



Interoffice Memorandum

October 12, 2023

TO: Mayor Jerry L. Demings
- AND -
County Commissioners

FROM: Joseph C. Kunkel, P.E., Director, Public Works Department

Handwritten signature of Joseph C. Kunkel in black ink.

CONTACT PERSON: **Eduardo Avellaneda, P.E., Manager**
Roads & Drainage Division

Handwritten initials "EA" in black ink.

PHONE NUMBER: (407) 836-7871

SUBJ: **Avalon Park Bike Path – Amendment to Donation Agreement**

On September 14, 2021, the Board approved the Donation Agreement between Avalon Park Property Owners Association, Inc. (Avalon) and Orange County (County) for the donation of right-of-way for the purpose of the County taking over the maintenance and operation of bike paths that traverse the common areas in Avalon Park (Avalon Park Bike Path).

Unfortunately, after the Donation Agreement was approved, it was determined that Avalon's surveyor included certain areas in the legal description that were already owned by the County. Therefore, a new legal description was requested to fix the errors, and an Amendment to the original Donation Agreement is now needed to move forward with the donation of the right-of-way.

In accordance with Florida Statutes, a Warranty Deed will be prepared which transfers all interest, authority, and responsibility over those portions of the Avalon Park Bike Path to the County. Upon the approval of the Amendment to Donation Agreement and performance of the "Due Diligence Contingency" of the Agreement, Real Estate Management will perform the closing of the transaction on those portions of the Avalon Park Bike Path that will transfer to the County.

The County Attorney's Office and Real Estate Management Division have reviewed the Amendment to Donation Agreement and found it acceptable to form.

Action Requested: Approval and execution of Amendment to Donation Agreement between Avalon Park Property Owners Association, Inc. and Orange County; approval of the Warranty Deed from Avalon Park Property Owners Association, Inc. to Orange County; and authorization to perform all actions necessary and incidental to closing. District 4

EA/gs

Attachments



OFFICE OF COMPTROLLER

**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

DATE: October 24, 2023

TO: Eduardo Avellaneda, Manager
Roads and Drainage Division, BCC

FROM: David Rooney, Manager *MF for DR*
Comptroller Clerk of the BCC

SUBJECT: October 24, 2023, Public Works Department Consent Agenda Item 1,
Warranty Deed from Avalon Park Property Owners Association, Inc.

The above-referenced document was approved by the BCC on October 24, 2023. The Comptroller Clerk's Office has not received the Warranty Deed from Avalon Park Property Owners Association, Inc. for execution by the County Mayor, distribution, and filing for the record. If this document is not available, notify me in writing as to its status for our records.

Upon forwarding the document to the Comptroller Clerk's Office, attach a transmittal slip or cover memo to the attention of the Deputy Clerk, identifying the document by name, agenda item number, and date of BCC approval. I will process the document and file for the record as soon as it is received.

After 90 days, a pending documents list is routinely forwarded to the County Administrator's Office for review. Please expedite this request so the document can be processed and filed for the record timely. Your assistance in accounting for Board-approved documents is very much appreciated.

dr:mf

dl: Joseph Kunkel, Director, Public Works Department, BCC [email]
Jeffrey J. Newton, County Attorney, BCC [email]
Jon Weiss, Deputy County Administrator, BCC [email]
Avanti Minns-Griffith, Executive Assistant, Public Works Department, BCC [email]
Pending File

BCC Mtg. Date: October 24, 2023

Project: Avalon Park Bike Path

**AMENDMENT TO
DONATION AGREEMENT**

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AMENDMENT TO DONATION AGREEMENT is made between **Avalon Park Property Owners Association, Inc.**, a Florida non-profit corporation, hereinafter referred to as OWNER, and **Orange County**, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, OWNER and COUNTY entered into a Donation Agreement (“the Agreement”) with an effective date of September 14, 2021, under which the OWNER agreed to donate land to the COUNTY for the Avalon Park Bike Path; and

WHEREAS, the land described on **Exhibit “A”** to the Agreement mistakenly included land owned by the COUNTY; and

WHEREAS, accordingly, the parties hereto desire to enter into this Amendment to the Donation Agreement (the “Amended Agreement”) that substitutes a corrected **Exhibit “A”** for the incorrect **Exhibit “A”** attached to the Agreement; and

WHEREAS, furthermore, the parties desire to extend the date the transaction shall be closed and the Warranty Deed and other papers delivered; and

WHEREAS, the parties desire that, in all other respects, the terms and conditions of the Agreement shall remain unchanged by this Amendment and in full force and effect.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. The attached **Exhibit “A”** is hereby substituted for, and therefore supercedes and replaces, **Exhibit “A”** attached to the Agreement.
2. The transaction described in the Agreement shall be closed and the Warranty Deed and other papers delivered on or before ninety (90) days from the effective date of this Amendment.
3. The Manager of the Orange County Real Estate Management Division is hereby authorized, on behalf of the COUNTY, to perform all actions necessary and incidental to closing on this Amended agreement, including an extension of the closing date, if needed, up to sixty (60) days.
4. In all other respects, the Agreement shall remain unchanged and stay in full force and effect.

Project: Avalon Park Bike Path

5. This Amended Agreement shall become effective on the date upon which it is approved by the Orange County Board of County Commissioners.

The parties hereto have executed this Amendment on the dates respectively written below.

OWNER:

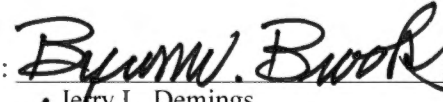
Avalon Park Property Owners Association, Inc.,
a Florida non-profit corporation

By: 
Stephanie Lerret, President

Date: August 29, 2023

COUNTY:

Orange County, Florida
By: Board of County Commissioners

By: 
Jerry L. Demings,
Orange County Mayor

Date: 24 October 2023



ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: 
Deputy Clerk

DAVID ROONEY
Printed Name

SKETCH OF DESCRIPTION

SHEET 1 OF 8

DESCRIPTION:

THAT PART OF AVALON PARK SOUTH PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 113 THROUGH 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PART OF AVALON PARK SOUTH PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 39 THROUGH 43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT M, SAID AVALON PARK SOUTH PHASE 1; THENCE RUN S89°24'03"W, ALONG THE NORTH RIGHT OF WAY LINE OF MAILER BOULEVARD, SAID AVALON PARK SOUTH PHASE 1, 255.90 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°05'02", A RADIUS OF 2530.00 FEET, AN ARC LENGTH OF 268.65 FEET, A CHORD BEARING OF S86°21'31"W AND A CHORD DISTANCE OF 268.52 FEET; THENCE RUN S83°19'01"W, ALONG SAID NORTH RIGHT OF WAY LINE, 253.66 FEET TO A CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 13°03'28", A RADIUS OF 1170.00 FEET, AN ARC LENGTH OF 266.64 FEET, A CHORD BEARING OF S89°50'44"W AND A CHORD DISTANCE OF 266.07 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 91°28'32", A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.98 FEET, A CHORD BEARING OF N37°53'16"W AND A CHORD DISTANCE OF 7.16 FEET; THENCE RUN N07°51'00"E, ALONG THE EASTERLY RIGHT OF WAY LINE OF CLEARY WAY, SAID AVALON PARK SOUTH PHASE 1, 65.28 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 25°36'42", A RADIUS OF 1175.00 FEET, AN ARC LENGTH OF 525.23 FEET, A CHORD BEARING OF N20°39'21"E AND A CHORD DISTANCE OF 520.87 FEET TO A REVERSE CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 33°27'43", A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 321.21 FEET, A CHORD BEARING OF N16°43'51"E AND A CHORD DISTANCE OF 316.67 FEET; THENCE RUN N00°00'00"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, 83.21 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 31°56'42", A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 250.90 FEET, A CHORD BEARING OF N15°58'21"E AND A CHORD DISTANCE OF 247.66 FEET TO A COMPOUND CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CLARKSON DRIVE, SAID AVALON PARK SOUTH PHASE 3, AND ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°19'19", A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.88 FEET, A CHORD BEARING OF N77°06'21"E AND A CHORD DISTANCE OF 7.09 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF SAID CLARKSON DRIVE, RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 28°39'35", A RADIUS OF 445.00 FEET, AN ARC LENGTH OF 222.59 FEET, A CHORD BEARING OF S18°15'32"W AND A CHORD DISTANCE OF 220.28 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 17°14'44", A RADIUS OF 114.50 FEET, AN ARC LENGTH OF 34.46 FEET, A CHORD BEARING OF S04°41'37"E AND A CHORD DISTANCE OF 34.33 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 26°25'28", A RADIUS OF 64.00 FEET, AN ARC LENGTH OF 29.52 FEET, A CHORD BEARING OF S00°06'15"E AND A CHORD DISTANCE OF 29.26 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 13°06'30", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 34.32 FEET, A CHORD BEARING OF S06°33'15"W AND A CHORD DISTANCE OF 34.24 FEET; THENCE RUN S00°00'00"E, 16.21 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 33°27'43", A RADIUS OF 555.00 FEET, AN ARC LENGTH OF 324.13 FEET, A CHORD BEARING OF S16°43'51"W AND A CHORD DISTANCE OF 319.54 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 25°36'42", A RADIUS OF 1170.00 FEET, AN ARC LENGTH OF 523.00 FEET, A CHORD BEARING OF S20°39'22"W AND A CHORD DISTANCE OF 518.66 FEET; THENCE RUN S07°51'01"W, 63.99 FEET TO A CURVE CONCAVE NORTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°13'39", A RADIUS OF 569.50 FEET, AN ARC LENGTH OF 42.02 FEET, A CHORD BEARING OF S83°34'50"E AND A CHORD DISTANCE OF 42.01 FEET TO A CURVE CONCAVE NORTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 10°59'19", A RADIUS OF 1164.50 FEET, AN ARC LENGTH OF 223.34 FEET, A CHORD BEARING OF N88°48'41"E AND A CHORD DISTANCE OF 223.00 FEET; THENCE RUN N83°19'01"E, 253.66 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°05'02", A RADIUS OF 2535.50 FEET, AN ARC LENGTH OF 269.23 FEET, A CHORD BEARING OF N86°21'32"E AND A CHORD DISTANCE OF 269.10 FEET; THENCE RUN N89°24'03"E, 255.90 FEET; THENCE RUN S00°35'57"E, 5.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12,254 SQUARE FEET OR 0.281 ACRES MORE OR LESS.

JOB NUMBER: 19061.000

SURVEY DATE:	06/04/2019
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 19061(1).DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: NORTH RIGHT OF WAY LINE OF MAILER BOULEVARD AS S89°24'03"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS
SHOWN HEREON MAY BE USED

R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
DOC#	DOCUMENT NUMBER
TYP.	TYPICAL
$\text{\textcircled{C}}$	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER



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301 N. TUBB STREET, SUITE 106
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JOB NUMBER: 19061.000

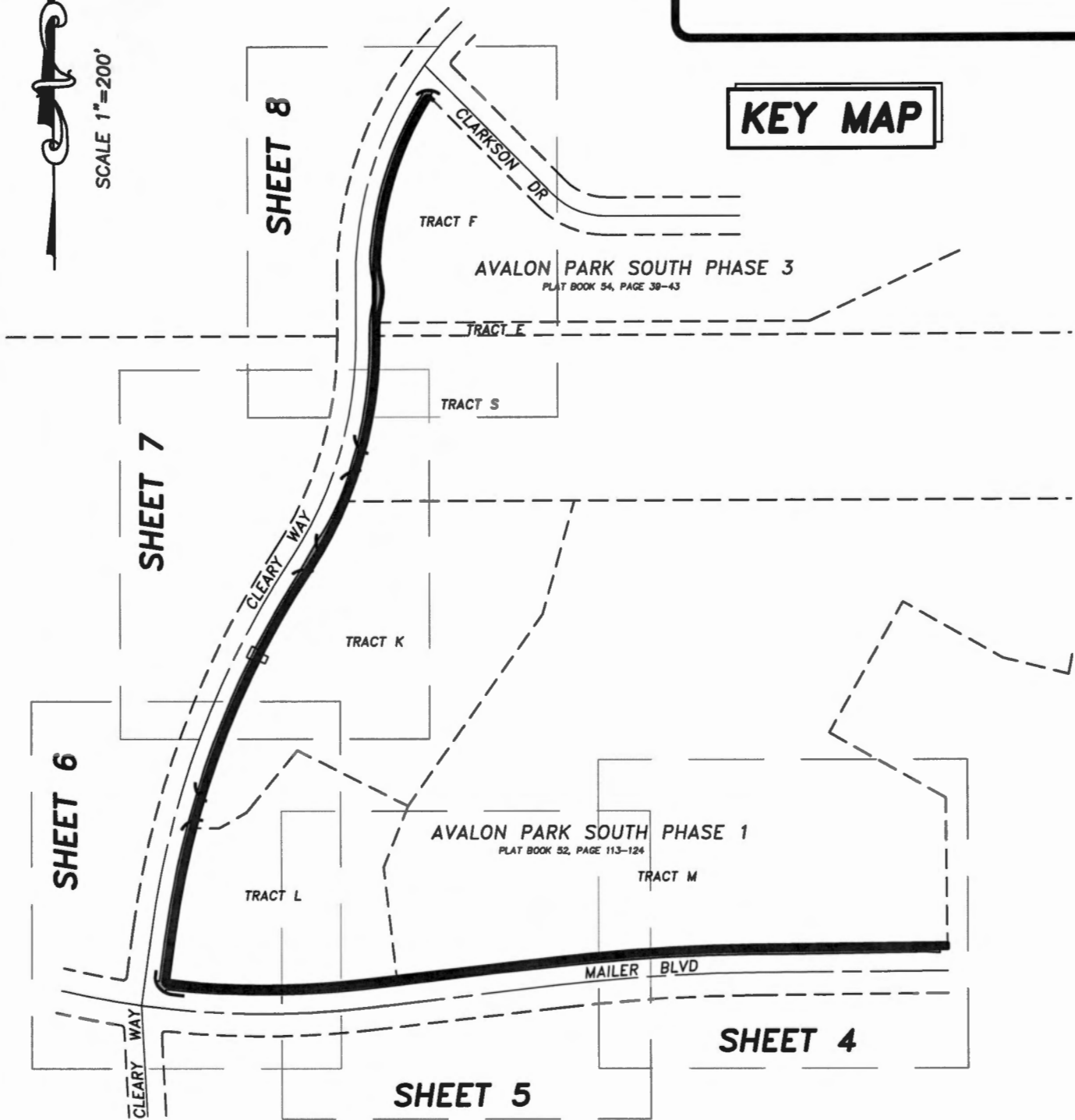
SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(1).dwg

