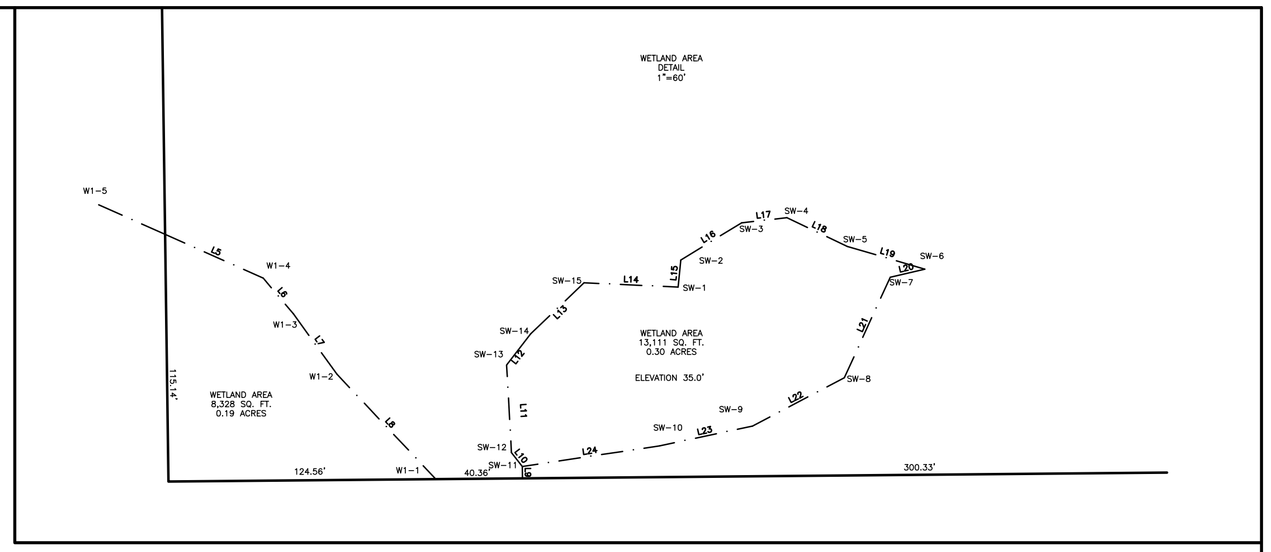
R:\151127.DWG

BOUNDARY & TOPOGRAPHIC SURVEY FOR
COD HOLDINGS, LLC.

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 2/5, LESS THE EAST 326 FEET.



POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 24-21-31

NOT INCLUDED LESS OUT FOR ROAD

SITE BENCH MARK TOP OF IRON ROD ELEVATION 37.46

SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 419

CHULUOTA ROAD (NOT OPEN) PLAT BOOK 6, PAGES 76-77 AS SHOWN ON COUNTY ROAD NO. 419 RIGHT OF WAY MAP PROJECT NO. PS-060

PARCEL 106 PER SEMINOLE COUNTY RIGHT OF WAY MAP

50'

N72°16'30"W 3.19'

S88°30'30"W 255.94'

SOUTHERLY RIGHT OF WAY LINE OF CHULUOTA ROAD AS SHOWN ON THE SEMINOLE COUNTY RIGHT OF WAY MAP OF COUNTY ROAD NO. 419

RECOVERED 1 1/4" IRON PIPE UNREADABLE

SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO.419

N77°19'41"W 275.79'

S.I.B.

NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO.419

NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24-21-31

SITE BENCH MARK TOP OF IRON ROD ELEVATION 48.03

TOP OF INLET 45.50
INVERT 436.81
TOP OF WIERS 44.92

INVERT 43.40

INVERT 42.70'

EAST BOUND LANES

EDGE OF ASPHALT

MITERED END SECTION (TYPICAL) INVERT 41.60'

INVERT 45.20'

NOT INCLUDED LESS OUT FOR ROAD
O.R. BOOK 2323, PAGE 1522

S76°44'24"E 473.68'

COUNTY ROAD NO. 419
PUBLIC ROAD RIGHT OF WAY
WIDTHS VARY PER SEMINOLE COUNTY RIGHT OF WAY MAP PROJECT NO. PS-060
ASPHALT ROAD

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24-21-31

LANDS DESCRIBED IN DEED BOOK 712, PAGE 381

RECOVERED 5/8" IRON ROD "SEM CO" 0.20' EAST & 0.31' SOUTH

SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 419

FENCE 1.2' INSIDE

FENCE 3.3' OFF

FIRE HYDRANT

S00°49'36"E 1325.10'

S00°49'36"E 441.08'

S00°46'47"W 558.67'

SITE BENCH MARK TOP OF NAIL & DISK ELEVATION 44.56 NGVD 29 ELEVATION 45.304 NAVD 88

FLORIDA POWER & LIGHT COMPANY EASEMENT (PER RIGHT OF WAY MAP)

POINT OF BEGINNING ACCESS EASEMENT

GATE

OVERHEAD UTILITY LINE

ASPHALT

WATER

SANITARY

SEWER MANHOLE

WATER VALVE

CONCRETE WALK

SEE DETAIL WETLAND AREA 13,111 SQ. FT. 0.30 ACRES

POND ELEVATION 35.0'

WEDGE OF WATER

SEE DETAIL WETLAND AREA 8,328 SQ. FT. 0.19 ACRES

FENCE 1.0' INSIDE

FENCE 0.5' OFF

FENCE 0.5' INSIDE

RECOVERED 1" IRON PIPE LS3744 0.18' EAST & 0.36' NORTH

THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24-21-31

THE EAST LINE OF THE WEST 2/5 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24-21-31

