

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

AFTER RECORDING RETURN TO:

City of Winter Garden
Attn: City Clerk
300 West Plant Street
Winter Garden, Florida 34787

For Recording Purposes Only

Tax Parcel Identification Number(s):

INTERLOCAL AGREEMENT FOR ANNEXATION OF ENCLAVE

between

CITY OF WINTER GARDEN, FLORIDA

and

ORANGE COUNTY, FLORIDA

(Enclave Areas #1-2 of 3)

THIS INTERLOCAL AGREEMENT, dated this ____ day of _____, 2024, (hereinafter referred to as “Agreement”) between the **CITY OF WINTER GARDEN**, a municipal corporation in the State of Florida whose mailing address is 300 West Plant Street, Winter Garden, Florida 34787 (hereinafter referred to as “City”), and **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida whose mailing address is 201 South Rosalind Avenue, Orlando, Florida 32801 (hereinafter referred to as “County”), is entered into for the purpose of annexing enclaves located within unincorporated Orange County into the corporate limits of the City of Winter Garden, Florida, pursuant to, and as authorized by Section 171.046, Florida Statutes.

WITNESSETH

WHEREAS, Section 171.046, Florida Statutes, recognizes that enclaves can create significant problems in planning, growth management, and service delivery; reflects that it is the policy of the State of Florida to eliminate enclaves; and provides a method for the annexation by interlocal agreement of enclaves that are one hundred and ten (110) acres or less; and

WHEREAS, Section 171.043, Florida Statutes, describes the character of the area that may be annexed; and

WHEREAS, Section 171.031, Florida Statutes, defines areas that are “urban in character” as those lands used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes; and defines an “enclave” as any unincorporated developed or improved area that is enclosed within and bounded on all sides by a single municipality, or any unincorporated developed or improved area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality; and

WHEREAS, the City and County have an existing Joint Planning Agreement as amended (the “JPA Agreement”), which provides that both parties shall work together in good faith to enter into interlocal agreements pursuant to Section 171.046, Florida Statutes, to eliminate such identified enclaves which are located within the joint planning area; and

WHEREAS, it has been determined by the City that the parcels to be annexed by this Agreement are within the future annexation and planning areas of the City and meet the requirements set out in Section 171.046, Florida Statutes and the JPA Agreement, as approved and agreed upon by the City and the County; and

WHEREAS, annexation of the identified enclave into the City will avoid unnecessary confusion and duplication of municipal services, including emergency services.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration, the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

SECTION I. The Recitals set forth above are true and correct and by this reference are incorporated herein as part of this Agreement.

SECTION II. This Agreement is executed in order to adjust and redefine the corporate limits of the City to include the lands described in Section III below in order to ensure the sound and efficient delivery of urban services to said lands.

SECTION III. The City and the County hereby find and agree that the following lands located in unincorporated Orange County collectively constitute enclave areas with a total size of 110 acres or less which meets the criteria for annexation into the City under Section 171.046, Florida Statutes:

See **Attachment “A”** and **Attachment “B”** which are attached hereto and by this reference made a part hereof.

SECTION IV. The City hereby finds and agrees that the annexation of the lands described in **Attachment “A”** and **Attachment “B”** are consistent with State law, the City’s

Comprehensive Plan and the JPA Agreement, and meets all of the requirements for annexation set forth in State law, the City's Comprehensive Plan, the JPA Agreement, and the City Code.

SECTION V. Pursuant to Sec 171.046(2)(a), Florida Statutes, the City by this Agreement hereby annexes into the corporate limits of the City those lands and public rights-of-way described in **Attachment "A"** and **Attachment "B."** The annexation is effective immediately and concurrently with the Effective Date of this Agreement.

SECTION VI. The lands described in **Attachment "A"** and future inhabitants of said lands shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances and regulations of the City and shall be entitled to the same privileges and benefits as other areas of the City.

SECTION VII. The County future land use map designation and County zoning designation for the lands described in **Attachment "A"** shall remain in full force and effect until the City adopts a comprehensive plan amendment designating said lands with a City future land use designation. The City agrees to process for change the future land use classification of these annexed lands in accordance with applicable City ordinances and State laws within 24 months following the Effective Date of this Agreement and at no charge to the owners of the land described in **Attachment "A"** hereto.

SECTION VIII. The City has conducted a community meeting to inform the property owners of the properties identified in **Attachment "A"** of the purpose of this Agreement. The City and the County hereby acknowledge that, prior to their respective approval of this Agreement and in addition to regular public notices provided pursuant to Florida law, they have separately provided written notice to the owners of the real property identified in **Attachment "A"** whose names and addresses are known by reference to the latest published ad valorem tax records of the Orange County Property Appraiser. The County as the owner of the certain properties described in **Attachment "A"** and **Attachment "B"** acknowledges and agrees to the purposes of this Agreement and waives any required notice or mailings for those properties owned by the County. The written notice described the purpose of this Agreement and stated the dates, times, and places of the respective meetings of the City of Winter Garden City Commission and the Orange County Board of County Commissioners at which this Agreement was to be considered for approval.

SECTION IX. Public Rights-of-Way/Stormwater/Retention Pond and Drainage Improvements.

1. Within thirty (30) days after the Effective Date of this Agreement, the County shall convey to the City via deed, consistent with Section 125.411, Florida Statutes, the described properties in **Attachment "C"** and the public rights-of-way described in **Attachment "B"** attached hereto and by this reference made a part hereof ("Transferred Rights-of-Way"), which Transferred Rights-of-Way shall also serve as a transfer of jurisdiction for all purposes of such roads from the County road system to the City road system. Within thirty (30) days after the Effective Date of this Agreement, the County shall (i) transfer to the City all water management

district permits or other permits or approvals that have been obtained by the County, including but not be limited to, permits that may have been obtained, or being sought, from the Central Florida Expressway Authority (CFX), Florida Central Railroad/CSX, FDOT, etc., concerning the Transferred Rights-of-Way; and (ii) assign to the City any drainage and utility easements for which the County is the Grantee located adjacent to the Transferred Rights-of-Way or upon the privately owned property within the annexed area described in **Attachment “A.”** Thereafter, the City shall take over operation, maintenance and repair responsibilities for the Transferred Rights-of-Way, except that the County, at the County’s cost, within ninety (90) days after Effective Date, shall bring into compliance with the City Code, the roads and improvements within the area described in **Attachment “B”** and stormwater pond within the area described in **Attachment “C.”** Thereafter, the City shall accept the operation, maintenance and repair responsibility for any right-of-way or other areas owned or maintained by the County including any retention or stormwater ponds within the annexed area described in **Attachment “A”** and **Attachment “B”**, as well as for any stormwater facilities within those areas described in **Attachment “C.”**

2. Within thirty (30) days after the Effective Date, the County shall provide, free of charge, to the City all studies, reports, designs, cost estimates, plans, as-built plans of previous projects (i.e. CDBG), etc., that have been performed within, or adjacent to, the annexation area described in **Attachment “A” and Attachment “B”** including but not limited to concerning the Transferred Rights-of-Way and drainage connections thereto.

3. The County shall remain responsible for any actions, causes of action, claims, and judgments concerning the Transferred Rights-of-Way arising from events occurring prior to the transfer of the Transferred Rights-of-Way to the City.

4. The annexation of the properties located in the annexed area described in **Attachment “A”** into the City does not automatically transfer fee simple title or any easement or other interest in County property to the City.

SECTION X. Miscellaneous.

1. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the parties hereto, or their respective successors and assigns. Any such modification or amendment shall not be effective until recorded in the Public Records of Orange County, Florida.

2. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

3. All of the terms of this Agreement, whether so expressed or not, shall be binding upon the respective successors, assigns and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns and legal representatives.

4. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

5. Each party to this Agreement shall bear its own attorneys' fees and costs in connection with this Agreement and / or in connection with any action undertaken in compliance with, or relating to, this Agreement.

SECTION XI. If any section, subsection, sentence, clause, phrase, or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION XII. This Agreement shall become effective upon its execution by the second of the two parties hereto and such date shall be inserted on the first page of this Agreement ("Effective Date"). Thereafter, the City Clerk is directed to record a certified copy of this Agreement in the Official Public Records of Orange County, Florida. Further, the City Clerk is directed to send executed copies of this Agreement to the Orange County Property Appraiser and the Department of State of the State of Florida.

SECTION XIII. Following execution of this Agreement by the City and the County and its recording by the City, the City will provide a copy of the recorded Agreement by U.S. mail to all owners of the real property identified in **Attachment "A,"** whose names and addresses are known by reference to the latest published ad valorem tax records of the Orange County Property Appraiser, and written notice that the lands described in said attachment have been annexed into the City.

IN WITNESS WHEREOF, the City and County have executed this Interlocal Agreement for Annexation of an Enclave on the dates inscribed below.

“CITY”

CITY OF WINTER GARDEN, a Florida
municipal corporation

By: _____
John Rees, Mayor

Attest: _____
Angela Grimmage, City Clerk

Executed on:

(SEAL)

FOR USE AND RELIANCE ONLY BY

**APPROVED AS TO FORM AN
LEGALITY this ____ day of _____,
2024**

By: _____
A. Kurt Ardaman, City Attorney

**APPROVED BY THE CITY WINTER
GARDEN, FLORIDA AT THE CITY
COMMISSION AT A MEETING
HELD ON _____, 2024**

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings
Orange County Mayor

Date: _____, 2024

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

By: _____

Deputy Clerk

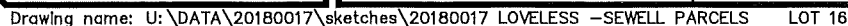
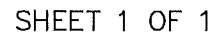
Print Name: _____

ATTACHMENT “A”

(ENCLAVE #__ - DESCRIPTION OF ANNEXED LANDS)

ATTACHMENT "A"

PARCEL #13-22-27-5264-00-161



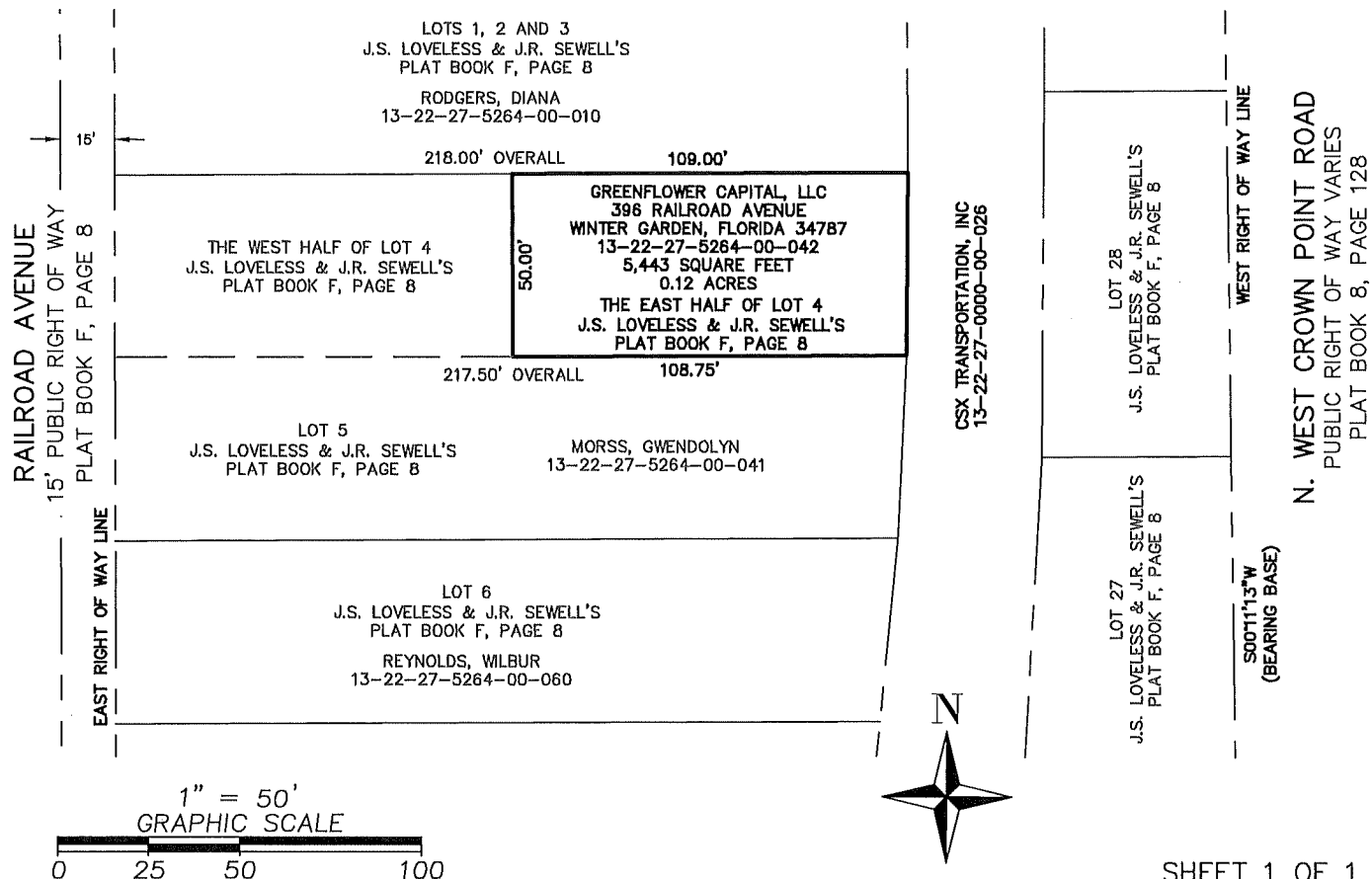
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 4, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,443 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-042



SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

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Winter Garden, Florida 34787 • (407) 654-5355