SHEET 2 OF 8



SCALE 1"=200'

KEY MAP



JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(1).dwg

SHEET 3 OF 8



CERTIFICATE OF AUTHORIZATION LB 7274

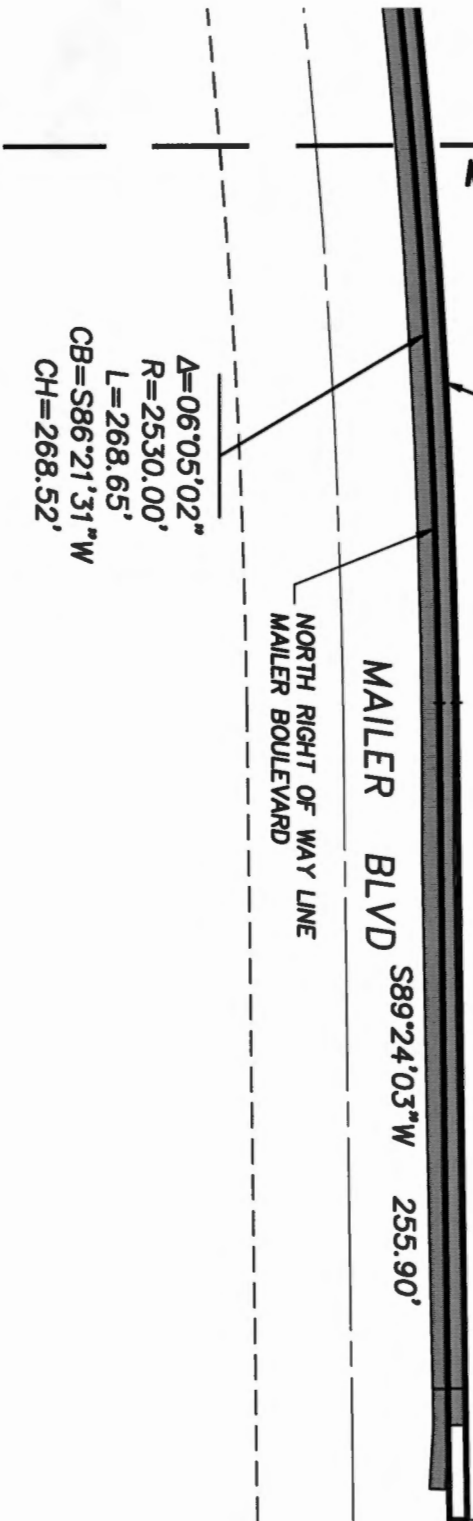
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OAKLAND, FL 34780
Phone No. 407.905.8877

MATCH LINE SHEET 5 OF 8

AVALON PARK SOUTH PHASE 1

PLAT BOOK 52, PAGE 113-124

TRACT M



$\Delta = 06^{\circ}05'02''$
 $R = 2535.50'$
 $L = 269.23'$
 $CB = N86^{\circ}21'32''E$
 $CH = 269.10'$

$\Delta = 06^{\circ}05'02''$
 $R = 2530.00'$
 $L = 268.65'$
 $CB = S86^{\circ}21'31''W$
 $CH = 268.52'$

$N89^{\circ}24'03''E$ 255.90'
 $S89^{\circ}24'03''W$ 255.90'



SCALE 1"=60'

POINT OF BEGINNING
 SOUTHEAST CORNER OF TRACT M,
 AVALON PARK SOUTH PHASE 1

$S00^{\circ}35'57''E$
 5.50'



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 DRAWING FILE: 19061(1).dwg

SHEET 4 OF 8

MATCH LINE SHEET 6 OF 8



SCALE 1"=60'

TRACT L

AVALON PARK SOUTH PHASE 1

PLAT BOOK 52, PAGE 113-124

TRACT M

N83°19'01"E 253.66'

S83°19'01"W 253.66'

MAILER BLVD

NORTH RIGHT OF WAY LINE
MAILER BOULEVARD

MATCH LINE SHEET 4 OF 8



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JOB NUMBER: 19061.000

SURVEY DATE: 06/03/2019
DRAWING FILE: 19061(1).dwg

SHEET 5 OF 8

MATCH LINE SHEET 7 OF 8

$\Delta=25^{\circ}36'42''$
 $R=1175.00'$
 $L=525.23'$
 $CB=N20^{\circ}39'21''E$
 $CH=520.87'$

$\Delta=25^{\circ}36'42''$
 $R=1170.00'$
 $L=523.00'$
 $CB=S20^{\circ}39'22''W$
 $CH=518.66'$

TRACT K

DRIVEWAY CUT

AVALON PARK
SOUTH PHASE 1

PLAT BOOK 52
PAGE 113-124

TRACT L

$\Delta=04^{\circ}13'39''$
 $R=569.50'$
 $L=42.02'$
 $CB=S83^{\circ}34'50''E$
 $CH=42.01'$

$\Delta=10^{\circ}59'19''$
 $R=1164.50'$
 $L=223.34'$
 $CB=N88^{\circ}48'41''E$
 $CH=223.00'$

EAST RIGHT OF WAY LINE
CLEARY WAY

CLEARY WAY

$N07^{\circ}51'00''E$
65.28'

$S07^{\circ}51'01''W$
63.99'

MATCH LINE SHEET 5 OF 8



SCALE 1"=60'

MAILER BLVD

$\Delta=91^{\circ}28'32''$
 $R=5.00'$
 $L=7.98'$
 $CB=N37^{\circ}53'16''W$
 $CH=7.16'$

$\Delta=13^{\circ}03'28''$
 $R=1170.00'$
 $L=266.64'$
 $CB=S89^{\circ}50'44''W$
 $CH=266.07'$

NORTH RIGHT OF WAY LINE
MAILER BOULEVARD



BISHMAN
Surveying & Mapping, Inc.

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(1).dwg

SHEET 6 OF 8

CERTIFICATE OF AUTHORIZATION LB 7274

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OAKLAND, FL 34760
Phone No. 407.905.8877

MATCH LINE SHEET 8 OF 8



SCALE 1"=60'

$\Delta=33^{\circ}27'43''$
 $R=550.00'$
 $L=321.21'$
 $CB=N16^{\circ}43'51''E$
 $CH=316.67'$

TRACT S

DRIVEWAY CUT

$\Delta=33^{\circ}27'43''$
 $R=555.00'$
 $L=324.13'$
 $CB=S16^{\circ}43'51''W$
 $CH=319.54'$

EAST RIGHT OF WAY LINE
CLEARLY WAY

CLEARLY WAY

DRIVEWAY CUT

AVALON PARK
SOUTH PHASE 1

PLAT BOOK 52
PAGE 113-124

TRACT K

$\Delta=25^{\circ}36'42''$
 $R=1175.00'$
 $L=525.23'$
 $CB=N20^{\circ}39'21''E$
 $CH=520.87'$

$\Delta=25^{\circ}36'42''$
 $R=1170.00'$
 $L=523.00'$
 $CB=S20^{\circ}39'22''W$
 $CH=518.66'$

MATCH LINE SHEET 6 OF 8

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(1).dwg

SHEET 7 OF 8



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
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Phone No. 407.905.8877



SCALE 1"=60'

$\Delta=90^{\circ}19'19''$
 $R=5.00'$
 $L=7.88'$
 $CB=N77^{\circ}06'21''E$
 $CH=7.09'$

$\Delta=31^{\circ}56'42''$
 $R=450.00'$
 $L=250.90'$
 $CB=N15^{\circ}58'21''E$
 $CH=247.66'$

$\Delta=28^{\circ}39'35''$
 $R=445.00'$
 $L=222.59'$
 $CB=S18^{\circ}15'32''W$
 $CH=220.28'$

AVALON PARK SOUTH PHASE 3

PLAT BOOK 54
PAGE 39-43

TRACT F

	(A)	(B)	(C)
Δ	$17^{\circ}14'44''$	$26^{\circ}25'28''$	$13^{\circ}06'30''$
R	114.50'	64.00'	150.00'
L	34.46'	29.52'	34.32'
CB	$S04^{\circ}41'37''E$	$S00^{\circ}06'15''E$	$S06^{\circ}33'15''W$
CH	34.33'	29.26'	34.24'

EAST RIGHT OF WAY LINE
CLEARY WAY

CLARKSON DR

$N00^{\circ}00'00''E$ 83.21'

$S00^{\circ}00'00''E$
16.21'

TRACT E

TRACT S

MATCH LINE SHEET 7 OF 8



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(1).dwg

SHEET 8 OF 8

SKETCH OF DESCRIPTION

SHEET 1 OF 7

DESCRIPTION:

THAT PART OF AVALON PARK VILLAGE 3, ACCORDING TO THE PLAT OF RECORD AS RECORDED IN PLAT BOOK 47, PAGES 96 THROUGH 104, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT D, SAID AVALON PARK VILLAGE 3; THENCE RUN S28°26'03"W, ALONG THE EAST LINE OF SAID TRACT D, 77.60 FEET; THENCE RUN S38°29'58"W, 44.62 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 18°40'32", A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 44.00 FEET, A CHORD BEARING OF S47°50'14"W AND A CHORD DISTANCE OF 43.81 FEET; THENCE RUN S57°10'30"W, 44.20 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°15'40", A RADIUS OF 154.35 FEET, AN ARC LENGTH OF 59.97 FEET, A CHORD BEARING OF S46°02'40"W AND A CHORD DISTANCE OF 59.59 FEET TO A COMPOUND CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 41°44'58", A RADIUS OF 115.00 FEET, AN ARC LENGTH OF 83.80 FEET, A CHORD BEARING OF S14°02'21"W AND A CHORD DISTANCE OF 81.96 FEET; THENCE RUN S06°50'08"E, 51.51 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 26°27'55", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 23.10 FEET, A CHORD BEARING OF S06°23'49"W AND A CHORD DISTANCE OF 22.89 FEET TO THE SOUTHEASTERLY LINE OF SAID TRACT D, ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF TANJA KING BOULEVARD, SAID AVALON PARK VILLAGE 3, TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°31'07", A RADIUS OF 54.00 FEET, AN ARC LENGTH OF 4.26 FEET, A CHORD BEARING OF S49°37'51"W AND A CHORD DISTANCE OF 4.26 FEET; THENCE RUN S51°53'24"W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TANJA KING BOULEVARD, 262.32 FEET TO THE MOST EASTERLY CORNER OF TRACT T, SAID AVALON PARK VILLAGE, TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°21'30", A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 4.39 FEET, A CHORD BEARING OF N49°41'28"W AND A CHORD DISTANCE OF 4.39 FEET; THENCE RUN N52°19'47"E, 240.47 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 59°09'56", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 41.31 FEET, A CHORD BEARING OF N22°44'49"E AND A CHORD DISTANCE OF 39.49 FEET; THENCE RUN N06°50'08"W, 51.51 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 41°44'58", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 91.08 FEET, A CHORD BEARING OF N14°02'21"E AND A CHORD DISTANCE OF 89.08 FEET TO A COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°15'40", A RADIUS OF 164.35 FEET, AN ARC LENGTH OF 63.85 FEET, A CHORD BEARING OF N46°02'40"E AND A CHORD DISTANCE OF 63.45 FEET; THENCE RUN N57°10'30"E, 44.20 FEET TO A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 18°40'32", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 40.74 FEET, A CHORD BEARING OF N47°50'14"E AND A CHORD DISTANCE OF 40.56 FEET; THENCE RUN N38°29'58"E, 46.52 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 10°03'54", A RADIUS OF 423.36 FEET, AN ARC LENGTH OF 74.37 FEET, A CHORD BEARING OF N33°28'01"E AND A CHORD DISTANCE OF 74.27 FEET; THENCE RUN N28°26'03"E, 116.94 FEET TO A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 40°03'24", A RADIUS OF 286.00 FEET, AN ARC LENGTH OF 199.95 FEET, A CHORD BEARING OF N48°27'46"E AND A CHORD DISTANCE OF 195.90 FEET; THENCE RUN N68°29'27"E, 359.46 FEET TO A CURVE CONCAVE NORTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 08°30'29", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 40.09 FEET, A CHORD BEARING OF N64°14'14"E AND A CHORD DISTANCE OF 40.06 FEET; THENCE RUN S30°01'01"E, 4.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID TANJA KING BOULEVARD, AVALON PARK VILLAGE 3, TO A CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, HAVING A CENTRAL ANGLE OF 08°30'29", A RADIUS OF 274.00 FEET, AN ARC LENGTH OF 40.69 FEET, A CHORD BEARING OF S64°14'14"W AND A CHORD DISTANCE OF 40.65 FEET; THENCE RUN S68°29'27"W, 360.47 FEET TO A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 40°03'24", A RADIUS OF 283.50 FEET, AN ARC LENGTH OF 198.20 FEET, A CHORD BEARING OF S48°27'46"W AND A CHORD DISTANCE OF 194.19 FEET; THENCE RUN S28°26'03"W, 115.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,520 SQUARE FEET OR 0.173 ACRES MORE OR LESS.

