PROPERTY DESCRIPTION:

Parcel 1: A portion of Tract "A", TUSCAWILLA PLAZA, as recorded in Plat Book 35, Page 98 of the Public Records of Seminole County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Tract "A"; thence run the following courses along the Easterly and Southerly lines of said Tract "A": thence run South 03°40' 10" East for a distance of 291.46 feet to a point on a curve concave Southeasterly having a radius of 1197.54 feet and a chord bearing of South 32° 21' 04" West; thence run Southwesterly along the arc of said curve through a central angle of 22° 51' 43" for a distance of 477.84 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 83° 18' 00" for a distance of 36.35 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 437.19 feet; thence run Northwesterly along the arc of said curve through a central angle of 16° 01' 12" for a distance of 114.61 feet to thepoint of tangency; thence run South 89° 12' 00" West for a distance of 177.45 feet to the POINT OF BEGINNING; Thence continue South 89° 12' 00" West for a distance of 199.51 feet; thence leaving the aforementioned Southerly line of Tract "A"; run North 00° 09' 47" West for a distance of 57.10 feet; thence run North 07° 46' 35" West for a distance of 93.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 13.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 97° 36' 45" for a distance of 22.15 feet to the point of tangency; thence run North 89° 50' 13" East for a distance of 191.50 feet to the point of curvature of a curve concave Southwesterly h. having a radius of 13.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 90° 00' 00" for a distance of 20.42 feet to the point of tangency; thence run South 00° 09' 47" East for a distance of 25.70 feet; thence run South 00° 48' 04" West for a distance of 45.36 feet; thence run South 00° 09' 47" East for a distance of 76.54 feet to the POINT OF BEGINNING.

Parcel 2: Perpetual, non-exclusive easements for ingress, egress, parking and utility purposes all as set forth in and created by Easement Agreement recorded July 14, 1988, in Official Records Book 2087, Page 653, of the Public Records of Seminole County, Florida.

PARKING INFORMATION:

20 STANDARD SPACES
1 HANDICAPPED SPACES
21 TOTAL SPACES

Zone C-2 Commercial

Setback

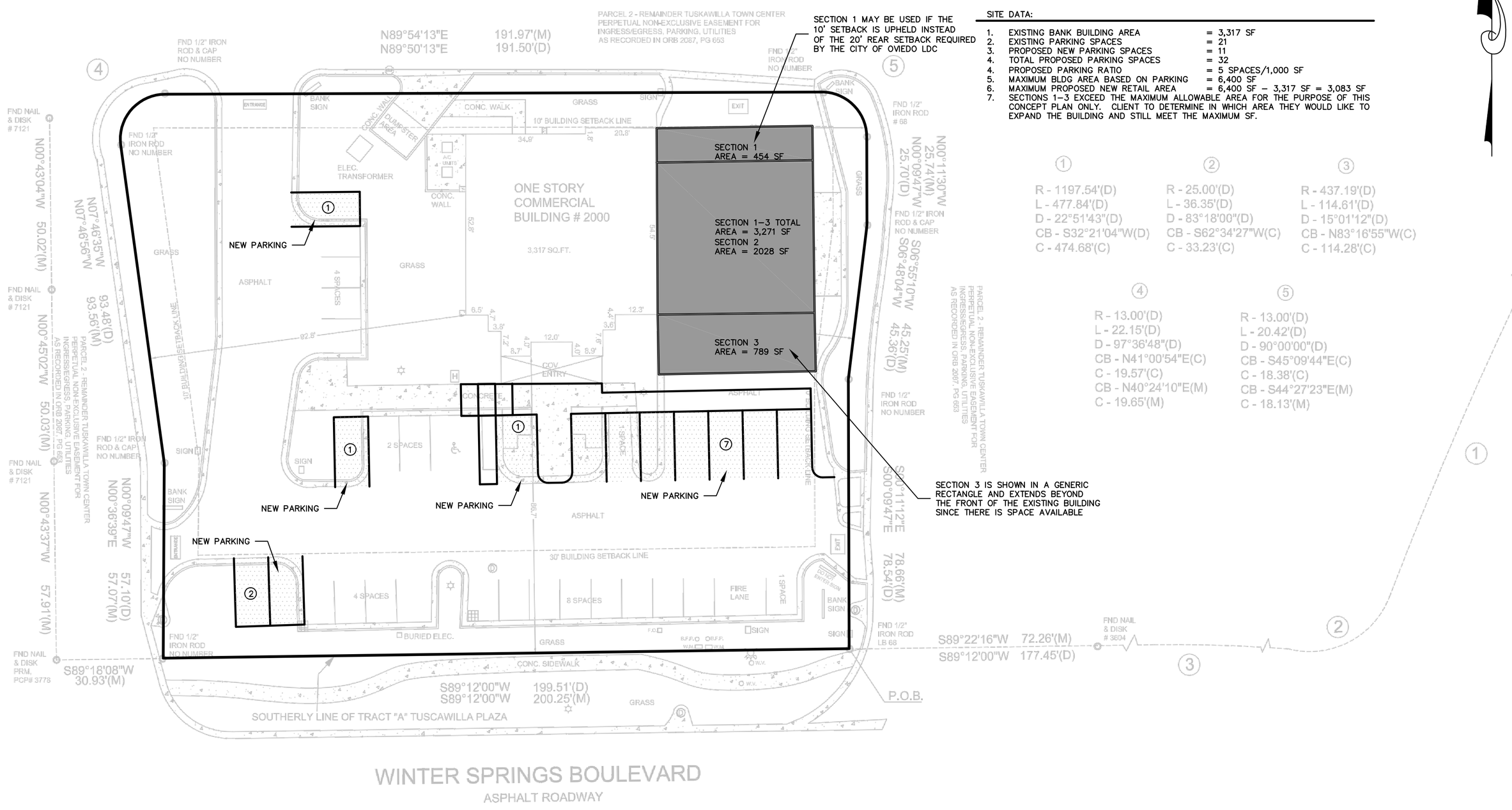
Front 30
Side 10
Rear None

Max Height 35'

Parking 1-300 Sq Ft (Required - 11 Spaces)

LEGEND:

- NO PARKING SIGN
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- CHAIN LINK FENCE
- WOOD FENCE
- GRATE INLET
- W.M. WATER METER
- HANDICAP
- C.P. CROSSWALK POLE
- TRAFFIC BOX
- OHU OVERHEAD UTILITY
- W.V. WATER VALVE
- G.V. GAS VALVE
- A.P. STREET LIGHT ACCESS PANEL
- STOP SIGN
- B.F.P. BACK FLOW PREVENTOR
- FLAG POLE
- HANDICAP SIGN
- SANITARY MANHOLE
- C.O. CLEAN OUT VALVE
- BULLARD
- C.V. CONTROL VALVE
- DRAINAGE MANHOLE
- F.O. FIBER OPTIC



SITE DATA:

1.	EXISTING BANK BUILDING AREA	= 3,317 SF
2.	EXISTING PARKING SPACES	= 21
3.	PROPOSED NEW PARKING SPACES	= 11
4.	TOTAL PROPOSED PARKING SPACES	= 32
4.	PROPOSED PARKING RATIO	= 5 SPACES/1,000 SF
5.	MAXIMUM BLDG AREA BASED ON PARKING	= 6,400 SF
6.	MAXIMUM PROPOSED NEW RETAIL AREA	= 6,400 SF – 3,317 SF = 3,083 SF
7.	SECTIONS 1–3 EXCEED THE MAXIMUM ALLOWABLE AREA FOR THE PURPOSE OF THIS CONCEPT PLAN ONLY. CLIENT TO DETERMINE IN WHICH AREA THEY WOULD LIKE TO EXPAND THE BUILDING AND STILL MEET THE MAXIMUM SF.	

①	②	③
R - 1197.54'(D)	R - 25.00'(D)	R - 437.19'(D)
L - 477.84'(D)	L - 36.35'(D)	L - 114.61'(D)
D - 22°51'43"(D)	D - 83°18'00"(D)	D - 15°01'12"(D)
CB - S32°21'04"W(D)	CB - S62°34'27"W(C)	CB - N83°16'55"W(C)
C - 474.68'(C)	C - 33.23'(C)	C - 114.28'(C)

④	⑤
R - 13.00'(D)	R - 13.00'(D)
L - 22.15'(D)	L - 20.42'(D)
D - 97°36'48"(D)	D - 90°00'00"(D)
CB - N41°00'54"E(C)	CB - S45°09'44"E(C)
C - 19.57'(C)	C - 18.38'(C)
CB - N40°24'10"E(M)	CB - S44°27'23"E(M)
C - 19.65'(M)	C - 18.13'(M)

THIS SURVEY IS CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10, 11(a) (LOCATION OF UTILITIES PER VISIBLE, ABOVEGROUND, ON-SITE OBSERVATION) & 14, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL

BILLY R. DAVIS, JR. DATE
FLORIDA PROFESSIONAL LAND SURVEYOR PSM# 5099

REFERENCES:

1. MAP #35, PAGE 98 OF THE OFFICIAL TAX MAPS OF SEMINOLE COUNTY.

2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SEMINOLE COUNTY, COMMUNITY-PANEL NUMBER 12117C 0150F, MAP REVISED 09/28/07".

TS, INC.– ALL RIGHTS RESERVED
PARTS OR PORTIONS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF POULOS & HART ASSOCIATES, INC., A MADDEN ENTER

MADDEN
GOODHEAD & CLUNT, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

CONCEPT PLAN 1A
FOR
2000 WINTER SPRINGS BLVD
CITY OF OVIEDO FLORIDA

CLIENT
ABEL–HALL LLC

ENGINEER IN CHARGE:
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1		
2		
3		
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5		
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8		
9		
10		
11		

JOB # 15070
DATE: 11/11/15
SCALE: 1"=20'
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

CP-1A

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