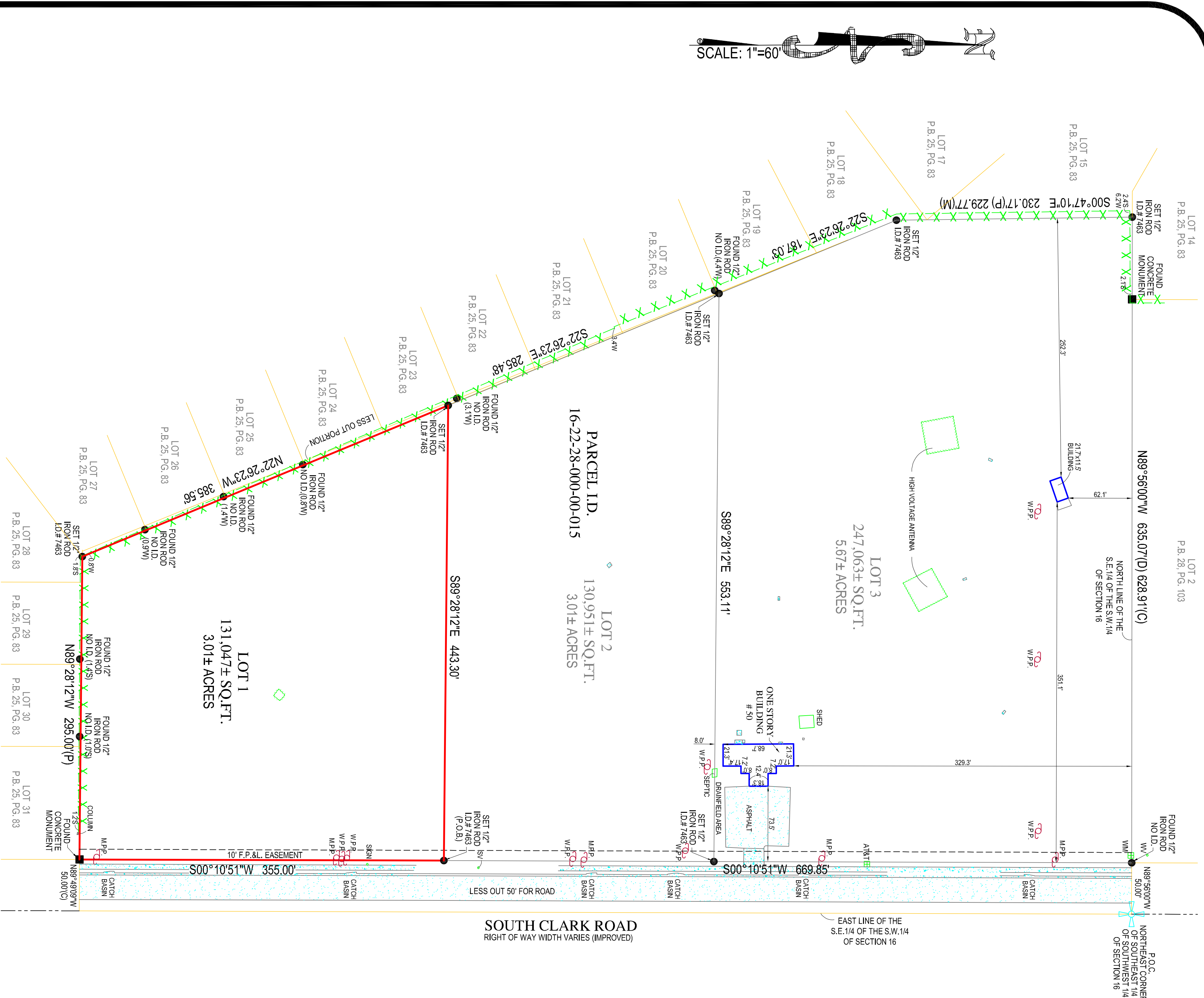PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