JOB NUMBER: 19061.000

SURVEY DATE:	06/04/2019
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 19061(2).DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5688



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE NORTHWESTERLY RIGHT OF WAY LINE OF TANJA KING BOULEVARD AS S28°26'03"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS
SHOWN HEREON MAY BE USED

R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
DOC#	DOCUMENT NUMBER
TYP.	TYPICAL
C	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(2).dwg

SHEET 2 OF 7



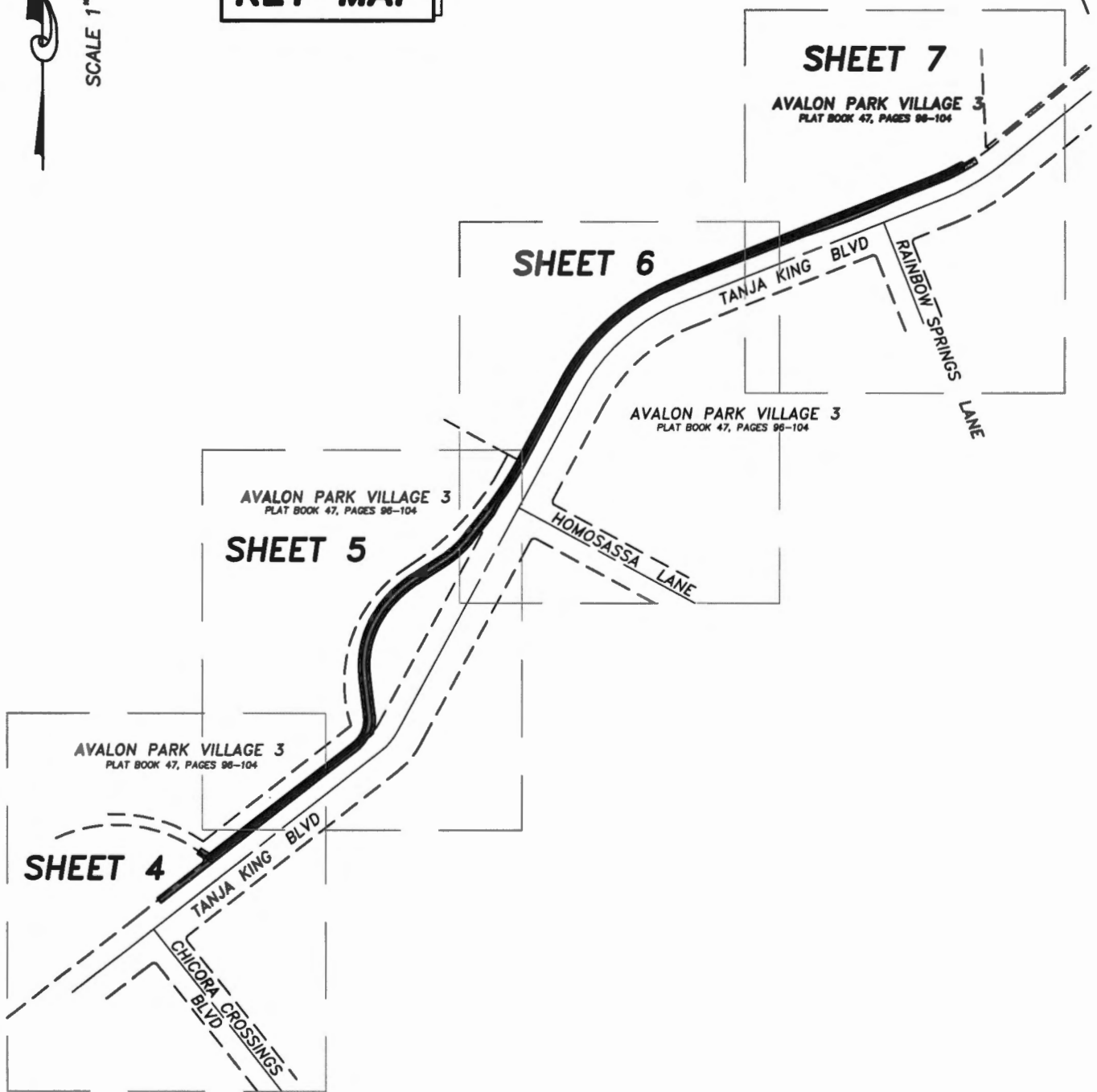
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SCALE 1"=200'

KEY MAP



JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(2).dwg

SHEET 3 OF 7



CERTIFICATE OF AUTHORIZATION LB 7274

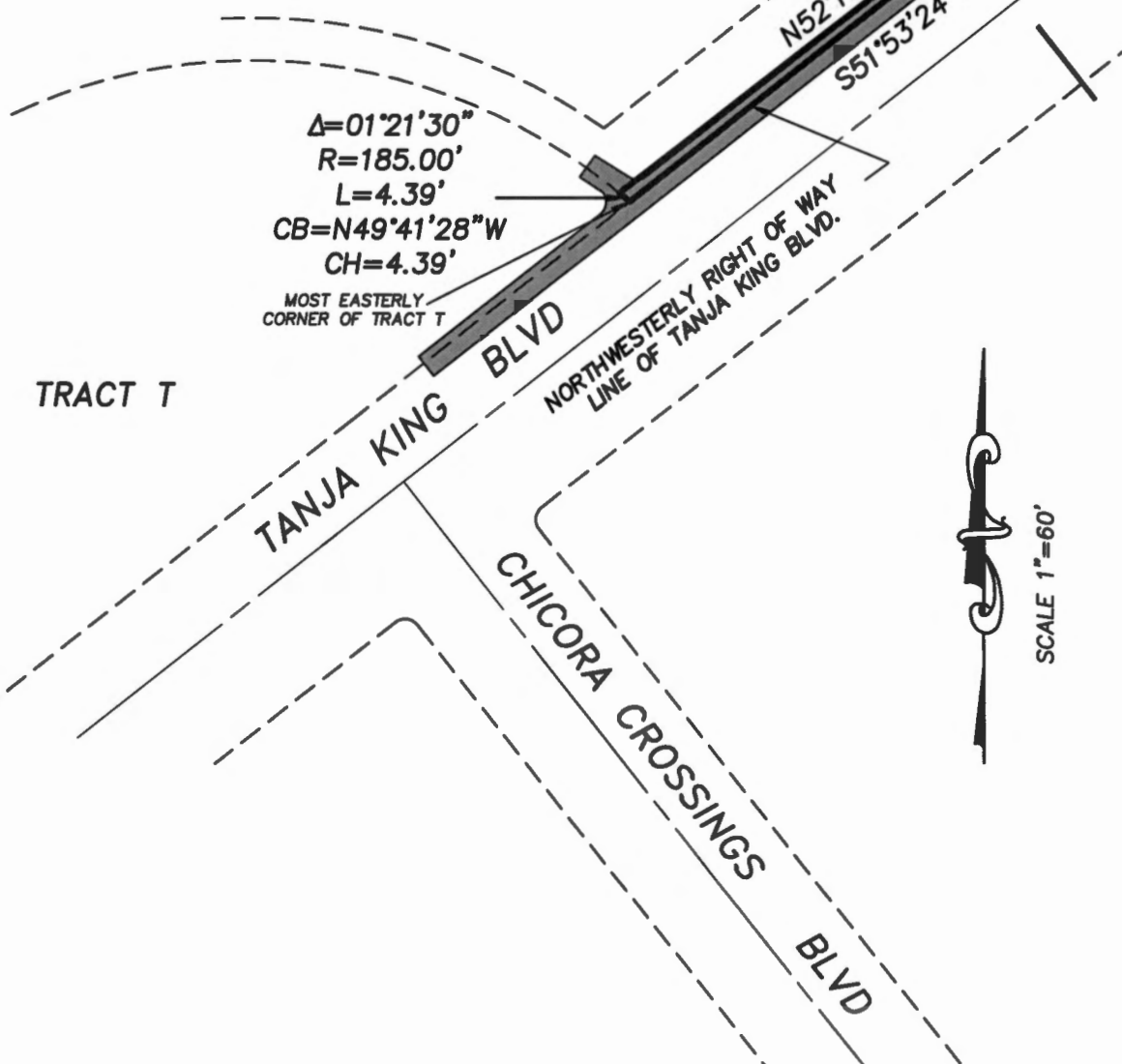
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Phone No. 407.905.8877

AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

TRACT N

MATCH LINE SHEET 5 OF 7



TRACT T



SCALE 1"=60'

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(2).dwg

SHEET 4 OF 7



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104



MATCH LINE SHEET 6 OF 7

MATCH LINE SHEET 4 OF 7

TRACT N

$\Delta=18^{\circ}40'32''$
 $R=125.00'$
 $L=40.74'$

CB=N47°50'14"E

$\Delta=22^{\circ}15'40''$ CH=40.56'

$R=164.35'$

$L=63.85'$

CB=N46°02'40"E

CH=63.45'

$\Delta=41^{\circ}44'58''$

$R=125.00'$

$L=91.08'$

CB=N14°02'21"E

CH=89.08'

N57°10'30"E

44.20'

S57°10'30"W

44.20'

$\Delta=18^{\circ}40'32''$

$R=135.00'$

$L=44.00'$

CB=S47°50'14"W

CH=43.81'

$\Delta=22^{\circ}15'40''$

$R=154.35'$

$L=59.97'$

CB=S46°02'40"W

CH=59.59'

TRACT D

TANJA KING BLVD

TRACT N

$\Delta=59^{\circ}09'56''$

$R=40.00'$

$L=41.31'$

CB=N22°44'49"E

CH=39.49'

N06°50'08"W

51.51'

S06°50'08"E

51.51'

$\Delta=41^{\circ}44'58''$

$R=115.00'$

$L=83.80'$

CB=S14°02'21"W

CH=81.96'

$\Delta=26^{\circ}27'55''$

$R=50.00'$

$L=23.10'$

CB=S06°23'49"W

CH=22.89'

$\Delta=04^{\circ}31'07''$

$R=54.00'$

$L=4.26'$

CB=S49°37'51"W

CH=4.26'

N52°19'47"E 240.47'

S51°53'24"W 262.32'



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106

OAKLAND, FL 34760

Phone No. 407.905.8877

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
 DRAWING FILE: 19061(2).dwg

SHEET 5 OF 7



SCALE 1"=60'

AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

TRACT E

$\Delta=40^{\circ}03'24''$
 $R=286.00'$
 $L=199.95'$
 $CB=N48^{\circ}27'46''E$
 $CH=195.90'$

$\Delta=40^{\circ}03'24''$
 $R=283.50'$
 $L=198.20'$
 $CB=S48^{\circ}27'46''W$
 $CH=194.19'$

$\Delta=10^{\circ}03'54''$
 $R=423.36'$
 $L=74.37'$
 $CB=N33^{\circ}28'01''E$
 $CH=74.27'$

TANJA KING BLVD

AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

POINT OF BEGINNING
NORTHEAST CORNER TRACT D,
AVALON PARK VILLAGE 3

MATCH LINE SHEET 5 OF 7

HOMOSASSA LANE

MATCH LINE SHEET 7 OF 7

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(2).dwg

SHEET 6 OF 7



CERTIFICATE OF AUTHORIZATION LB 7274

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OAKLAND, FL 34760
Phone No. 407.905.8877



SCALE 1"=60'

AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

TRACT N

TRACT E

$\Delta=08^{\circ}30'29''$
 $R=270.00'$
 $L=40.09'$
 $CB=N64^{\circ}14'14''E$
 $CH=40.06'$

$S30^{\circ}01'01''E$
4.00'

$\Delta=08^{\circ}30'29''$
 $R=274.00'$
 $L=40.69'$
 $CB=S64^{\circ}14'14''W$
 $CH=40.65'$

$N68^{\circ}29'27''E$ 359.46'

$S68^{\circ}29'27''W$ 360.47'
NORTHERLY RIGHT OF WAY LINE OF TANJA KING BLVD.

TANJA KING BLVD

RAINBOW SPRINGS LANE

MATCH LINE SHEET 6 OF 7

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(2).dwg

SHEET 7 OF 7



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SHEET 1 OF 5

DESCRIPTION:

THAT PART OF AVALON PARK VILLAGE 3, ACCORDING TO THE PLAT OF RECORD AS RECORDED IN PLAT BOOK 47, PAGES 96 THROUGH 104, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, BLOCK Q, SAID AVALON PARK VILLAGE 3; THENCE RUN N40°16'30"E, 4.60 FEET; THENCE RUN S49°56'41"E, 105.45 FEET; THENCE RUN S49°43'30"E, 153.82 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 37°50'15", A RADIUS OF 387.00 FEET, AN ARC LENGTH OF 255.57 FEET, A CHORD BEARING OF S30°48'22"E AND A CHORD DISTANCE OF 250.95 FEET; THENCE RUN S11°53'15"E, 180.52 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°30'28", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 239.28 FEET, A CHORD BEARING OF S19°08'29"E AND A CHORD DISTANCE OF 238.64 FEET; THENCE RUN S26°23'43"E, 65.12 FEET; THENCE RUN S59°50'27"W, 17.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ANASTASIA LANE, SAID AVALON PARK VILLAGE 3, AND ALSO BEING A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 41°48'13", A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 40.13 FEET, A CHORD BEARING OF N07°15'06"W AND A CHORD DISTANCE OF 39.24 FEET TO A REVERSE CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 16°16'07", A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 269.74 FEET, A CHORD BEARING OF N20°01'18"W AND A CHORD DISTANCE OF 268.84 FEET; THENCE RUN N11°53'15"W, 180.52 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 37°50'15", A RADIUS OF 382.00 FEET, AN ARC LENGTH OF 252.27 FEET, A CHORD BEARING OF N30°48'22"W AND A CHORD DISTANCE OF 247.71 FEET; THENCE RUN N49°43'30"W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 259.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,090 SQUARE FEET OR 0.117 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE NORTHEASTERLY RIGHT OF WAY LINE OF ANASTASIA LANE AS N49°43'30"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

JOB NUMBER: 19061.000

SURVEY DATE:	06/04/2019
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A
DRAWING FILE:	19061(3).DWG