THE WEST LINE OF THE EAST 326.00' OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24-21-31

THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24-21-31

S89°29'22"W 326.00'

S89°29'22"W 791.25'

S89°29'22"W 465.25'

N89°29'22"E 527.50'

POINT OF BEGINNING

30' ACCESS & UTILITY EASEMENT O.R. BOOK 7093, PAGE 444

30' DRAINAGE EASEMENT O.R. BOOK 6332, PAGE 1817

RECOVERED 1 1/2" IRON PIPE NO# 0.20' SOUTH & 0.20' EAST. RECOVERED 4" X 4" CONCRETE MONUMENT NO# AT CORNER

NOT PLATTED
OWNER: CHULUOTA ROAD TRUST
217 RIVER VILLAGE DRIVE
DEBARY, FLORIDA

NOT PLATTED
OWNER: DIOCESE OF CENTRAL FLA., INC.
1017 E. ROBINSON STREET
ORLANDO, FLORIDA
NOT INCLUDED

NOT PLATTED
OWNER: BUCK CREEK PLANTATION, LLC
505 S. STONE STREET
OVIEDO, FLORIDA
TOTAL AREA ±5.31 ACRES

NOT PLATTED
OWNER: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FLORIDA

NOT PLATTED
OWNER: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FLORIDA

NOT PLATTED
OWNER: COMMUNITY OF CHURCH HOPE
P.O. BOX 622588
OVIEDO, FLORIDA
NOT INCLUDED

NOT PLATTED
OWNER: COMMUNITY OF CHURCH HOPE
P.O. BOX 622588
OVIEDO, FLORIDA

RIVERSIDE AT TWIN RIVERS UNIT 1
PLAT BOOK 44, PAGES 54-58
OWNER: RIVERSIDE AT TWIN RIVERS COMMUNITY ASSOCIATION, INC
P.O. BOX 197043
WINTER SPRINGS, FLORIDA

TREE LEGEND
- DENOTES PINE TREE
- DENOTES OAK TREE
- DENOTES GUM TREE
- DENOTES PALM TREE
- DENOTES BAY TREE
- DENOTES CEDAR TREE

WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L5	N85°59'01"W	50.06
L6	N40°08'07"W	21.84
L7	N35°47'31"W	34.64
L8	S43°19'09"E	67.14
L9	S00°30'38"E	5.53
L10	S37°48'19"E	8.24
L11	S03°10'09"E	40.83
L12	S37°45'44"W	18.36
L13	S46°13'30"W	34.38
L14	N87°22'54"W	43.87
L15	N00°31'41"E	12.65
L16	S58°30'39"W	33.24
L17	S83°40'27"W	21.23
L18	S04°17'45"E	31.17
L19	S73°36'48"E	37.82
L20	N78°57'42"E	18.55
L21	S24°31'45"W	51.50
L22	N82°16'47"E	48.34
L23	S77°57'38"W	44.33
L24	N81°27'51"E	64.56

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.68'	N77°19'41"W
L2	19.08'	S13°22'26"W
L3	53.20'	S23°00'29"E
L4	146.74'	S00°46'47"E
L5	30.00'	N89°13'13"E
L6	146.74'	N00°46'47"W
L7	48.78'	S23°00'29"E
L8	75.73'	N00°46'47"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	36°22'55"	73.07'	115.00'	S04°49'02"E	71.80'
C2	42°10'36"	62.57'	85.00'	S01°55'11"E	61.17'
C3	19°56'54"	40.04'	115.00'	S09°11'40"W	39.84'
C4	19°56'54"	29.59'	85.00'	S09°11'40"W	29.44'
C5	42°10'36"	84.65'	115.00'	N01°55'11"W	82.76'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SCALE: 1"=50'	
REVIEWED BY: MWS	
DRAWN BY: MWS	
DATE: 4/6/07	
JOB No.: 151127	

LEGEND
- ■ = RECOVERED 4"X4" CONCRETE MONUMENT NO#
- ▲ = RECOVERED NAIL & DISK #
- × = RECOVERED X CUT IN CONCRETE
- ⊗ = RECOVERED POINT AS SHOWN
- ○ = RECOVERED 1/2" IRON ROD NO #
- ◐ = RECOVERED AXLE NO #
- ● = SET 1/2" IRON ROD #LB 6300
- ☼ = POWER POLE AS SHOWN
- ⊡ = WOOD FENCE AS SHOWN
- ○—○ = POST & WIRE FENCE
- ▨ = CONCRETE SLAB AS SHOWN

D = CENTRAL ANGLE, L = ARC, R = RADIUS, R/W = RIGHT OF WAY, A/C = AIR CONDITIONER, (R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT, (M) = MEASURED, (C) CALCULATED, (D) = DEED, POB = POINT OF BEGINNING, CONC. = CONCRETE, POC = POINT OF COMMENCEMENT, POL = POINT ON LINE

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES ON 6" AND NOT TRANSFERABLE TO ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

REVISED: UPDATE 12/16/15
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REVISED:
REVISED:

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MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING, INC. #LB 6300

REVISED: UPDATE BOUNDARY WETLAND 12/16/15
CONVERT TOPOGRAPHY FROM 29 TO 88 DATUM
TREES ARE FROM APRIL 2007 SURVEY

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