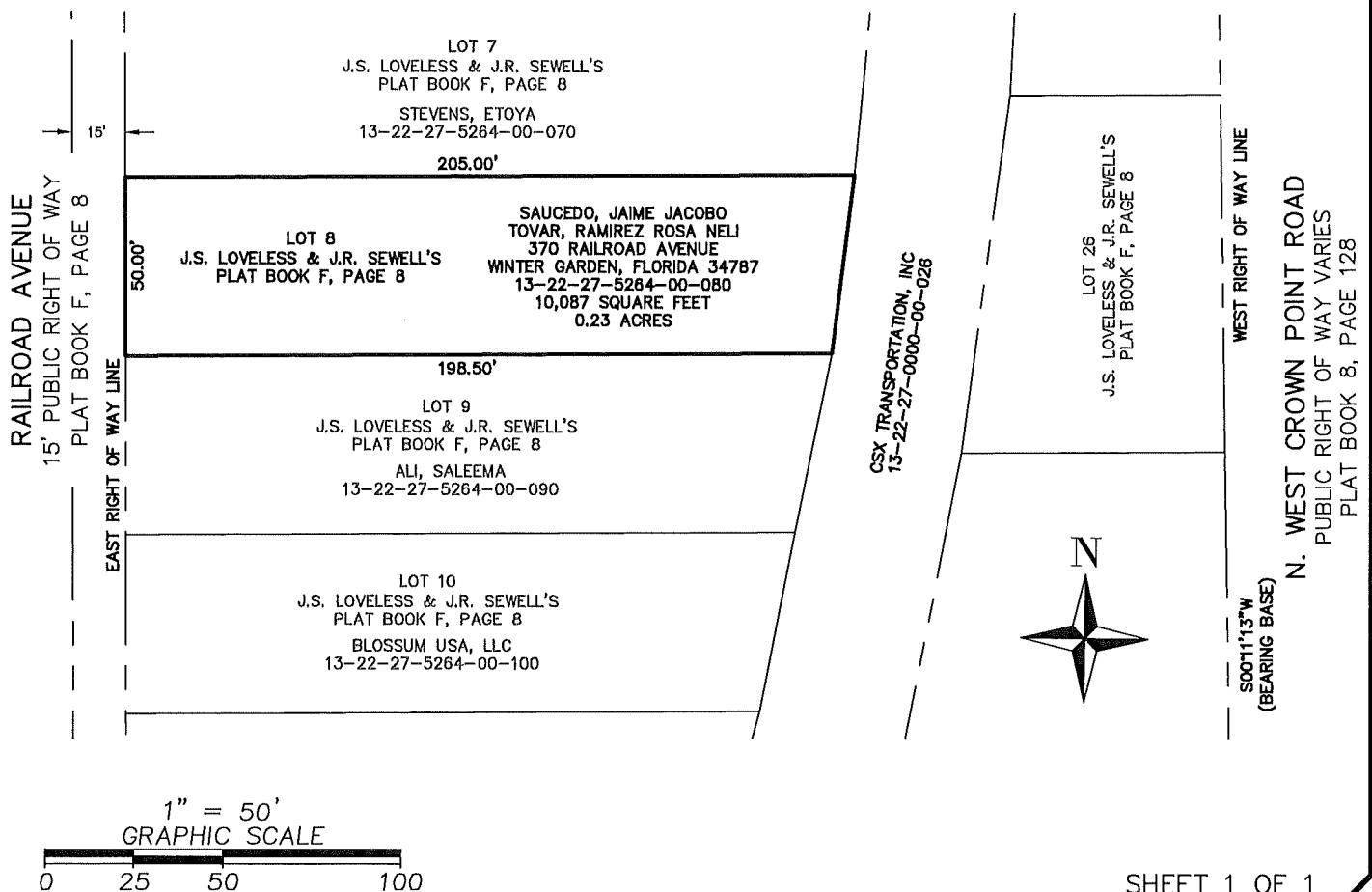
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 8, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10,087 SQUARE FEET, OR 0.23 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-080



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'33" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

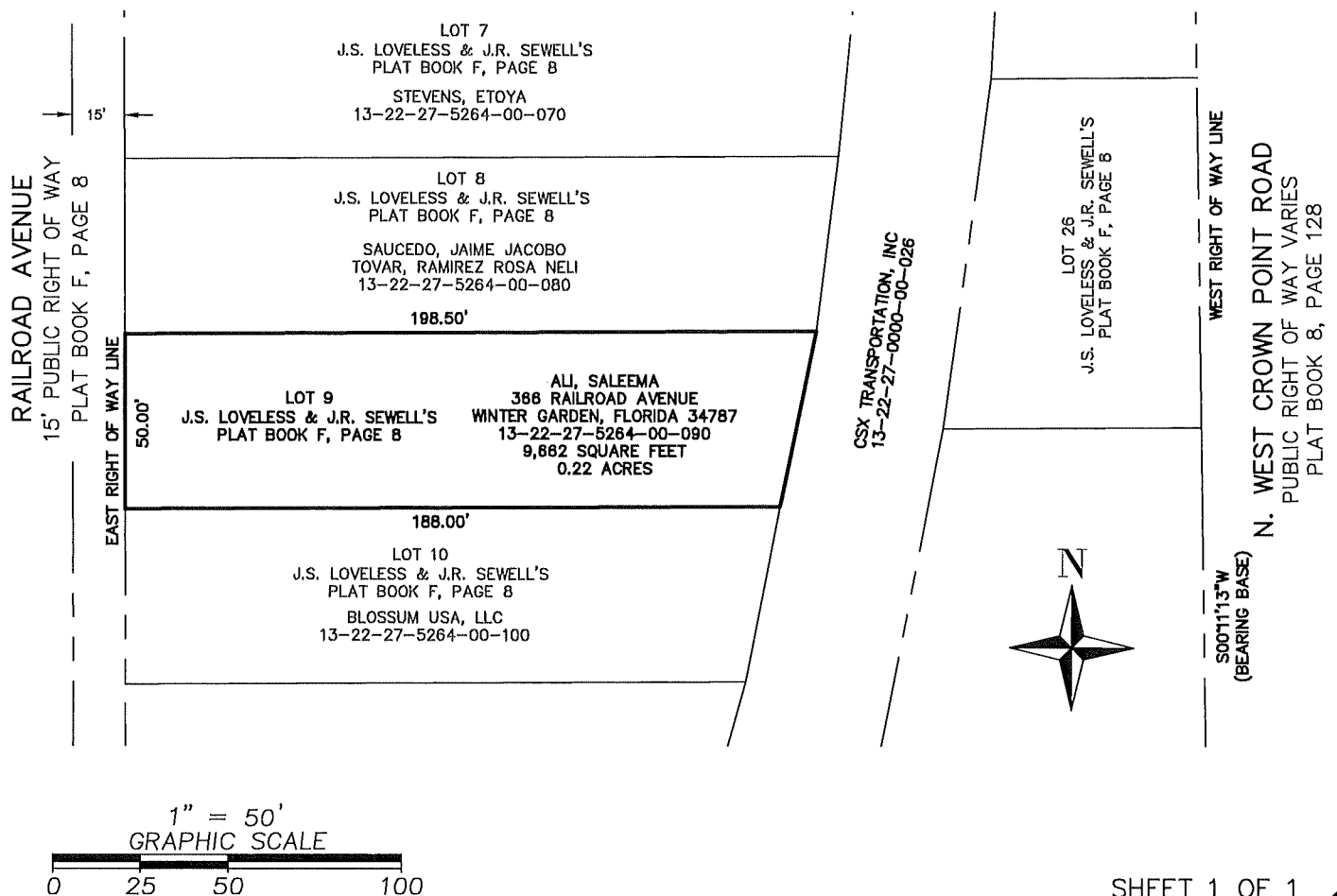
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 9, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9,662 SQUARE FEET, OR 0.22 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-090



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SURVEYOR'S NOTES:

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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