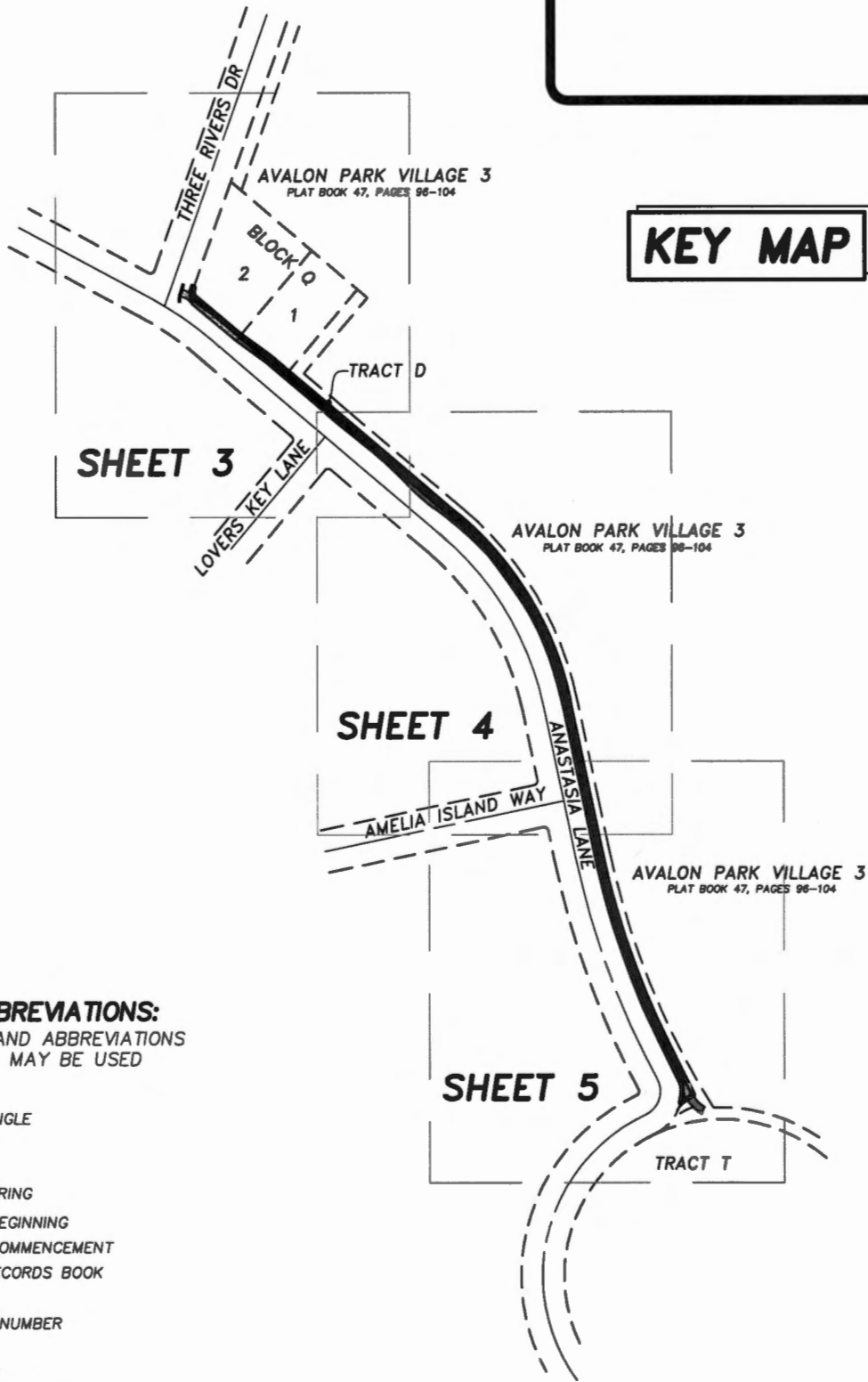
ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877



SCALE 1"=200'



LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- R RADIUS
- △ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- DOC# DOCUMENT NUMBER
- TYP. TYPICAL
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(3).dwg

SHEET 2 OF 5



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877



SCALE 1"=60'

AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

THREE RIVERS DR

2 BLOCK Q

1
N40°16'30"E
4.60'

TRACT N

NORTHEASTERLY RIGHT
OF WAY LINE

ANASTASIA
LANE

POINT OF BEGINNING
SOUTHEAST CORNER
LOT 1, BLOCK Q,
AVALON PARK VILLAGE 3

S49°56'41"E
105.45'

TRACT D

N49°43'30"W
259.26'

S49°43'30"E
153.82'

LOVERS KEY LANE

MATCH LINE
SHEET



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(3).dwg

SHEET 3 OF 5

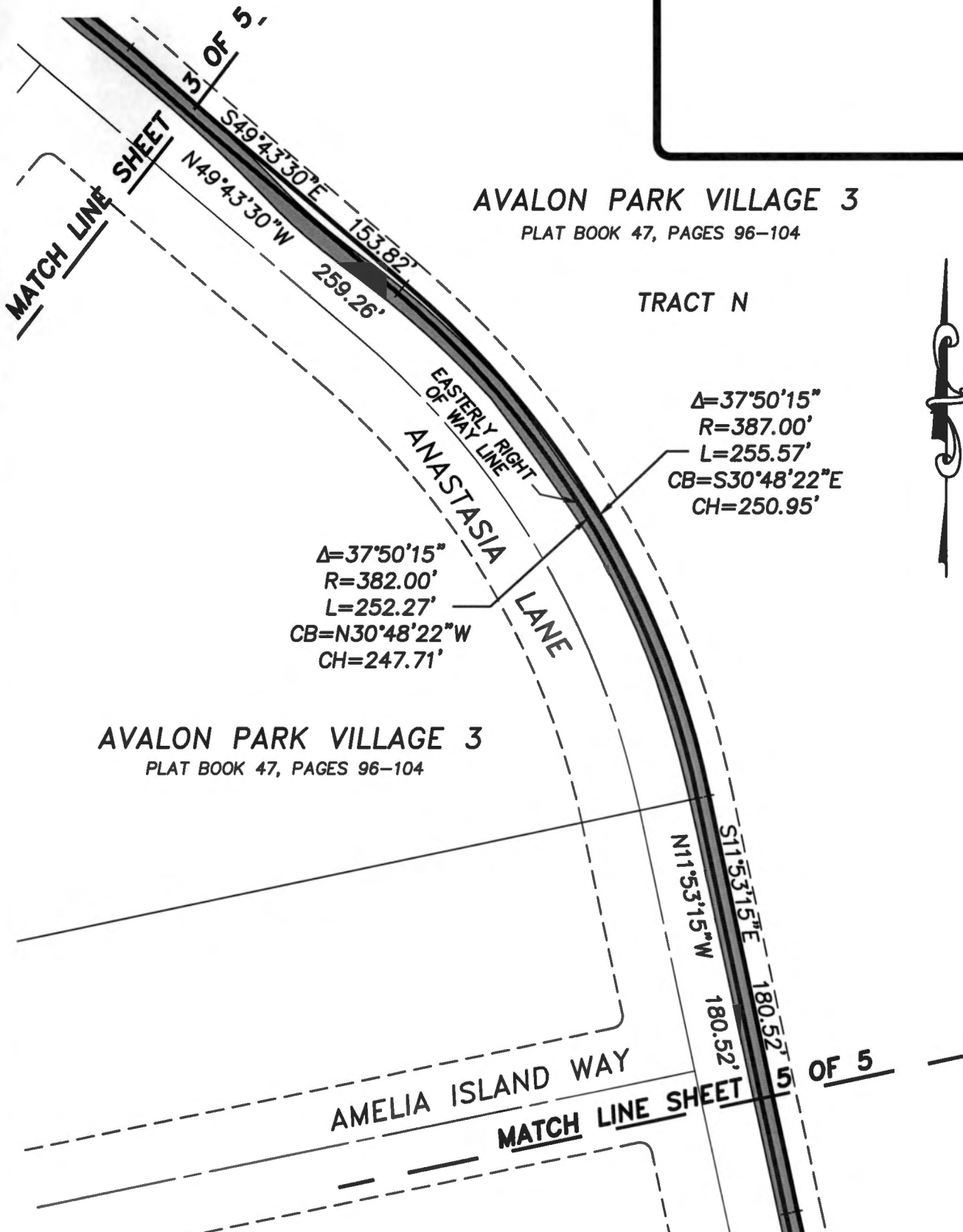
AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

TRACT N



SCALE 1"=60'



AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

AMELIA ISLAND WAY

MATCH LINE SHEET



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(3).dwg

SHEET 4 OF 5

AMELIA ISLAND WAY

MATCH LINE SHEET 4 OF 5

S11°53'15"E
180.52'
N11°53'15"W
180.52'

ANASTASIA

LANE

EASTERLY RIGHT
OF WAY LINE

$\Delta=14^{\circ}30'28''$
 $R=945.00'$
 $L=239.28'$
 $CB=S19^{\circ}08'29''E$
 $CH=238.64'$

$\Delta=16^{\circ}16'07''$
 $R=950.00'$
 $L=269.74'$
 $CB=N20^{\circ}01'18''W$
 $CH=268.84'$

$\Delta=41^{\circ}48'13''$
 $R=55.00'$
 $L=40.13'$
 $CB=N07^{\circ}15'06''W$
 $CH=39.24'$

S26°23'43"E
65.12'

S59°50'27"W
17.46'

AVALON PARK VILLAGE 3
PLAT BOOK 47, PAGES 96-104
TRACT N

TRACT T



SCALE 1"=60'



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(3).dwg

SHEET 5 OF 5

SKETCH OF DESCRIPTION

SHEET 1 OF 2

DESCRIPTION:

THAT PART OF AVALON PARK VILLAGE 2, ACCORDING TO THE PLAT OF RECORD AS RECORDED IN PLAT BOOK 44, PAGES 68 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK K, SAID AVALON PARK VILLAGE 2; THENCE RUN N54°34'36"E, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF GLENMERE WAY, SAID AVALON PARK VILLAGE 2, 89.90 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 117.81 FEET, A CHORD BEARING OF N09°34'36"E AND A CHORD DISTANCE OF 106.07 FEET; THENCE RUN N35°25'24"W, ALONG SAID RIGHT OF WAY LINE 102.12 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 70°31'44", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 30.77 FEET, A CHORD BEARING OF N00°09'32"W AND A CHORD DISTANCE OF 28.87 FEET TO A REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 114°11'48", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 99.66 FEET, A CHORD BEARING OF N21°59'35"W AND A CHORD DISTANCE OF 83.96 FEET; THENCE RUN N41°19'53"E, 13.38 FEET; THENCE RUN S48°40'07"E, 25.32 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 80°53'20", A RADIUS OF 56.50 FEET, AN ARC LENGTH OF 79.77 FEET, A CHORD BEARING OF S08°13'27"E AND A CHORD DISTANCE OF 73.30 FEET TO A REVERSE CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 67°38'37", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 29.52 FEET, A CHORD BEARING OF S01°36'06"E AND A CHORD DISTANCE OF 27.83 FEET; THENCE RUN S35°25'24"E, 98.46 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 81.00 FEET, AN ARC LENGTH OF 127.23 FEET, A CHORD BEARING OF S09°34'36"W AND A CHORD DISTANCE OF 114.55 FEET; THENCE RUN S54°34'36"W, 91.56 FEET; THENCE RUN N22°04'14"W, 7.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,983 SQUARE FEET OR 0.068 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE SOUTHEASTERLY RIGHT OF WAY LINE OF GLENMERE WAY AS N54°34'36"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

JOB NUMBER: 19061.000

SURVEY DATE:	06/04/2019
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

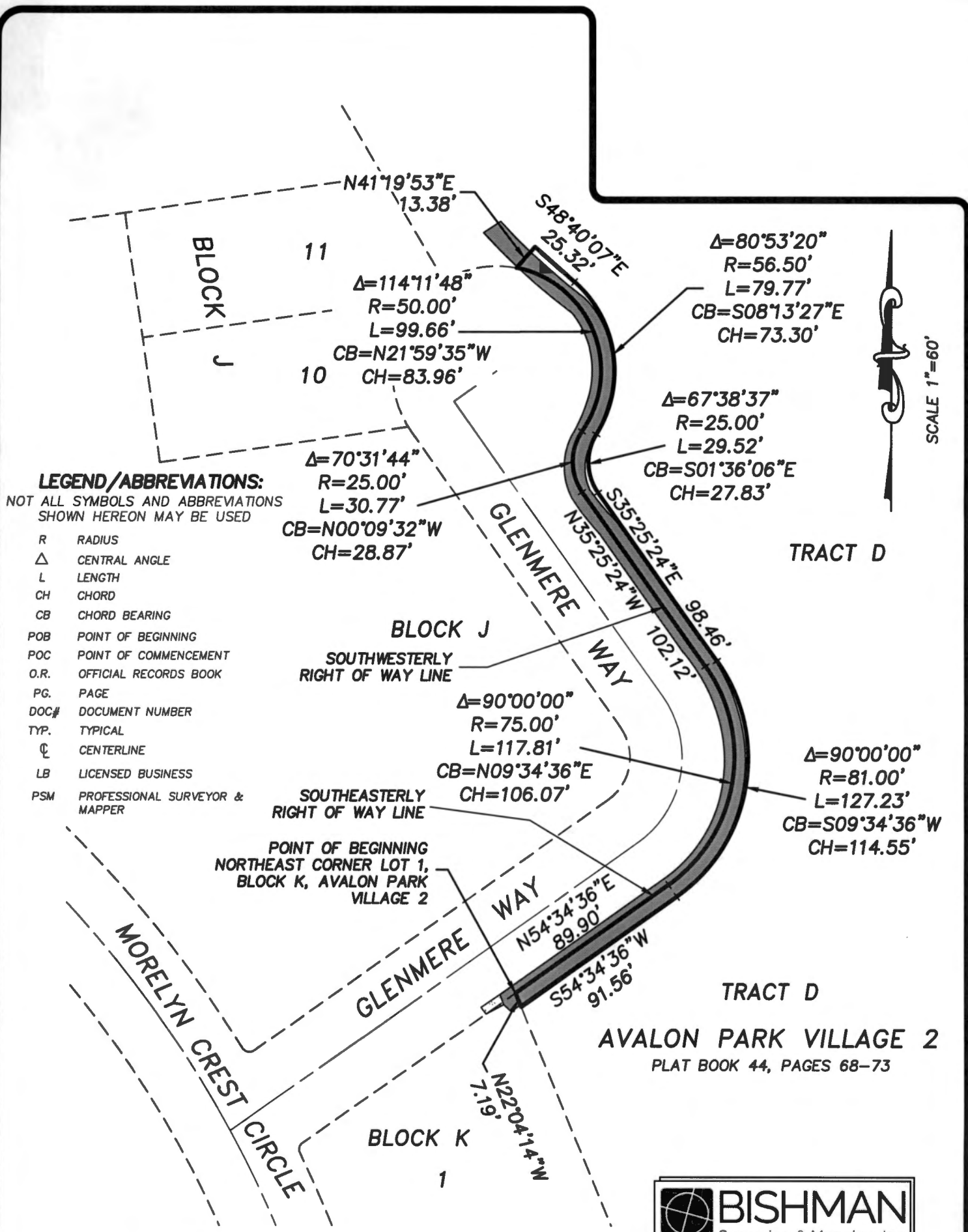
DRAWING FILE: 19061(4).DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877



LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- DOC# DOCUMENT NUMBER
- TYP. TYPICAL
- $\text{\textcircled{C}}$ CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER

TRACT D

TRACT D

AVALON PARK VILLAGE 2
PLAT BOOK 44, PAGES 68-73



CERTIFICATE OF AUTHORIZATION LB 7274
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OAKLAND, FL 34760
Phone No. 407.905.8877

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(4).dwg

SHEET 2 OF 2

SKETCH OF DESCRIPTION

SHEET 1 OF 5

DESCRIPTION:

THAT PART OF AVALON PARK VILLAGE 2, ACCORDING TO THE PLAT OF RECORD AS RECORDED IN PLAT BOOK 44, PAGES 68 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT H, SAID AVALON PARK VILLAGE 2; THENCE RUN N08°08'04"W, ALONG THE EASTERLY RIGHT OF WAY LINE OF CHICORA CROSSING BOULEVARD, 39.55 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 11°59'53", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 52.35 FEET, A CHORD BEARING OF N02°08'08"W AND A CHORD DISTANCE OF 52.26 FEET TO A REVERSE CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 23°49'06", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 249.42 FEET, A CHORD BEARING OF N08°02'45"W AND A CHORD DISTANCE OF 247.63 FEET TO A REVERSE CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 101°49'13", A RADIUS OF 4.00 FEET, AN ARC LENGTH OF 7.11 FEET, A CHORD BEARING OF N30°57'19"E AND A CHORD DISTANCE OF 6.21 FEET; THENCE RUN N81°51'56"E, ALONG THE SOUTH RIGHT OF WAY LINE OF MORELYN CREST CIRCLE, 158.85 FEET TO A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 353.43 FEET, A CHORD BEARING OF S53°08'04"E AND A CHORD DISTANCE OF 318.20 FEET; THENCE RUN S08°08'04" E, ALONG SAID RIGHT OF WAY LINE, 125.14 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 117.81 FEET, A CHORD BEARING OF S53°08'04"E AND A CHORD DISTANCE OF 106.07 FEET; THENCE RUN N81°51'56"E, ALONG SAID RIGHT OF WAY LINE, 182.00 FEET TO A CURVE CONCAVE NORTHERLY; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 55°39'43", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 72.86 FEET, A CHORD BEARING OF N54°02'03"E AND A CHORD DISTANCE OF 70.03 FEET; THENCE RUN S63°49'14"E, LEAVING SAID RIGHT OF WAY LINE, 6.32 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 37°32'35", A RADIUS OF 77.98 FEET, AN ARC LENGTH OF 51.09 FEET, A CHORD BEARING OF S44°41'47"W AND A CHORD DISTANCE OF 50.19 FEET TO A COMPOUND CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 18°44'10", A RADIUS OF 126.94 FEET, AN ARC LENGTH OF 41.51 FEET, A CHORD BEARING OF S72°50'09"W AND A CHORD DISTANCE OF 41.32 FEET; THENCE RUN S82°12'14"W, 168.84 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89°39'40", A RADIUS OF 82.00 FEET, AN ARC LENGTH OF 128.32 FEET, A CHORD BEARING OF N52°57'56"W AND A CHORD DISTANCE OF 115.62 FEET; THENCE RUN N08°08'04" W, 122.35 FEET TO A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89°22'37", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 343.18 FEET, A CHORD BEARING OF N52°49'24"W AND A CHORD DISTANCE OF 309.43 FEET; THENCE RUN S82°29'17"W, 123.08 FEET TO A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 99°06'43", A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 48.44 FEET, A CHORD BEARING OF S32°55'56"W AND A CHORD DISTANCE OF 42.62 FEET TO A REVERSE CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 18°26'56", A RADIUS OF 606.00 FEET, AN ARC LENGTH OF 195.13 FEET, A CHORD BEARING OF S07°23'58"E AND A CHORD DISTANCE OF 194.29 FEET; THENCE RUN S01°49'30"W, 41.28 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 24°40'33", A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 24.55 FEET, A CHORD BEARING OF S10°30'46"E AND A CHORD DISTANCE OF 24.36 FEET; THENCE RUN S22°51'03"E, 32.06 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 47°26'36", A RADIUS OF 35.16 FEET, AN ARC LENGTH OF 29.12 FEET, A CHORD BEARING OF S00°52'15"W AND A CHORD DISTANCE OF 28.29 FEET TO A REVERSE CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 32°16'43", A RADIUS OF 42.00 FEET, AN ARC LENGTH OF 23.66 FEET, A CHORD BEARING OF S08°27'12"W AND A CHORD DISTANCE OF 23.35 FEET; THENCE RUN S07°41'10"E, 49.06 FEET; THENCE RUN S82°29'15"W, 5.97 FEET, TO AFORESAID EAST RIGHT OF WAY LINE OF CHICORA CROSSING BOULEVARD; THENCE RUN N08°08'04"W, ALONG SAID RIGHT OF WAY LINE, 83.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10,731 SQUARE FEET OR 0.246 ACRES MORE OR LESS.

JOB NUMBER: 19061.000

SURVEY DATE:	06/04/2019
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 19061(6).DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274
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OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EASTERLY RIGHT OF WAY LINE OF CHICORA CROSSING BOULEVARD AS N08°08'04"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(6).dwg

SHEET 2 OF 5



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

LEGEND/ABBREVIATIONS:

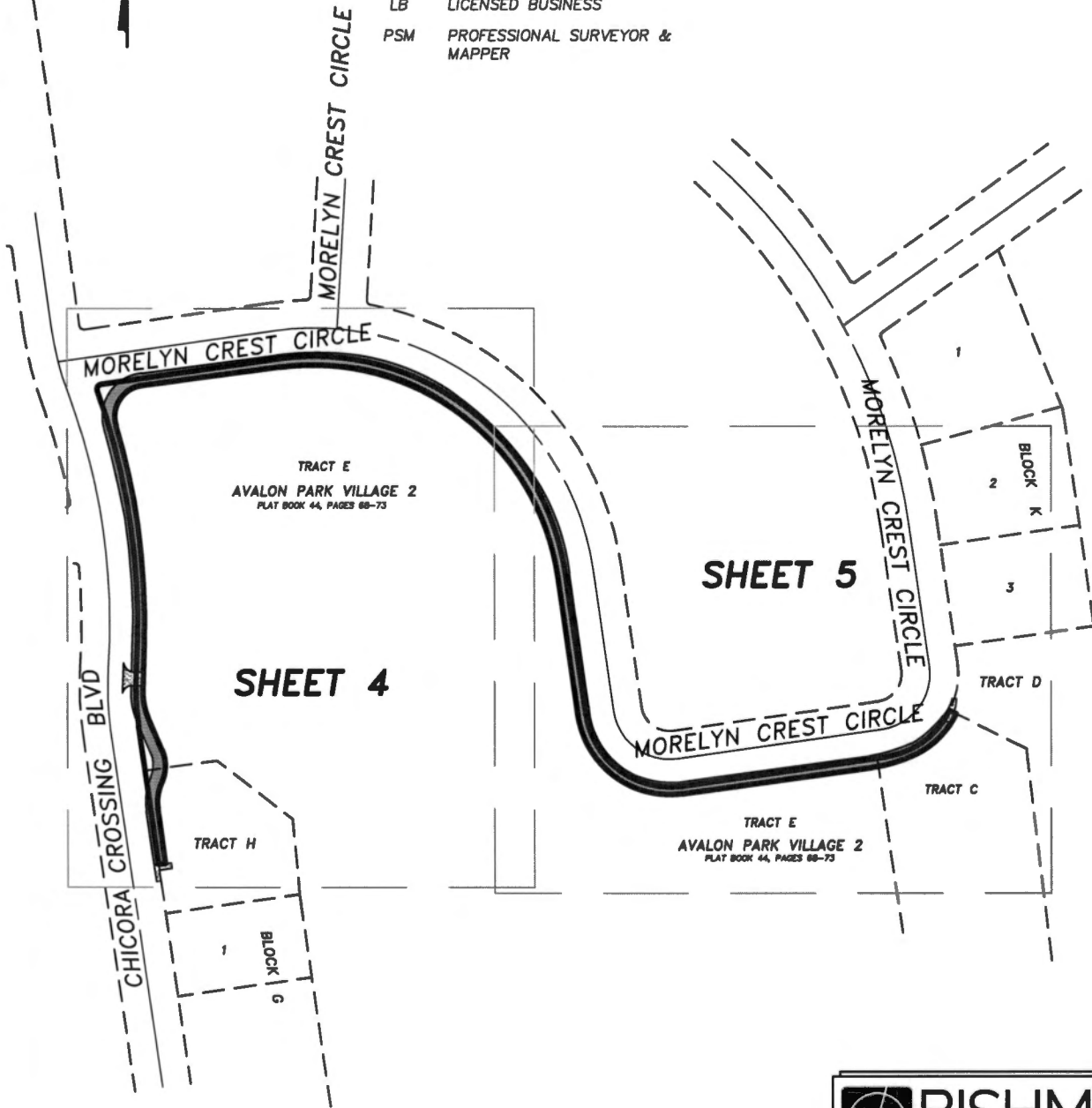
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- R RADIUS
- △ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- DOC# DOCUMENT NUMBER
- TYP. TYPICAL
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER



SCALE 1"=150'

KEY MAP



JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(6).dwg

SHEET 3 OF 5



CERTIFICATE OF AUTHORIZATION LB 7274

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$\Delta=101^{\circ}49'13''$
 $R=4.00'$
 $L=7.11'$
 $CB=N30^{\circ}57'19''E$
 $CH=6.21'$

MORELYN CREST CIRCLE

SOUTH RIGHT OF WAY LINE
 $N81^{\circ}51'56''E$ 158.85'

$S82^{\circ}29'17''W$ 123.08'

$\Delta=99^{\circ}06'43''$
 $R=28.00'$
 $L=48.44'$
 $CB=S32^{\circ}55'56''W$
 $CH=42.62'$

$\Delta=90^{\circ}00'00''$
 $R=225.00'$
 $L=353.43'$
 $CB=S53^{\circ}08'04''E$
 $CH=318.20'$

TRACT E

AVALON PARK VILLAGE 2
 PLAT BOOK 44, PAGES 68-73

$\Delta=89^{\circ}22'37''$
 $R=220.00'$
 $L=343.18'$
 $CB=N52^{\circ}49'24''W$
 $CH=309.43'$

$\Delta=23^{\circ}49'06''$
 $R=600.00'$
 $L=249.42'$
 $CB=N08^{\circ}02'45''W$
 $CH=247.63'$

CHICORA CROSSING BLVD

EASTERLY RIGHT OF WAY LINE

$\Delta=18^{\circ}26'56''$
 $R=606.00'$
 $L=195.13'$
 $CB=S07^{\circ}23'58''E$
 $CH=194.29'$

$\Delta=24^{\circ}40'33''$
 $R=57.00'$
 $L=24.55'$
 $CB=S10^{\circ}30'46''E$
 $CH=24.36'$

$\Delta=47^{\circ}26'36''$
 $R=35.16'$
 $L=29.12'$
 $CB=S00^{\circ}52'15''W$
 $CH=28.29'$

$\Delta=11^{\circ}59'53''$
 $R=250.00'$
 $L=52.35'$
 $CB=N02^{\circ}08'08''W$
 $CH=52.26'$

POINT OF BEGINNING TRACT H
 NORTHWEST CORNER
 AVALON PARK VILLAGE 2

$\Delta=32^{\circ}16'43''$
 $R=42.00'$
 $L=23.66'$
 $CB=S08^{\circ}27'12''W$
 $CH=23.35'$

TRACT H

$S82^{\circ}29'15''W$
 5.97'



SCALE 1"=60'

MATCH LINE SHEET 5 OF 5

JOB NUMBER: 19061.000
 SURVEY DATE: 06/04/2019
 DRAWING FILE: 19061(6).DWG

SHEET 4 OF 5



CERTIFICATE OF AUTHORIZATION LB 7274
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 OAKLAND, FL 34760
 Phone No. 407.905.8877

BLOCK K
2

3

TRACT D

TRACT C

MORELYN CREST CIRCLE

S63°49'14"E
6.32'

$\Delta=37^{\circ}32'35''$
R=77.98'
L=51.09'
CB=S44°41'47"W
CH=50.19'

$\Delta=18^{\circ}44'10''$
R=126.94'
L=41.51'
CB=S72°50'09"W
CH=41.32'

$\Delta=55^{\circ}39'43''$
R=75.00'
L=72.86'
CB=N54°02'03"E
CH=70.03'

MORELYN CREST CIRCLE

SOUTH RIGHT OF WAY LINE
182.00'
N81°51'56"E
S82°12'14"W
168.84'

TRACT E
AVALON PARK VILLAGE 2
PLAT BOOK 44, PAGES 68-73

SCALE 1"=60'



$\Delta=90^{\circ}00'00''$
R=75.00'
L=117.81'
CB=S53°08'04"E
CH=106.07'

$\Delta=89^{\circ}39'40''$
R=82.00'
L=128.32'
CB=N52°57'56"W
CH=115.62'

S08°08'04"E 125.14'
N08°08'04"W 122.35'

MATCH LINE SHEET 4 OF 5

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(6).dwg

SHEET 5 OF 5



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SHEET 1 OF 9

DESCRIPTION:

THAT PART OF AVALON PARK VILLAGE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGES 68 THROUGH 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PART OF AVALON PARK VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 96 THROUGH 104, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT A, SAID AVALON PARK VILLAGE 2; THENCE RUN S08°08'04"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF CHICORA CROSSING BOULEVARD, SAID AVALON PARK VILLAGE 2, 217.25 FEET TO A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 4.00 FEET, AN ARC LENGTH OF 6.28 FEET, A CHORD BEARING OF S36°51'54"W AND A CHORD DISTANCE OF 5.66 FEET; THENCE RUN S81°51'56"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF CARRIAGE LAKE DRIVE, SAID AVALON PARK VILLAGE 2, 473.65 FEET TO A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 74°14'44", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 97.19 FEET, A CHORD BEARING OF S44°44'34"W AND A CHORD DISTANCE OF 90.53 FEET; THENCE RUN S07°37'10"W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CARRIAGE LAKE DRIVE, 146.68 FEET TO A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE AND RIGHT OF WAY LINE, HAVING A CENTRAL ANGLE OF 10°47'55", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 89.52 FEET, A CHORD BEARING OF S02°13'14"W AND A CHORD DISTANCE OF 89.39 FEET TO A REVERSE CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 83°01'34", A RADIUS OF 4.00 FEET, AN ARC LENGTH OF 5.80 FEET, A CHORD BEARING OF S38°20'04"W AND A CHORD DISTANCE OF 5.30 FEET TO A REVERSE CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE SAID CURVE HAVING A CENTRAL ANGLE OF 06°54'44", A RADIUS OF 2250.00 FEET, AN ARC LENGTH OF 271.44 FEET, A CHORD BEARING OF S76°23'28"W AND A CHORD DISTANCE OF 271.28 FEET; THENCE RUN S72°56'07"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE 460.51 FEET TO A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 55°17'31", A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 183.36 FEET, A CHORD BEARING OF S45°17'21"W AND A CHORD DISTANCE OF 176.32 FEET; THENCE RUN S17°38'36"W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CASSIA DRIVE, 238.51 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 07°15'09", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 104.43 FEET, A CHORD BEARING OF S21°16'11"W AND A CHORD DISTANCE OF 104.36 FEET; THENCE RUN S24°53'44"W, 1.89 FEET; THENCE RUN N46°16'03"W, 6.87 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°13'45", A RADIUS OF 818.50 FEET, AN ARC LENGTH OF 103.27 FEET, A CHORD BEARING OF N21°15'28"E AND A CHORD DISTANCE OF 103.20 FEET; THENCE RUN N17°38'36"E, 238.51 FEET TO A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 55°17'31", A RADIUS OF 196.50 FEET, AN ARC LENGTH OF 189.63 FEET, A CHORD BEARING OF N45°17'22"E AND A CHORD DISTANCE OF 182.35 FEET; THENCE RUN N72°56'07"E, 460.51 FEET TO A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°38'08", A RADIUS OF 2256.50 FEET, AN ARC LENGTH OF 261.33 FEET, A CHORD BEARING OF N76°15'10"E AND A CHORD DISTANCE OF 261.18 FEET TO A REVERSE CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 81°27'38", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 14.22 FEET, A CHORD BEARING OF N38°50'25"E AND A CHORD DISTANCE OF 13.05 FEET TO A REVERSE CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 09°30'34", A RADIUS OF 481.50 FEET, AN ARC LENGTH OF 79.92 FEET, A CHORD BEARING OF N02°51'53"E AND A CHORD DISTANCE OF 79.82 FEET; THENCE RUN N07°37'10"E, 146.54 FEET TO A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 74°14'44", A RADIUS OF 81.00 FEET, AN ARC LENGTH OF 104.96 FEET, A CHORD BEARING OF N44°44'34"E AND A CHORD DISTANCE OF 97.77 FEET; THENCE RUN N81°51'56"E, 471.22 FEET; THENCE RUN N07°36'47"W, 213.59 FEET; THENCE RUN N63°24'58"E, 1.05 FEET; THENCE

02/09/2023 - MISC REVISIONS

06/21/2022 - REVISED BOUNDARY (TRACT B)

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019

FIELD BY: N/A

FIELD BOOK: N/A

PAGES: N/A

FIELD FILE: N/A

DRAWING FILE: 19061(7).DWG



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Phone No. 407.905.8877

SKETCH OF DESCRIPTION

DESCRIPTION (CONTINUED)

RUN N08°08'04" W, 75.04 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 29°58'32", A RADIUS OF 136.00 FEET, AN ARC LENGTH OF 71.15 FEET, A CHORD BEARING OF N23°07'22"W AND A CHORD DISTANCE OF 70.34 FEET; THENCE RUN N38°06'36"W, 576.96 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF FANNING SPRINGS WAY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 78°27'47", A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 6.85 FEET, A CHORD BEARING OF S77°20'29"E AND A CHORD DISTANCE OF 6.32 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICORA CROSSING BOULEVARD; THENCE RUN S38°06'36"E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 572.06 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 29°58'32", A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 73.24 FEET, A CHORD BEARING OF S23°07'22"E AND A CHORD DISTANCE OF 72.41 FEET; THENCE RUN S08°08'04" E, 73.71 FEET TO THE POINT OF BEGINNING. LESS THAT PART LYING WITHIN TRACT B, SAID AVALON PARK VILLAGE 2. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 16,809.844 SQUARE FEET OR 0.386 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE WESTERLY RIGHT OF WAY LINE OF CHICORA CROSSING BOULEVARD AS S08°08'04"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(7).dwg

SHEET 2 OF 9



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

KEY MAP

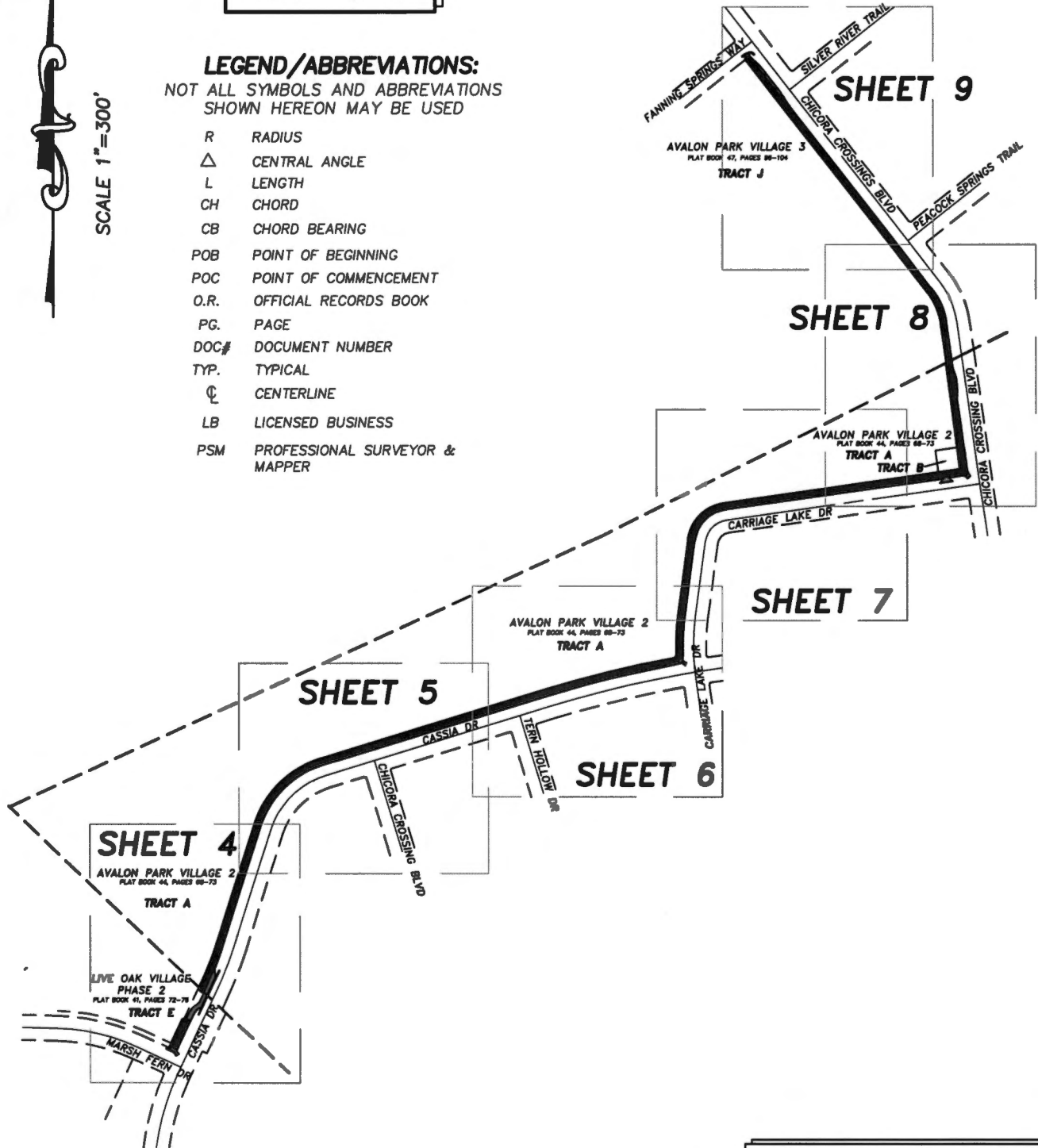


SCALE 1" = 300'

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- R RADIUS
- △ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- DOC# DOCUMENT NUMBER
- TYP. TYPICAL
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER



JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
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SHEET 3 OF 9



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION



SCALE 1"=60'

MATCH LINE SHEET 5 OF 9

AVALON PARK VILLAGE 2

PLAT BOOK 44, PAGES 68-73

TRACT A

$\Delta=07^{\circ}13'45''$
 $R=818.50'$
 $L=103.27'$
 $CB=N21^{\circ}15'28''E$
 $CH=103.20'$

LIVE OAK VILLAGE PHASE 2

PLAT BOOK 41, PAGES 72-76

TRACT E

$N46^{\circ}16'03''W$
 $6.87'$

$\Delta=07^{\circ}15'09''$
 $R=825.00'$
 $L=104.43'$
 $CB=S21^{\circ}16'11''W$
 $CH=104.36'$

TRACT F

MARSH FERN DR

CASSIA DR

$S24^{\circ}33'44''W$
 $1.89'$

$N17^{\circ}38'36''E$ 238.51'
 $S17^{\circ}38'36''W$ 238.51'

WESTERLY RIGHT OF WAY LINE



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JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
 DRAWING FILE: 19061(7).dwg

SHEET 4 OF 9

SKETCH OF DESCRIPTION

MATCH LINE SHEET
6 OF 9

SCALE 1"=60'



AVALON PARK VILLAGE 2

PLAT BOOK 44, PAGES 68-73

TRACT A

CASSIA DR

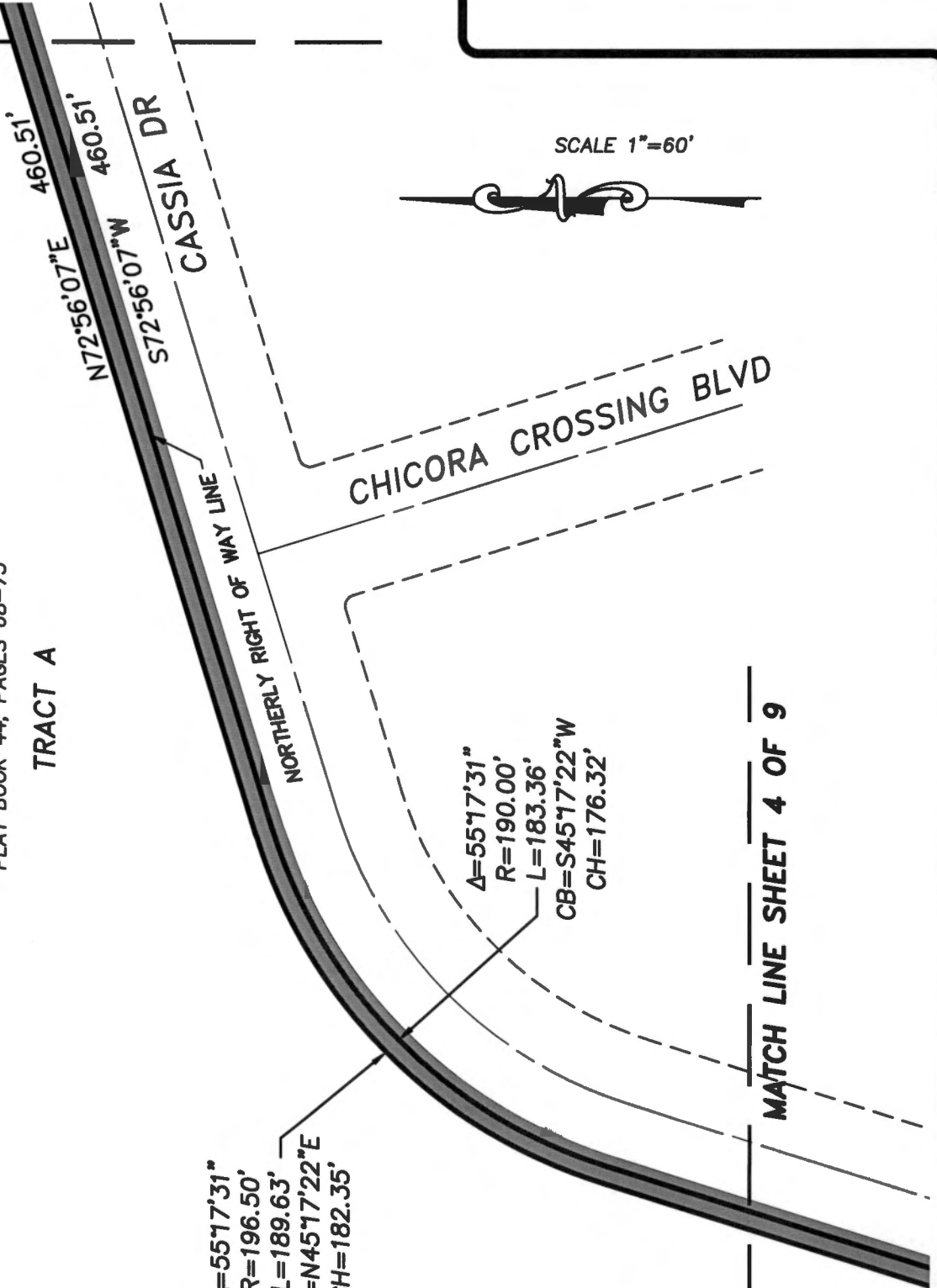
CHICORA CROSSING BLVD

NORTHERLY RIGHT OF WAY LINE

MATCH LINE SHEET 4 OF 9

$\Delta=55^{\circ}17'31''$
 $R=196.50'$
 $L=189.63'$
 $CB=N45^{\circ}17'22''E$
 $CH=182.35'$

$\Delta=55^{\circ}17'31''$
 $R=190.00'$
 $L=183.36'$
 $CB=S45^{\circ}17'22''W$
 $CH=176.32'$



JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
 DRAWING FILE: 19061(7).dwg

