LEGAL DESCRIPTION

PARCEL ONE:

A PORTION OF LOTS 18, 19 AND 20, BLOCK "D" OF D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 20, BLOCK "D"; THENCE RUN NORTH 07°01'11" WEST ALONG THE WEST LINE OF SAID LOT 20, BLOCK "D" A DISTANCE OF 907.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 20, BLOCK "D" AND THE SOUTHERLY RIGHT–OF–WAY LINE OF FORMER STATE ROAD NO. 434 (STATE ROAD NO. 419), ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY MAP SECTION NO. 77070–2615, DATED 12/10/1998; THENCE RUN NORTH 83°50'23" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE OF SAID FORMER STATE ROAD NO. 434 (STATE ROAD NO. 419) A DISTANCE OF 23.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°50'23" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 1056.41 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT–OF–WAY LINE RUN SOUTH 06°06'03" EAST A DISTANCE OF 120.00 FEET; THENCE RUN NORTH 83°50'23" EAST A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 06°06'03" WEST A DISTANCE OF 120.00 FEET TO SAID SOUTHERLY RIGHT–OF–WAY LINE; THENCE RUN NORTH 83°50'23" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 146.49 FEET TO A POINT OF CURVATURE OF A CURVE ON SAID SOUTHERLY RIGHT–OF–WAY LINE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 112.25 FEET AND A CENTRAL ANGLE OF 72°47'59"; THENCE FROM A CHORD BEARING OF SOUTH 59°45'37" EAST RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.62 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT–OF–WAY LINE OF SAID FORMER STATE ROAD 434 (ALSO KNOWN AS STATE ROAD NO. 434); THENCE RUN SOUTH 23°21'38" EAST ALONG SAID WESTERLY RIGHT–OF–WAY LINE A DISTANCE OF 471.88 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF A PORTION OF PARCEL 110 OF STATE ROAD NO. 434, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY MAP SECTION 77070–2615, DATED 12/10/1998 AND OFFICIAL RECORDS BOOK 2784, PAGES 1199 AND 1200 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 66°38'22" WEST ALONG SAID NORTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 25.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 31°15'12"; THENCE FROM A CHORD BEARING OF SOUTH 51°00'46" WEST RUN ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 152.73 FEET TO A NON–RADIAL LINE; THENCE RUN SOUTH 79°04'32" WEST ALONG SAID NON–RADIAL AND SAID NORTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 48.00 FEET TO THE NORTHEASTERLY RIGHT–OF–WAY LINE OF A PORTION OF PARCEL 109 AND SAID PARCEL 110 OF SAID STATE ROAD NO. 434 AND A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2815.00 FEET AND A CENTRAL ANGLE OF 02°36'03"; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTHEASTERLY RIGHT–OF–WAY LINE: FROM A CHORD BEARING NORTH 57°12'00" WEST RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 127.78 FEET; THENCE NORTH 31°29'59" EAST, BEING A RADIAL BEARING A DISTANCE OF 2.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2817.00 FEET AND A CENTRAL ANGLE OF 06°15'02"; THENCE FROM A CHORD BEARING OF NORTH 61°37'32" WEST RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 307.31 FEET; THENCE SOUTH 25°14'57" WEST, BEING A RADIAL BEARING, A DISTANCE OF 2.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2815.00 FEET AND A CENTRAL ANGLE OF 21°18'27"; THENCE FROM A CHORD BEARING OF NORTH 75°24'16" WEST RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 1046.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.70 ACRES (378,797 SQUARE FEET) MORE OR LESS.

PARCEL TWO:

A PORTION OF LOT 18, BLOCK "D" OF D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 20, BLOCK "D" OF SAID D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, ALSO BEING ON THE SOUTHERLY RIGHT–OF–WAY LINE OF FORMER STATE ROAD NO. 434 (STATE ROAD NO. 419), ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 77070–2615, DATED 12/10/1998; THENCE NORTH 83°50'23" EAST ALONG THE SOUTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 1277.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 112.25 FEET AND A CENTRAL ANGLE OF 72°47'59"; THENCE FROM A CHORD BEARING OF SOUTH 59°45'37" EAST RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.62 FEET TO THE POINT OF TANGENCY ON THE WESTERLY RIGHT–OF–WAY LINE OF SAID FORMER STATE ROAD NO. 434 (STATE ROAD NO. 419); THENCE SOUTH 23°21'38" EAST ALONG SAID WESTERLY RIGHT–OF–WAY LINE A DISTANCE OF 531.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°21'38" EAST ALONG SAID WESTERLY RIGHT–OF–WAY LINE A DISTANCE OF 353.30 FEET TO THE SOUTHERLY LINE OF SAID LOT 18; THENCE DEPARTING SAID WESTERLY RIGHT–OF–WAY LINE SOUTH 84°09'41" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 16.14 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 06°10'05" AND BEING ON THE NORTHERLY RIGHT–OF–WAY LINE OF A PORTION OF PARCEL 110 OF STATE ROAD NO. 434, ACCORDING TO SAID RIGHT OF WAY MAP AND OFFICIAL RECORDS BOOK 2784, PAGES 1199 AND 1200 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE FROM A CHORD BEARING OF NORTH 50°14'39" WEST RUN ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT–OF–WAY LINE DISTANCE OF 303.04 FEET TO A NON–RADIAL LINE ON SAID NORTHERLY RIGHT–OF–WAY LINE; THENCE NORTH 08°18'13" WEST ALONG SAID NON–RADIAL LINE A DISTANCE OF 48.00 FEET TO A POINT ON A NON–TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 31°15'12" AND BEING ON THE SOUTHERLY RIGHT–OF–WAY LINE OF A PORTION OF SAID PARCEL 110 OF STATE ROAD NO. 434; THENCE FROM A CHORD BEARING OF NORTH 51°00'46" EAST RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.00 FEET TO THE POINT OF TANGENCY ON SAID SOUTHERLY RIGHT–OF–WAY LINE; THENCE NORTH 66°38'22" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 25.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.73 ACRES (31,934 SQUARE FEET) MORE OR LESS.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT–OF–WAY LINE OF FORMER STATE ROAD NO. 434 (STATE ROAD NO. 419), BEING NORTH 83°50'23" EAST ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY MAP SECTION 77070–2615, DATED 12/10/1998.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT–OF–WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND.
4. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120289 0135 E DATED 4/17/95, AND FOUND THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA OF 500 YEAR FLOOD.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY.
7. ALL LOTS SHOWN HEREON ARE IN BLOCK D, D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. NO LOT DIMENSIONS ARE SHOWN ON PLAT.
8. THE ORIGINAL PLAT OF D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP WAS RECORDED BY ORANGE COUNTY, FLORIDA, SUBSEQUENTLY TURNED OVER TO SEMINOLE COUNTY, FLORIDA JURISDICTION.
9. THE SURVEYOR HAS REVIEWED THE FOLLOWING TITLE COMMITTMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 1, 2003, COMMITTMENT NO. JF2817, AND FOUND THE FOLLOWING SCHEDULE B EXCEPTIONS AFFECT THE SUBJECT PROPERTY:
10. UTILITY EASEMENT PER OFFICIAL RECORDS BOOK 1346, PAGE 2003. GRANT OF EASEMENT PER OFFICIAL RECORDS BOOK 2399, PAGE 1694.
11. LEASE AGREEMENT PER OFFICIAL RECORDS BOOK 4471, PAGES 003 AND 004 DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON. THIS INSTRUMENT IS NOT INCLUDED ON SCHEDULE B EXCEPTIONS PER TITLE COMMITTMENT.

TREE ABBREVIATIONS

#(OF TRUNKS)–#(SIZE IN INCHES {DBH})–ABBREVIATION(TYPE)

C	CAMPHOR	M	MAPLE
CB	CHINA BERRY	O	OAK
CP	CABBAGE PALM	P	PALM
CP	CABBAGE PALM	PN	PINE
F	FORMOSA	S	SYCAMORE
L	LAUREL	WC	WILD CHERRY

LEGEND

BFP	BACK FLOW PREVENTOR	EL	ELEVATION	N&D	NAIL AND DISK	RWV	RECLAIMED WATER VALVE
BSL	BURIED SEWER LINE	EB	ELECTRIC BOX	OHU	OVERHEAD POWER LINE	TOB	TOP OF BANK
BWL	BURIED WATER LINE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	ORB	OFFICIAL RECORDS BOOK	SR	STATE ROAD
C	CHORD	FND	FOUND	NR	NON–RADIAL	TR	TELEPHONE RISER
CB	CHORD BEARING	IPC	IRON PIPE AND CAP	NT	NON TANGENT	VC	VALLEY CURB
CLF	CHAIN LINK FENCE	IRC	IRON ROD AND CAP	PC	POINT OF CURVATURE	WV	WATER VALVE
CM	CONCRETE MONUMENT	INV	INVERT	PCC	POINT OF COMPOUND CURVATURE	YL	YELLOW LINE
CMKR	CABLE MARKER	L	ARC LENGTH	PT	POINT OF TANGENCY		LIGHT POLE
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS	RCP	REINFORCED CONCRETE PIPE		SIGN
CO	CLEANOUT	(M)	MEASURED	R	RADIUS		GUY WIRE
CRW	CONCRETE RETAINING WALL	MES	MITERED END SECTION	RLS	REGISTERED LAND SURVEYOR		POWER POLE
DYL	DOUBLE YELLOW LINE						FIRE HYDRANT

JOB NO.: ASM28992
FIELD DATE: 03/10/04
SCALE: 1"= 60'
DRAWN BY: ADA
APPROVED BY: WRM
DRAWING FILE #
NORTHBNDY.DWG

ASM INC.
AMERICAN SURVEYING & MAPPING
320 EAST SOUTH STREET SUITE 180 ORLANDO, FLORIDA 32801 (407) 426–7979
CERTIFICATE OF AUTHORIZATION NUMBER 6393

BOUNDARY SURVEY & TREE LOCATION

OF

WAGNER'S CURVE
PORTION OF

SECTION 36–20–30 SEMINOLE COUNTY

NO.	DATE	REVISIONS
1	4/14/04	ADDED LEASE AGREEMENT INFORMATION–ADA
2	4/08/04	BOUNDARY, TOPOGRAHY AND TREES–ADA

FOR THE FIRM
BRETT A. MOSCOVITZ PSM# 5011