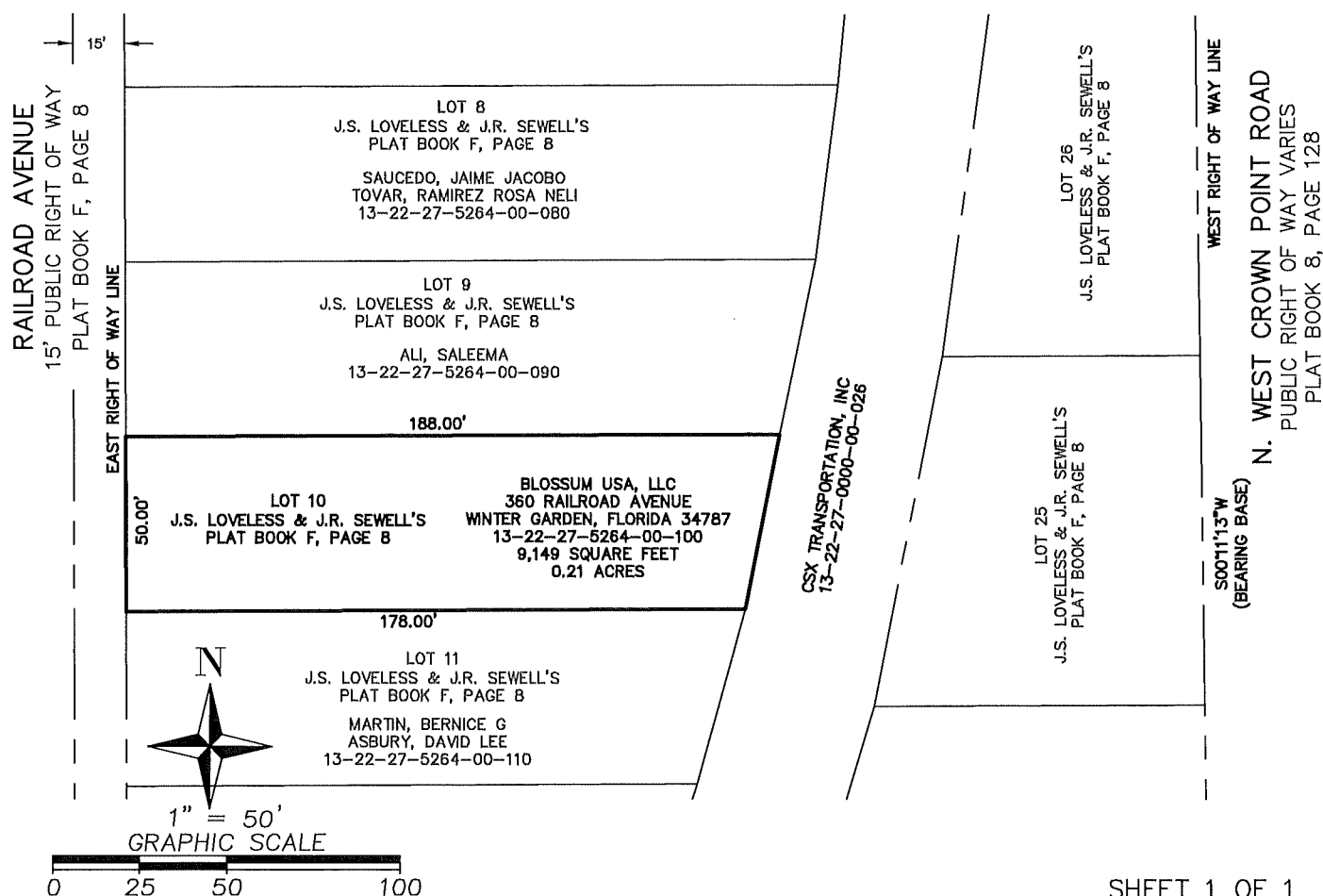
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 10, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9,149 SQUARE FEET, OR 0.21 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-100



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

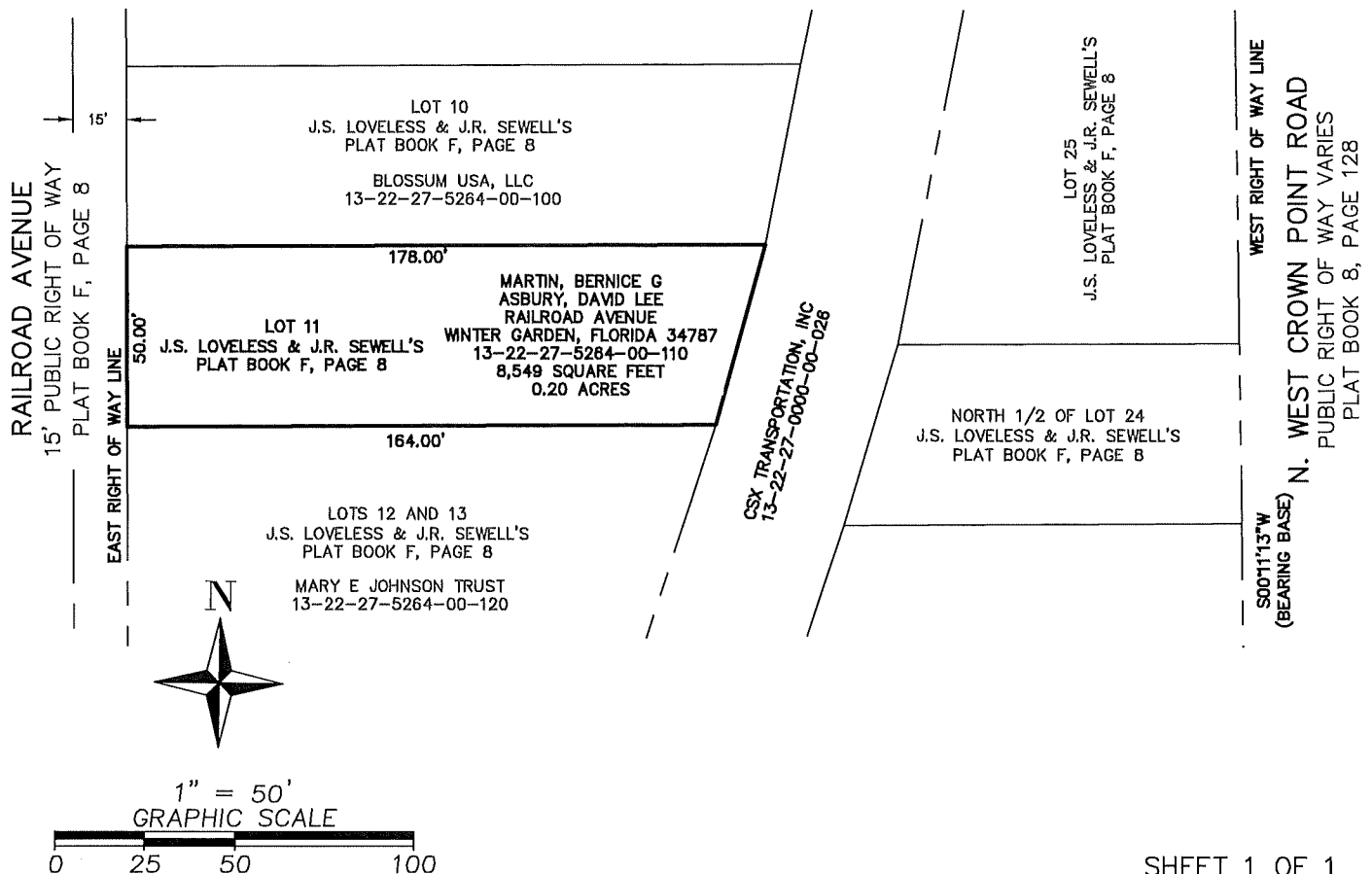
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 11, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8,549 SQUARE FEET, OR 0.20 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-110



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SURVEYOR'S NOTES:

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3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