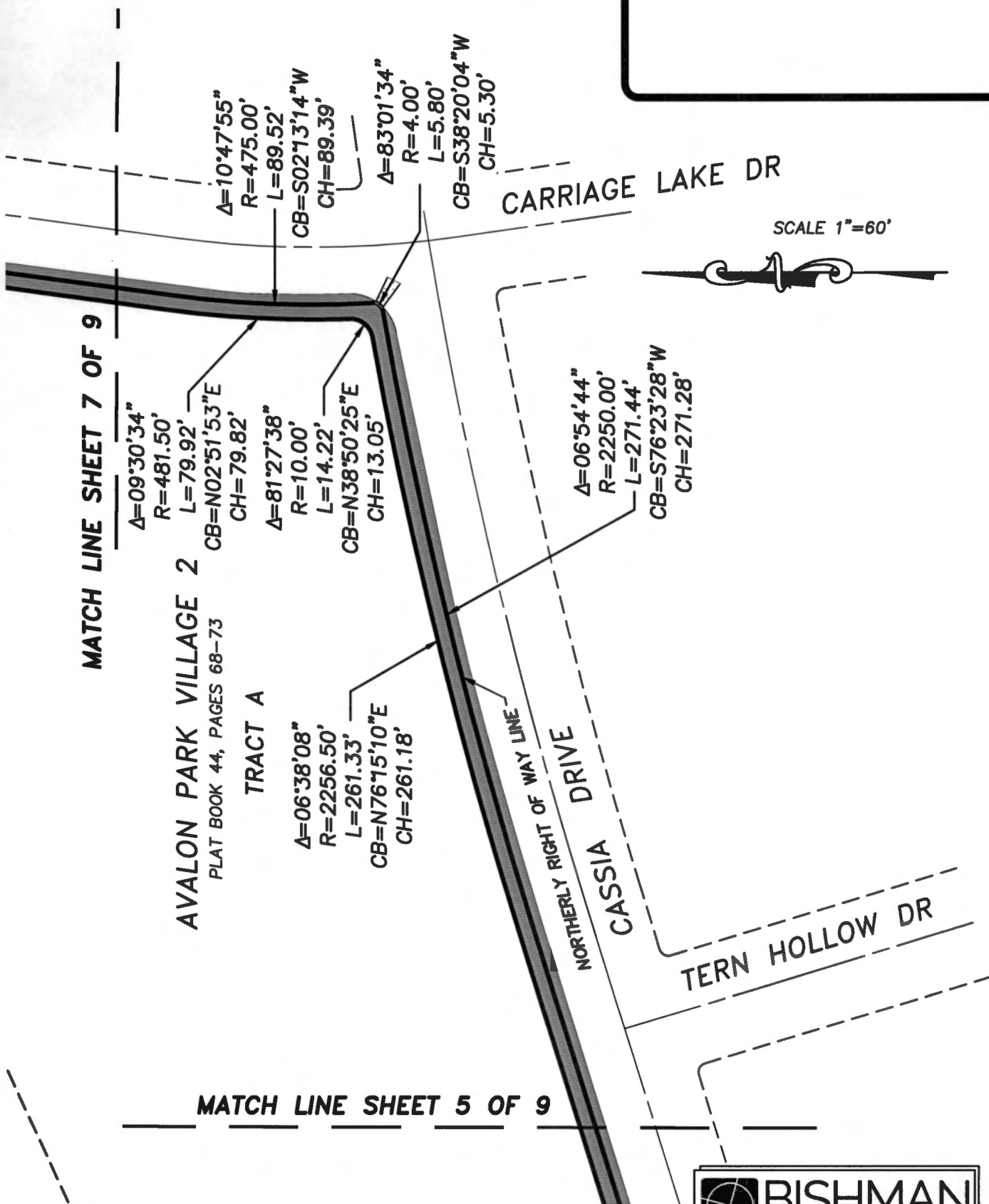
SHEET 5 OF 9



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 Phone No. 407.905.8877

SKETCH OF DESCRIPTION



MATCH LINE SHEET 7 OF 9

AVALON PARK VILLAGE 2
PLAT BOOK 44, PAGES 68-73

TRACT A

MATCH LINE SHEET 5 OF 9

$\Delta=10^{\circ}47'55''$
 $R=475.00'$
 $L=89.52'$
 $CB=S02^{\circ}13'14''W$
 $CH=89.39'$

$\Delta=83^{\circ}01'34''$
 $R=4.00'$
 $L=5.80'$
 $CB=S38^{\circ}20'04''W$
 $CH=5.30'$

$\Delta=09^{\circ}30'34''$
 $R=481.50'$
 $L=79.92'$
 $CB=N02^{\circ}51'53''E$
 $CH=79.82'$

$\Delta=81^{\circ}27'38''$
 $R=10.00'$
 $L=14.22'$
 $CB=N38^{\circ}50'25''E$
 $CH=13.05'$

$\Delta=06^{\circ}38'08''$
 $R=2256.50'$
 $L=261.33'$
 $CB=N76^{\circ}15'10''E$
 $CH=261.18'$

$\Delta=06^{\circ}54'44''$
 $R=2250.00'$
 $L=271.44'$
 $CB=S76^{\circ}23'28''W$
 $CH=271.28'$

SCALE 1"=60'



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 DRAWING FILE: 19061(7).dwg

SHEET 6 OF 9

SKETCH OF DESCRIPTION

MATCH LINE
SHEET 8 OF 9

SCALE 1"=60'



AVALON PARK VILLAGE 3
PLAT BOOK 47, PAGES 96-104

TRACT 0

AVALON PARK VILLAGE 2
PLAT BOOK 44, PAGES 68-73

TRACT A

471.22'

N81°51'56"E

473.65'

S81°51'56"W

NORTHERLY RIGHT OF WAY LINE
CARRIAGE LAKE DR

$\Delta=74^{\circ}14'44''$
 $R=75.00'$
 $L=97.19'$
 $CB=S44^{\circ}44'34''W$
 $CH=90.53'$

MATCH LINE SHEET 6 OF 9

WESTERLY RIGHT OF WAY LINE

S07°37'10"W 146.68'

N07°37'10"E 146.54'

$\Delta=74^{\circ}14'44''$
 $R=81.00'$
 $L=104.96'$
 $CB=N44^{\circ}44'34E$
 $CH=97.77'$



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SHEET 7 OF 9

SKETCH OF DESCRIPTION

MATCH LINE SHEET 9 OF 9

AVALON PARK VILLAGE 3

PLAT BOOK 47, PAGES 96-104

TRACT J

$\Delta=29^{\circ}58'32''$
 $R=140.00'$
 $L=73.24'$
 $CB=S23^{\circ}07'22''E$
 $CH=72.41'$

$\Delta=29^{\circ}58'32''$
 $R=136.00'$
 $L=71.15'$
 $CB=N23^{\circ}07'22''W$
 $CH=70.34'$



SCALE 1"=60'

TRACT O

POINT OF BEGINNING
 NORTHEAST CORNER TRACT A
 AVALON PARK VILLAGE 2

WEST RIGHT OF WAY LINE

AVALON PARK VILLAGE 2

PLAT BOOK 44, PAGES 68-73

TRACT A

MATCH LINE SHEET 7 OF 9

TRACT B
 LESS

CHICORA CROSSING BLVD

$\Delta=90^{\circ}00'00''$
 $R=4.00'$
 $L=6.28'$
 $CB=S36^{\circ}51'54''W$
 $CH=5.66'$

CARRIAGE LAKE DR



CERTIFICATE OF AUTHORIZATION LB 7274

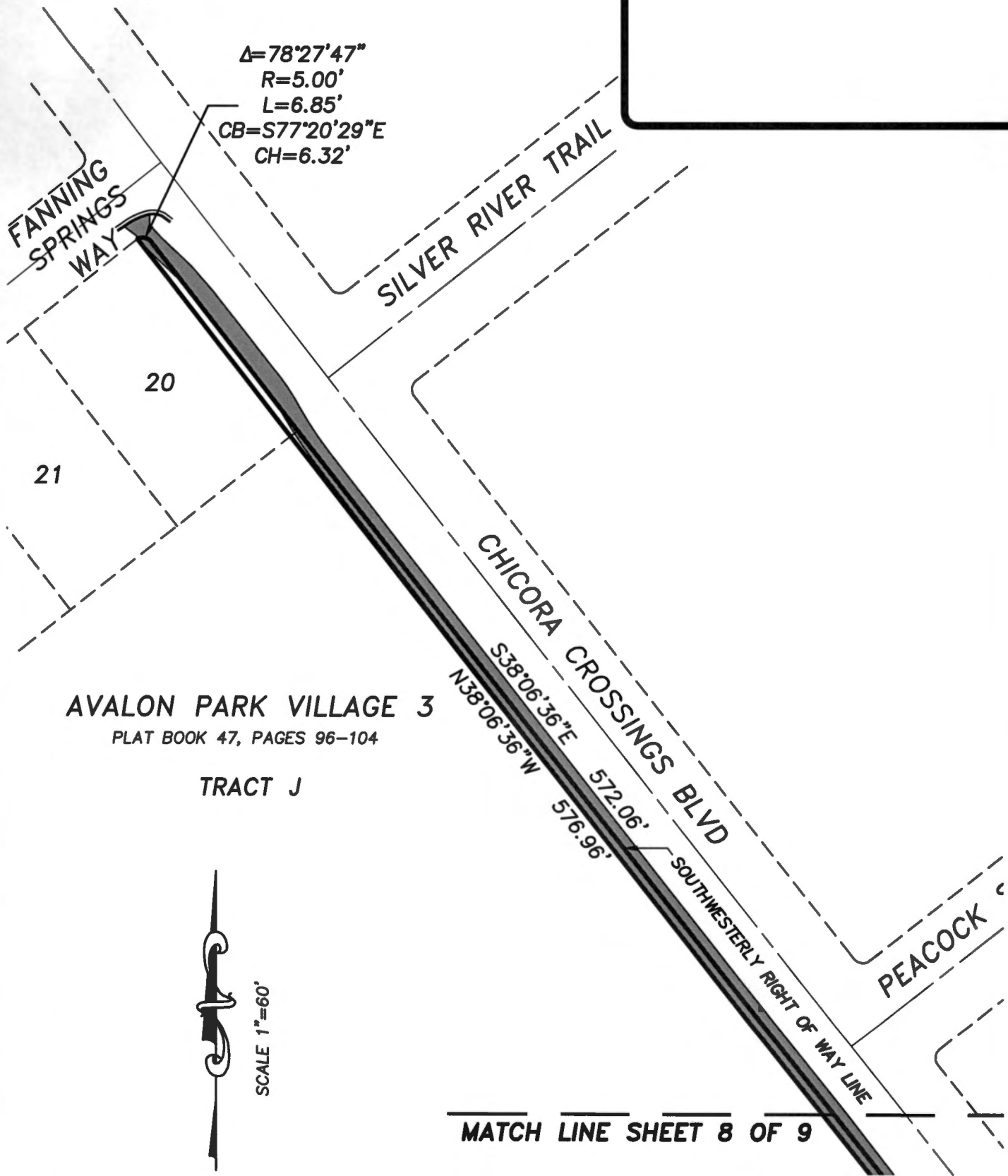
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SHEET 8 OF 9

SKETCH OF DESCRIPTION



AVALON PARK VILLAGE 3
 PLAT BOOK 47, PAGES 96-104

TRACT J



SCALE 1"=60'

MATCH LINE SHEET 8 OF 9



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JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
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SHEET 9 OF 9

SKETCH OF DESCRIPTION

SHEET 1 OF 2

DESCRIPTION:

THAT PART OF LIVE OAK VILLAGE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 72 THROUGH 76, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT F, SAID LIVE OAK VILLAGE PHASE 2; THENCE RUN S24°53'45"W, ALONG THE WESTERLY RIGHT OF WAY LINE OF CASSIA DRIVE, SAID LIVE OAK VILLAGE PHASE 2, 59.17 FEET TO A CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 4.00 FEET, AN ARC LENGTH OF 6.28 FEET, A CHORD BEARING OF S69°53'45"W AND A CHORD DISTANCE OF 5.66 FEET; THENCE RUN N65°06'15"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF MARSH FERN DRIVE, SAID LIVE OAK VILLAGE PHASE 2, 6.00 FEET; THENCE RUN N24°53'30"E, 61.78 FEET, TO THE NORTH LINE OF SAID TRACT F; THENCE RUN S73°00'22"E, ALONG SAID NORTH LINE, 10.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 621 SQUARE FEET OR 0.014 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE WESTERLY RIGHT OF WAY LINE OF CASSIA DRIVE AS S24°53'45"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

JOB NUMBER: 19061.000

SURVEY DATE:	06/04/2019
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 19061(8).DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



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SKETCH OF DESCRIPTION

AVALON PARK VILLAGE 2
PLAT BOOK 44, PAGES 68-73

TRACT A

LIVE OAK VILLAGE PHASE 2
PLAT BOOK 41, PAGES 72-76

TRACT E

S73°00'22"E
10.10'

TRACT F

N24°53'30"E
61.78'

N65°06'15"W
6.00'

MARSH FERN DR

S24°53'45"W
59.17'

CASSIA DR

POINT OF BEGINNING
NORTHEAST CORNER TRACT F
LIVE OAK VILLAGE PHASE 2

$\Delta=90^{\circ}00'00''$
 $R=4.00'$
 $L=6.28'$
 $CB=S69^{\circ}53'45''W$
 $CH=5.66'$

SCALE 1"=60'

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS
SHOWN HEREON MAY BE USED

R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
DOC#	DOCUMENT NUMBER
TYP.	TYPICAL
\odot	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
DRAWING FILE: 19061(8).dwg

SHEET 2 OF 2



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OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SHEET 1 OF 7

DESCRIPTION:

THAT PART OF LIVE OAK VILLAGE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 96 THROUGH 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PART OF LIVE OAK VILLAGE PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 142 THROUGH 146, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT F, SAID LIVE OAK VILLAGE PHASE 1A; THENCE RUN S38°57'35"E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKE LIVE OAK DRIVE, SAID LIVE OAK VILLAGE PHASE 1B, 275.87 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 49°21'51", A RADIUS OF 428.00 FEET, AN ARC LENGTH OF 368.75 FEET, A CHORD BEARING OF S63°38'31"E AND A CHORD DISTANCE OF 357.45 FEET; THENCE RUN S88°19'26"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID LAKE LIVE OAK DRIVE, 360.26 FEET TO A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 88°19'25", A RADIUS OF 202.00 FEET, AN ARC LENGTH OF 311.39 FEET, A CHORD BEARING OF S44°09'43"E AND A CHORD DISTANCE OF 281.46 FEET; THENCE RUN S00°00'00"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID LAKE LIVE OAK DRIVE, 178.10 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE HAVING A CENTRAL ANGLE OF 60°28'16", A RADIUS OF 208.00 FEET, AN ARC LENGTH OF 219.53 FEET, A CHORD BEARING OF S30°14'09"E AND A CHORD DISTANCE OF 209.48 FEET; THENCE RUN S60°28'16"E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID LAKE LIVE OAK DRIVE, 228.37 FEET; THENCE RUN N85°55'50"W, 9.85 FEET TO A CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 25°21'34", A RADIUS OF 38.77 FEET, AN ARC LENGTH OF 17.16 FEET, A CHORD BEARING OF N73°15'03"W AND A CHORD DISTANCE OF 17.02 FEET; THENCE RUN N60°28'16"W, 202.88 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 53°34'21", A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 201.96 FEET, A CHORD BEARING OF N33°41'06"W AND A CHORD DISTANCE OF 194.69 FEET; THENCE RUN N06°53'56"W, 96.27 FEET; THENCE RUN N00°00'00"W, 108.47 FEET TO A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 88°19'25", A RADIUS OF 184.00 FEET, AN ARC LENGTH OF 283.64 FEET, A CHORD BEARING OF N44°09'43"W AND A CHORD DISTANCE OF 256.38 FEET; THENCE RUN N88°19'26"W, 356.55 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 19°31'17", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 127.77 FEET, A CHORD BEARING OF N78°33'47"W AND A CHORD DISTANCE OF 127.15 FEET TO A COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 05°55'18", A RADIUS OF 1423.51 FEET, AN ARC LENGTH OF 147.12 FEET, A CHORD BEARING OF N65°50'30"W AND A CHORD DISTANCE OF 147.06 FEET TO A COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 40°33'07", A RADIUS OF 241.35 FEET, AN ARC LENGTH OF 170.82 FEET, A CHORD BEARING OF N42°36'17"W AND A CHORD DISTANCE OF 167.28 FEET TO A REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 15°12'17", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 53.07 FEET, A CHORD BEARING OF N29°55'52"W AND A CHORD DISTANCE OF 52.92 FEET; THENCE RUN N37°32'01"W, 52.19 FEET; THENCE RUN N39°59'44"W, 80.75 FEET; THENCE RUN N38°37'06"W, 70.21 FEET; THENCE RUN N36°33'35"W, 42.44 FEET; THENCE RUN N51°02'24"E, 7.49 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF LAKE LIVE OAK DRIVE; THENCE RUN S38°57'35"E, ALONG SIDE SOUTHWESTERLY RIGHT OF WAY LINE, 77.12 FEET TO THE POINT OF BEGINNING. LESS THAT PART LYING WITHIN TRACT H, SAID LIVE OAK VILLAGE PHASE 1A.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 29,156.76 SQUARE FEET OR 0.669 ACRES MORE OR LESS.