SKETCH AND DESCRIPTION FOR LOT SPLIT OF
50 SOUTH CLARKE ROAD
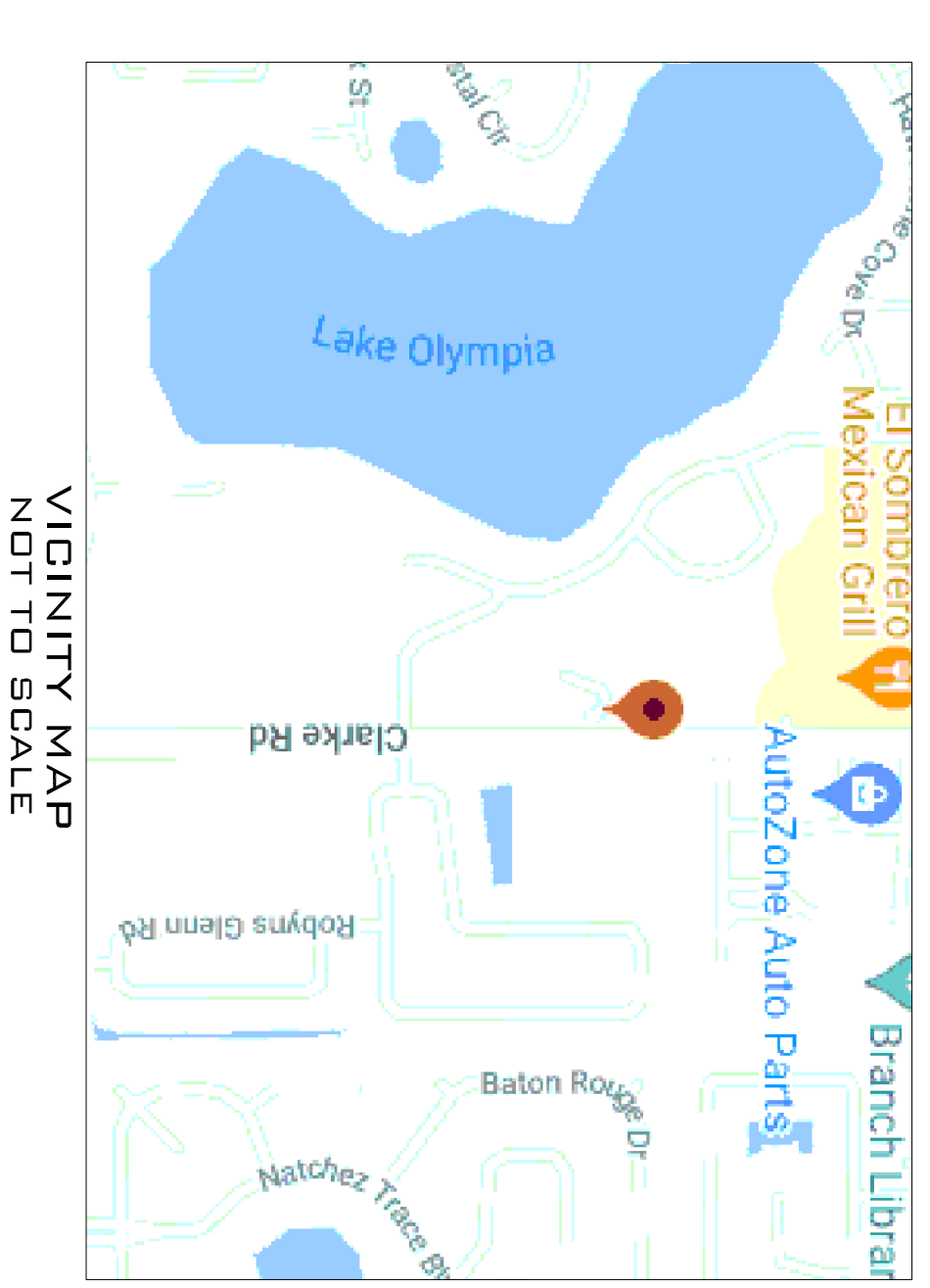OCOEE, FL 34761

CERTIFIED TO:
SHANTI PERSAUD

LEGAL DESCRIPTION FOR LOT 1:
FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN N 89°56'00" W, 50.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE RUN S 00°10'51" W, ALONG THE WEST SIDE RIGHT OF WAY LINE OF SOUTH CLARKE ROAD FOR 669.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°10'51" W, FOR 355.00 FEET; THENCE N 89°28'12" W, FOR 295.00 FEET; THENCE N 22°26'23" W, FOR 385.56 FEET; THENCE S 89°28'12" E, FOR 443.30 FEET TO THE POINT OF BEGINNING.

Flood Zone: X
Community Number: 120179
Panel: 12095C0210
Suffix: H
FIRM Date: 09/24/2021

LEGEND
(legend symbols and abbreviations)

VICINITY MAP
NOT TO SCALE

Drawing labels:

LOT 1
131,047± SQ.FT.
3.01± ACRES

LOT 2
130,951± SQ.FT.
3.01± ACRES

LOT 3
247,063± SQ.FT.
5.67± ACRES

PARCEL I.D.
16-22-28-000-00-015

S89°28'12"E 443.30'
N89°28'12"W 295.00'(P)
S00°10'51"W 355.00'
S00°10'51"W 669.85'
N22°26'23"W 385.56'
S89°28'12"E 553.11'
S22°26'23"E 285.48'
S22°26'23"E 187.03'
S00°47'10"E 230.17'(P) 229.77'(M)
N89°56'00"W 635.07'(D) 628.91'(C)

SOUTH CLARKE ROAD
RIGHT OF WAY WIDTH VARIES (IMPROVED)

EAST LINE OF THE
S.E.1/4 OF THE S.W.1/4
OF SECTION 16

NORTH LINE OF THE
S.E. 1/4 OF THE S.W.1/4
OF SECTION 16

P.O.C.
NORTHEAST CORNER
OF SOUTHEAST 1/4
OF SOUTHWEST 1/4
OF SECTION 16

10' F.P.&L. EASEMENT
LESS OUT 50' FOR ROAD
LESS OUT PORTION

ONE STORY
BUILDING
#50

HIGH VOLTAGE ANTENNA

LOTS 14–31 P.B. 25, PG. 83