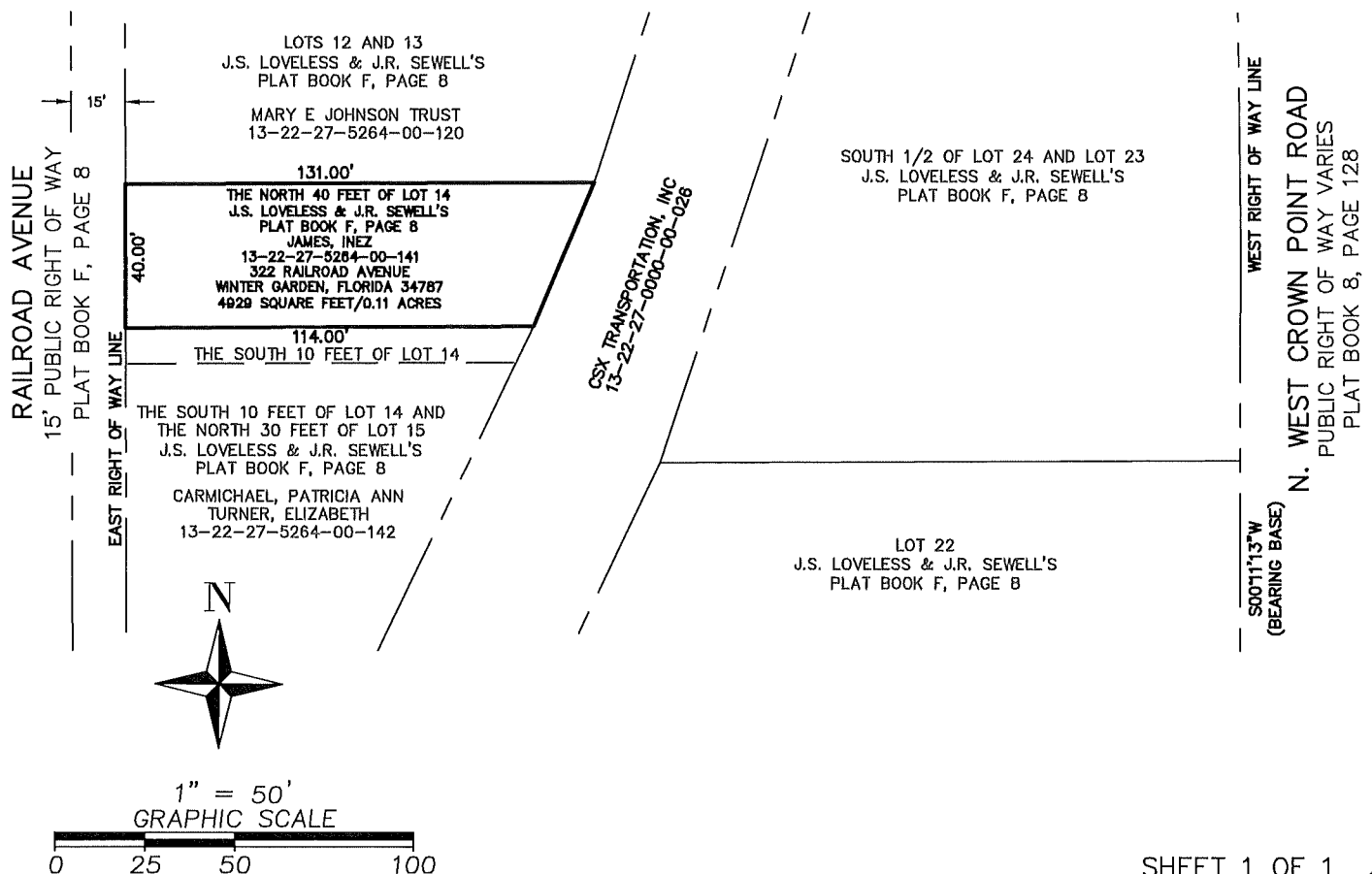
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE NORTH 40 FEET OF LOT 14, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,929 SQUARE FEET, OR 0.11 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-141



SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

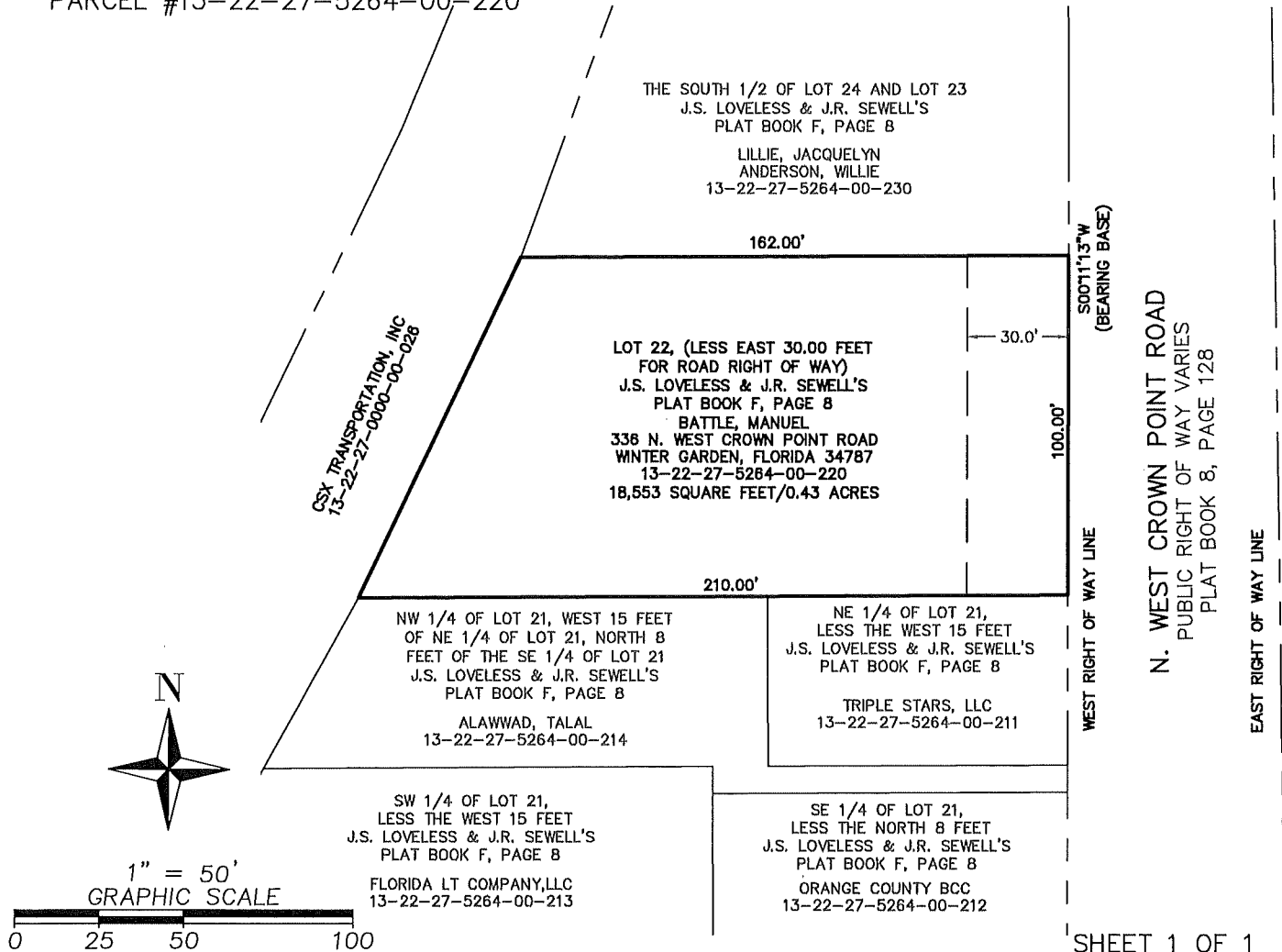
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 22, (LESS THE EAST 30.00 FEET FOR ROAD RIGHT OF WAY), J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 18,553 SQUARE FEET, OR 0.43 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-220



SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
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JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



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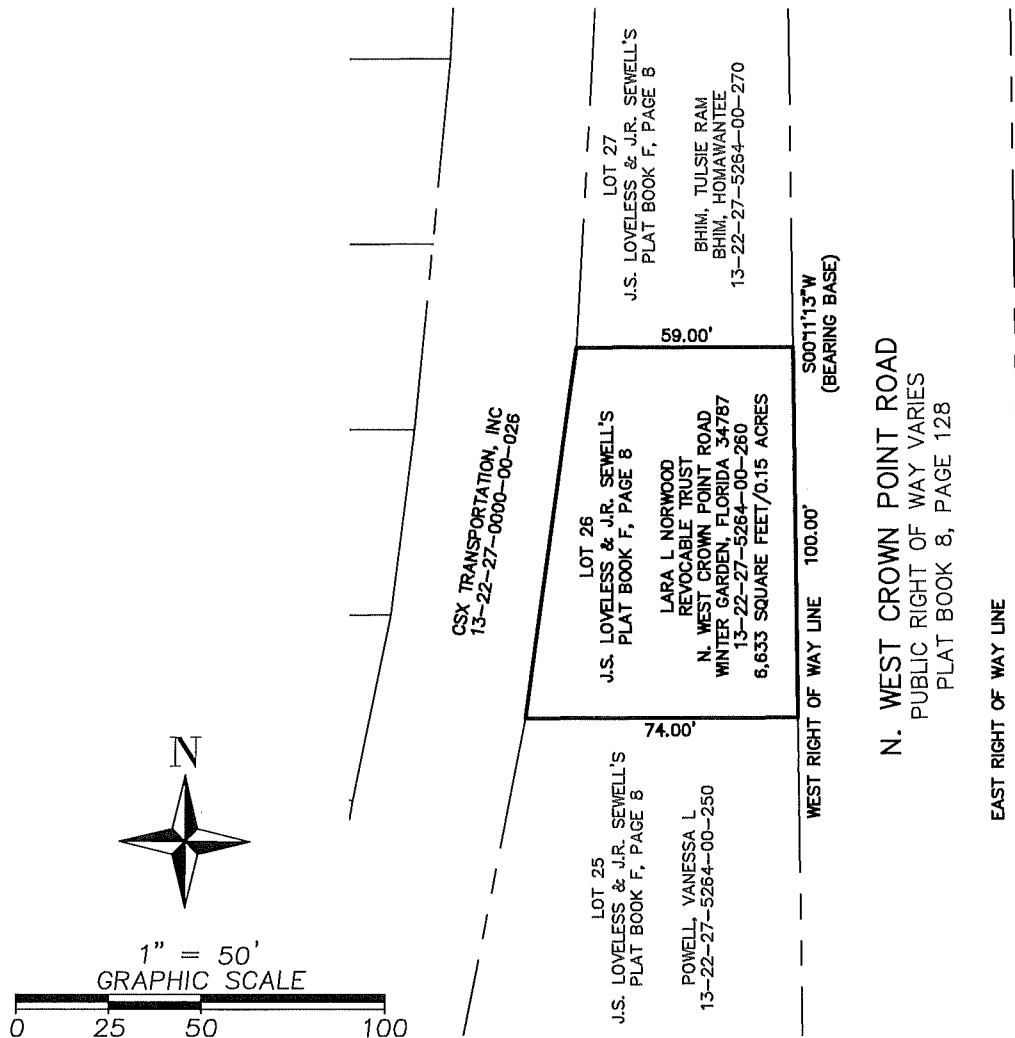
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 26, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6,633 SQUARE FEET, OR 0.15 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-260



SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

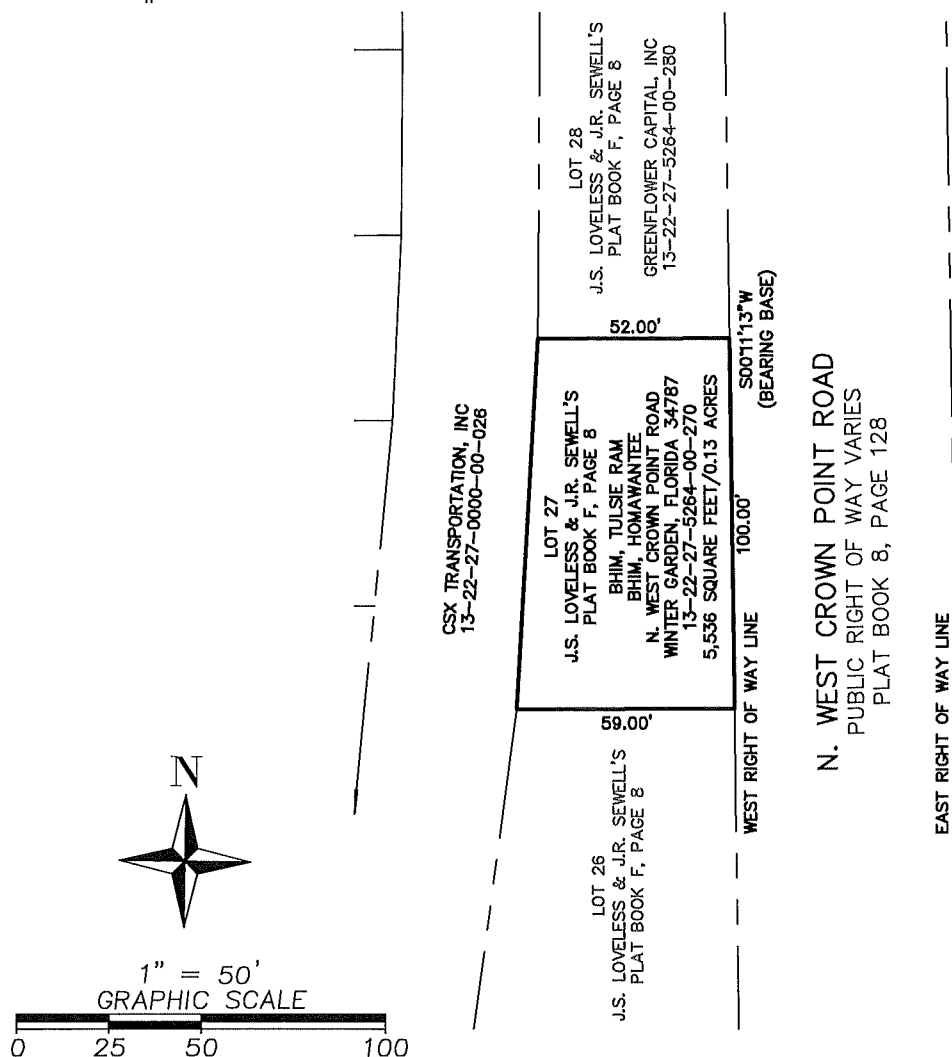
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 27, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,536 SQUARE FEET, OR 0.13 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-270



SHEET 1 OF 1



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DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

