



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOTS 33 AND 36 AND A PORTION OF LOTS 18, 19, 20 AND 37 TUSKAWILLA, D.R. MITCHELL'S SURVEY OF THE LEVY GRANT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 5 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND LYING SECTION 6, TOWNSHIP 21 SOUTH, RANGE 31 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 37 AND THE EAST RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, PER RIGHT-OF-WAY MAP OF TUSKAWILLA ROAD PHASE IV, W.P.I. NO. PS-107, PREPARED BY BOWYER-SINGLETON & ASSOCIATES, INC., LAST REVISED 2-22-99 FOR A POINT OF BEGINNING; THENCE RUN NORTH 14°08'50" EAST, ALONG THE EAST LINE OF SAID TUSKAWILLA ROAD, 503.46 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 73°52'20" EAST, 244.43 FEET; THENCE RUN SOUTH 12°10'15" WEST, 47.85 FEET; THENCE RUN SOUTH 80°27'22" EAST, 188.90 FEET TO THE EAST LINE OF AFORESAID LOT 18; THENCE RUN SOUTH 86°22'02" EAST, 15.00 FEET TO THE CENTERLINE OF THAT CERTAIN UNNAMED 30 FOOT RIGHT-OF-WAY AS SHOWN ON THE AFORESAID PLAT OF TUSKAWILLA, D.R. MITCHELL'S SURVEY OF THE LEVY GRANT; THENCE RUN SOUTH 03°37'58" WEST ALONG SAID CENTERLINE, 371.13 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 86°22'02" WEST, 15.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 33; THENCE RUN NORTH 87°02'52" WEST ALONG THE SOUTH LINES OF SAID LOTS 33, 36 AND 37, A DISTANCE OF 511.70 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA AND CONTAINS 4.796 ACRES MORE OR LESS.

- SURVEYOR'S NOTES:**
- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
 - (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
 - (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD PER RIGHT-OF-WAY MAP OF TUSKAWILLA ROAD PHASE IV W.P.I. NO. PS-107, PREPARED BY BOWYER-SINGLETON & ASSOCIATES, INC., LAST REVISED 2-22-99
 - (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
 - (5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSERVED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
 - (6) INTERIOR IMPROVEMENTS WERE NOT LOCATED.
 - (7) THIS SURVEY IS CERTIFIED TO: WATERCREST DEVELOPMENT, LLC AND FIRST AMERICAN TITLE.
 - (8) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
 - (9) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 7,500 FEET.
 - (10) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
 - (11) WE HAVE EXAMINED THE FURNISHED COMMITMENT TITLE INSURANCE, FILE NO. MCS-760087-CH12, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: SEPTEMBER 22, 2015 AND AMENDED NOVEMBER 25, 2015. INSTRUMENTS 9 AND 10 INCLUDED IN "SCHEDULE B, SECTION 2", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
 9. SEMINOLE COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS RESOLUTION NO 97-R-7, RECORDED IN OFFICIAL RECORDS BOOK 3191, PAGE 0791 DOES NOT AFFECT THE SUBJECT PROPERTY.
 10. SEMINOLE COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS RESOLUTION NO 98-R-75, RECORDED IN OFFICIAL RECORDS BOOK 3413, PAGE 0614, DOES NOT AFFECT THE SUBJECT PROPERTY.
 - (12) NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.
 - (13) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.

LEGEND

P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
CL	CHAIN LINKED FENCE
J.M.	JURISDICTIONAL WETLAND LINE
○	POWER POLE
—	SIGN
⊙	LIGHT POLE
⊙	UTILITY ANCHOR
⊙	WATER VALVE
⊙	FIRE HYDRANT

David A. White
 DAVID A. WHITE, P.S.M.
 FLORIDA REGISTRATION NO. 4044
 PEC - SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION L.B. #7808
 DATE OF FIELD SURVEY: 12-21-2015
 DATE OF SIGNATURE: 12-22-2015

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY SURVEY
 LOCATED IN
 SECTION 06, TOWNSHIP 21 SOUTH, RANGE 31- EAST
 CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

JOB NO.:	15-147
DATE:	12-22-15
DRAWN BY:	T.W.B.
CHECKED BY:	D.A.W.
F.B.:	2168/1188
PAGE(S):	7-15/33-41

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044
 TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

C:\15-147\Tuskawilla Ordick\15-147.dwg Dec 22, 2015 3:06pm