02/09/2023 - MISC REVISIONS

06/21/2022 - REVISED BOUNDARY (TRACT H)

JOB NUMBER: 19061.000

SURVEY DATE:	06/04/2019
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 19061(9).DWG



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SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKE LIVE OAK DRIVE AS S38°57'35"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS
SHOWN HEREON MAY BE USED

R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
DOC#	DOCUMENT NUMBER
TYP.	TYPICAL
$\text{\textcircled{C}}$	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER



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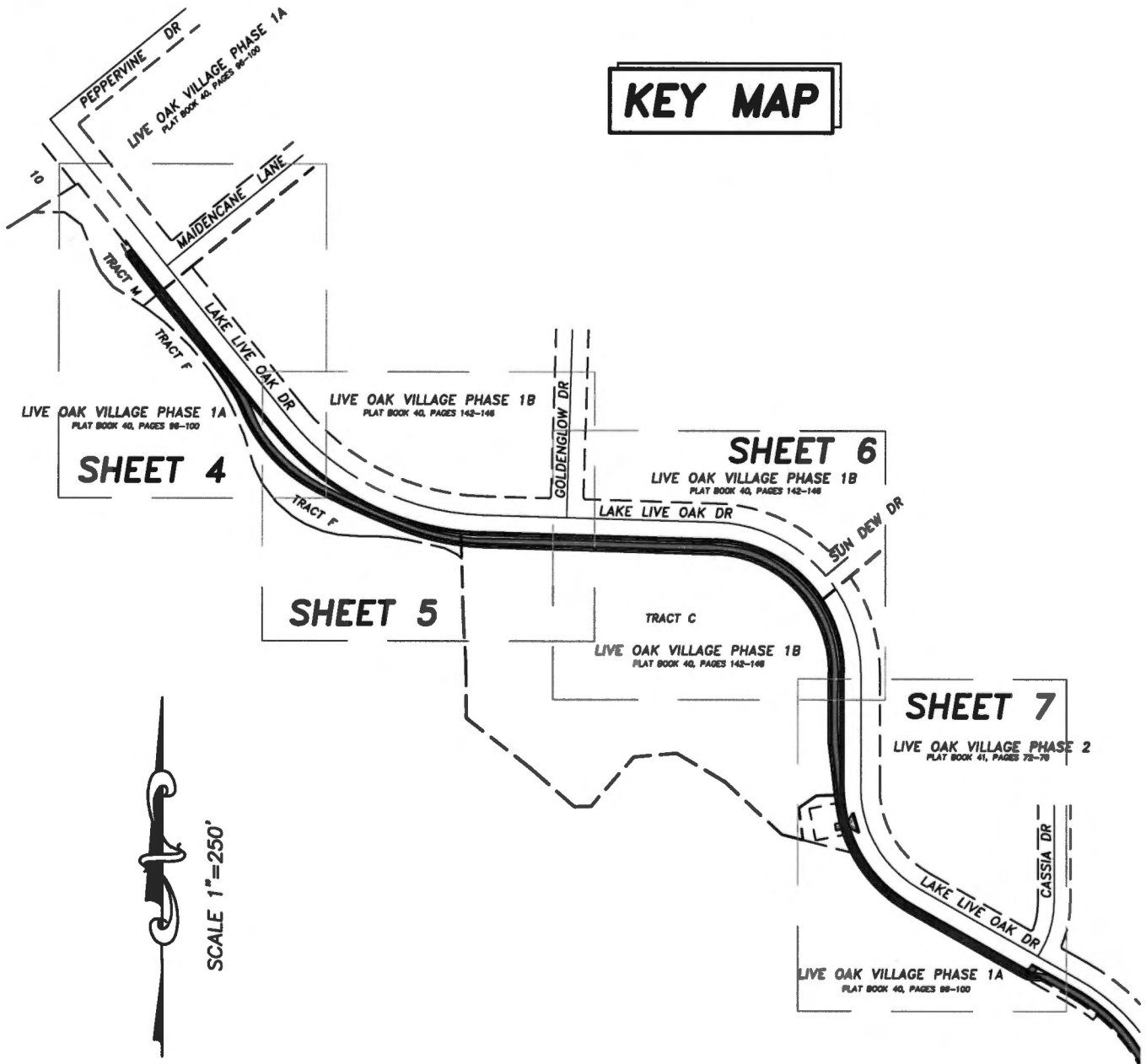
JOB NUMBER: 19061.000

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DRAWING FILE: 19061(9).dwg

SHEET 2 OF 7

SKETCH OF DESCRIPTION

KEY MAP



JOB NUMBER: 19061.000
 SURVEY DATE: 06/04/2019
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SHEET 3 OF 7



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SKETCH OF DESCRIPTION

LIVE OAK VILLAGE PHASE 1A

PLAT BOOK 40, PAGES 96-100

MAIDENCANE LANE

N51°02'24"E
7.49'

TRACT M

S38°57'35"E
77.12'

POINT OF BEGINNING
MOST NORTHERLY CORNER
OF TRACT F, LIVE OAK
VILLAGE PHASE 1A

N36°33'35"W
42.44'

TRACT F

LIVE OAK VILLAGE PHASE 1B

PLAT BOOK 40, PAGES 142-146

N38°37'06"W
70.21'

LAKE LIVE OAK DR

N39°59'44"W
80.75'

S38°57'35"E

N37°32'01"W
52.19'

SOUTHWESTERLY RIGHT OF WAY LINE
275.87'

TRACT E

MATCH LINE SHEET 5 OF 7

LIVE OAK VILLAGE PHASE 1A

PLAT BOOK 40, PAGES 96-100

$\Delta=15^{\circ}12'17''$
R=200.00'
L=53.07'
CB=N29°55'52"W
CH=52.92'

$\Delta=40^{\circ}33'07''$
R=241.35'
L=170.82'
CB=N42°36'17"W
CH=167.28'



SCALE 1"=60'



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DRAWING FILE: 19061(9).dwg

SHEET 4 OF 7

SKETCH OF DESCRIPTION

MATCH LINE SHEET 6 OF 7

GOLDENGLOW DR

SCALE 1"=60'



LAKE LIVE OAK DR

TRACT C

LIVE OAK VILLAGE
PHASE 1B

PLAT BOOK 40, PAGES 142-146

$\Delta=49^{\circ}21'51''$
 $R=428.00'$
 $L=368.75'$
 $CB=S63^{\circ}38'31''E$
 $CH=357.45'$

SOUTHWESTERLY RIGHT OF WAY LINE

$\Delta=19^{\circ}31'17''$
 $R=375.00'$
 $L=127.77'$
 $CB=N78^{\circ}33'47''W$
 $CH=127.15'$

$\Delta=05^{\circ}55'18''$
 $R=1423.51'$
 $L=147.12'$
 $CB=N65^{\circ}50'30''W$
 $CH=147.06'$

TRACT E
 LIVE OAK VILLAGE PHASE 1A

PLAT BOOK 40, PAGES 96-100

TRACT F

MATCH LINE SHEET 4 OF 7



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JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
 DRAWING FILE: 19061(9).dwg

SHEET 5 OF 7

SKETCH OF DESCRIPTION

SCALE 1"=60'



LIVE OAK VILLAGE PHASE 1B

PLAT BOOK 40, PAGES 142-146

LAKE LIVE OAK DR

SOUTHERLY RIGHT OF WAY LINE

S88°19'26"E 360.26'

N88°19'26"W 356.55'

SUN DEW DR

$\Delta=88^{\circ}19'25''$
 $R=202.00'$
 $L=311.39'$
 $CB=S44^{\circ}09'43''E$
 $CH=281.46'$

TRACT C

$\Delta=88^{\circ}19'25''$
 $R=184.00'$
 $L=283.64'$
 $CB=N44^{\circ}09'43''W$
 $CH=256.38'$

LIVE OAK VILLAGE PHASE 1B

PLAT BOOK 40, PAGES 142-146

MATCH LINE SHEET 7 OF 7

MATCH LINE SHEET 5 OF 7

JOB NUMBER: 19061.000

SURVEY DATE: 06/04/2019
 DRAWING FILE: 19061(9).dwg

SHEET 6 OF 7



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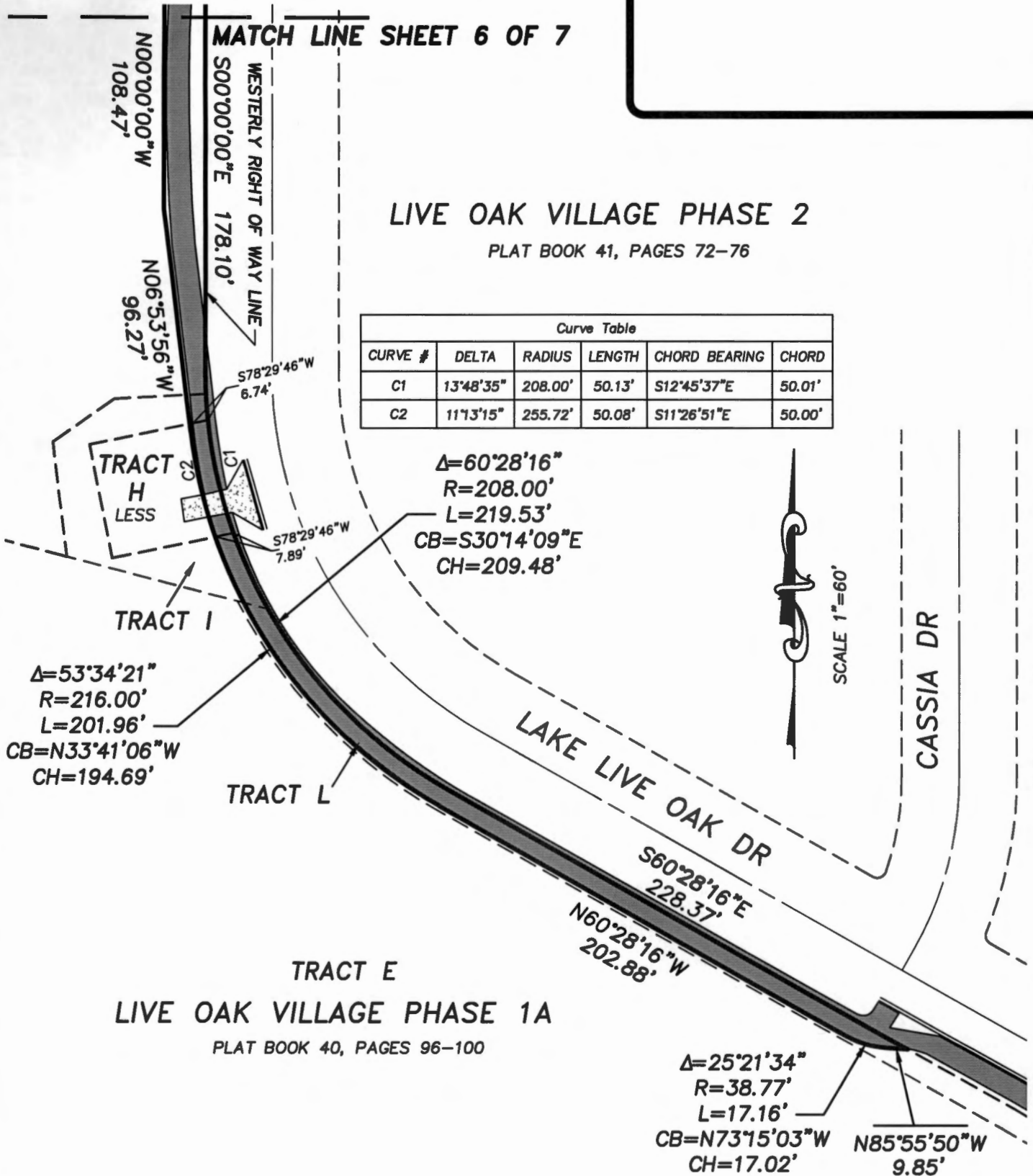
SKETCH OF DESCRIPTION

MATCH LINE SHEET 6 OF 7

LIVE OAK VILLAGE PHASE 2

PLAT BOOK 41, PAGES 72-76

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°48'35"	208.00'	50.13'	S12°45'37"E	50.01'
C2	11°13'15"	255.72'	50.08'	S11°26'51"E	50.00'



LIVE OAK VILLAGE PHASE 1A

PLAT BOOK 40, PAGES 96-100



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SHEET 7 OF 7