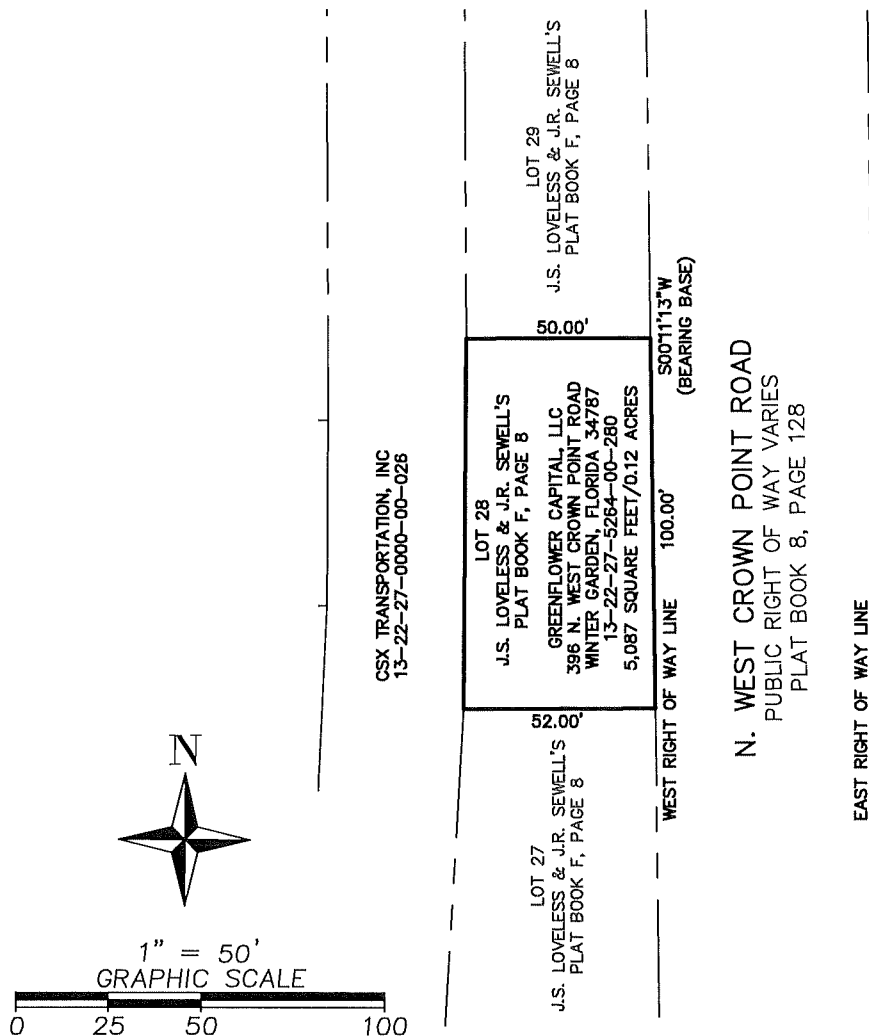
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 28, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,087 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-280



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

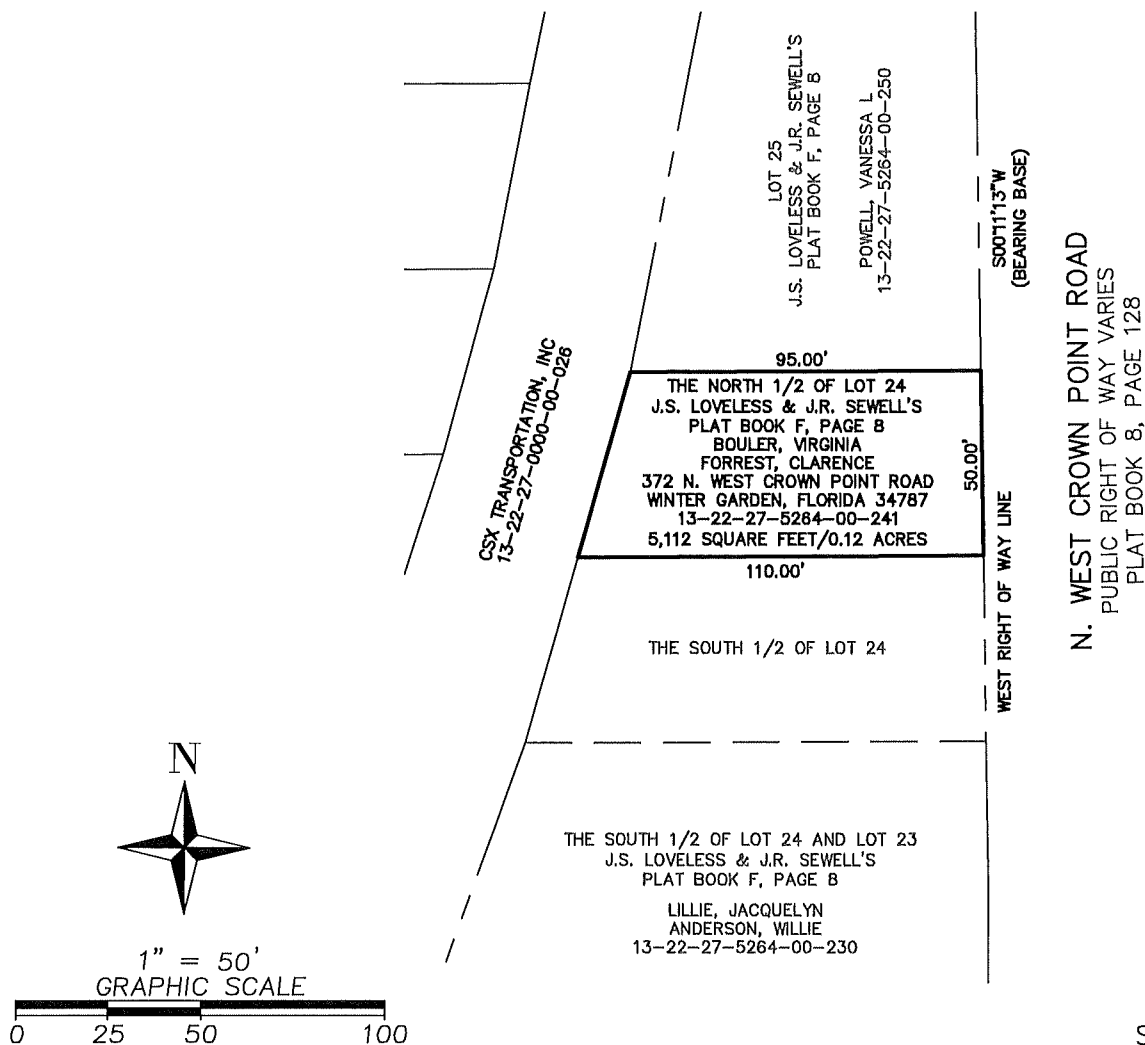
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE NORTH 1/2 OF LOT 24, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,112 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-241



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

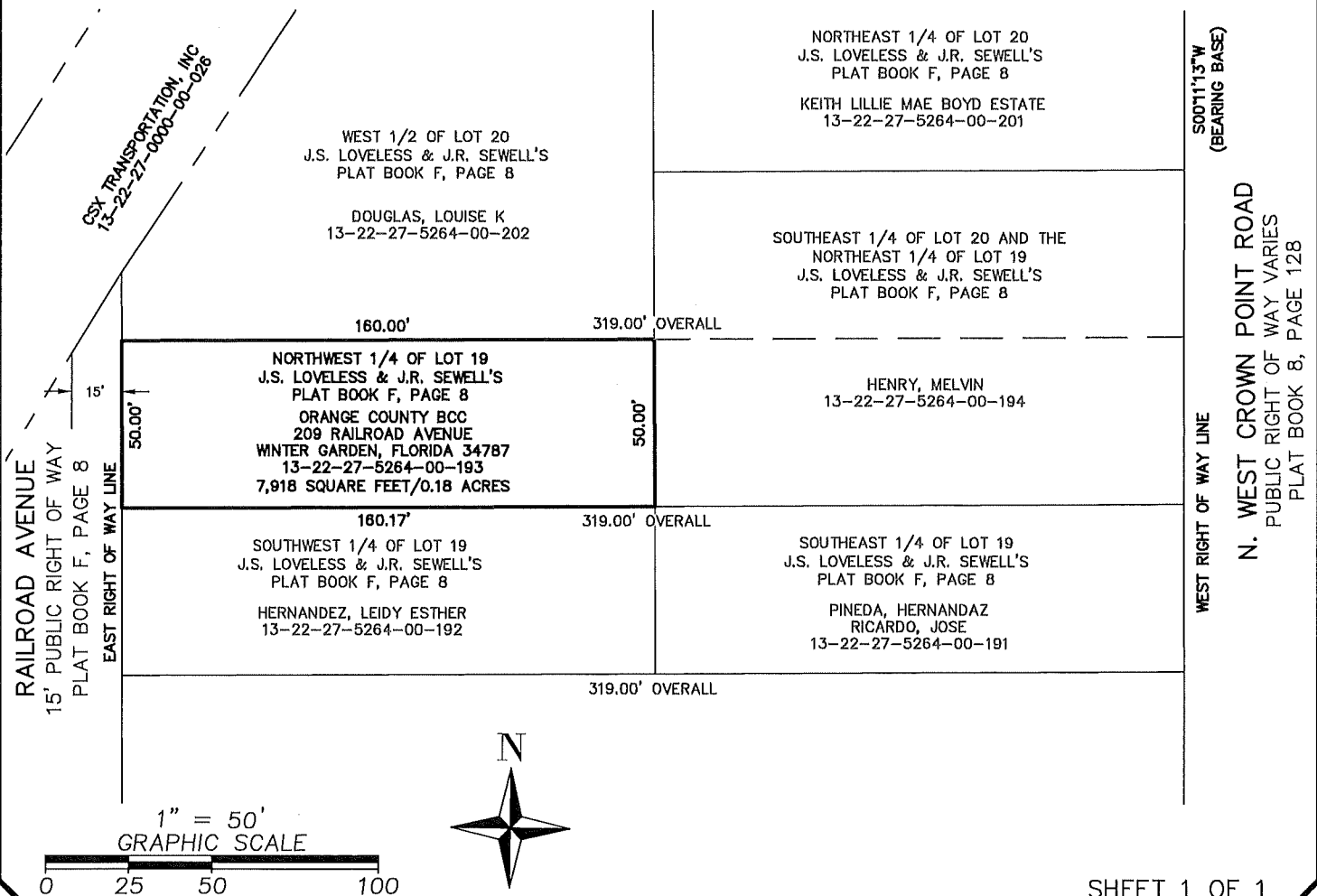
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF LOT 19, LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,918 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-193



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

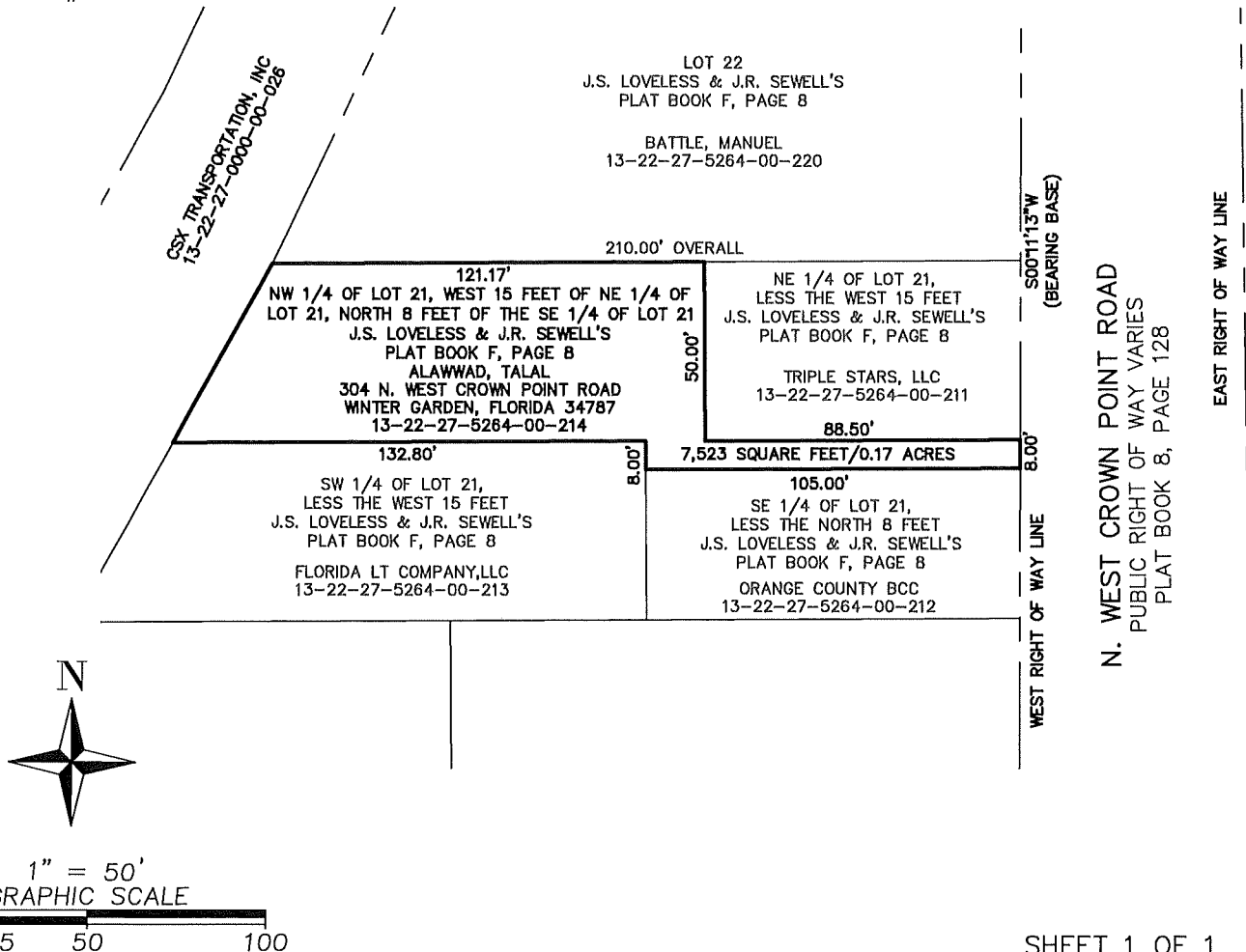
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF LOT 21, THE WEST 15.00 FEET OF THE NORTHEAST 1/4 OF LOT 21 AND THE NORTH 8 FEET OF THE SOUTHEAST 1/4 OF LOT 21, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,523 SQUARE FEET, OR 0.17 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-214



SHEET 1 OF 1

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



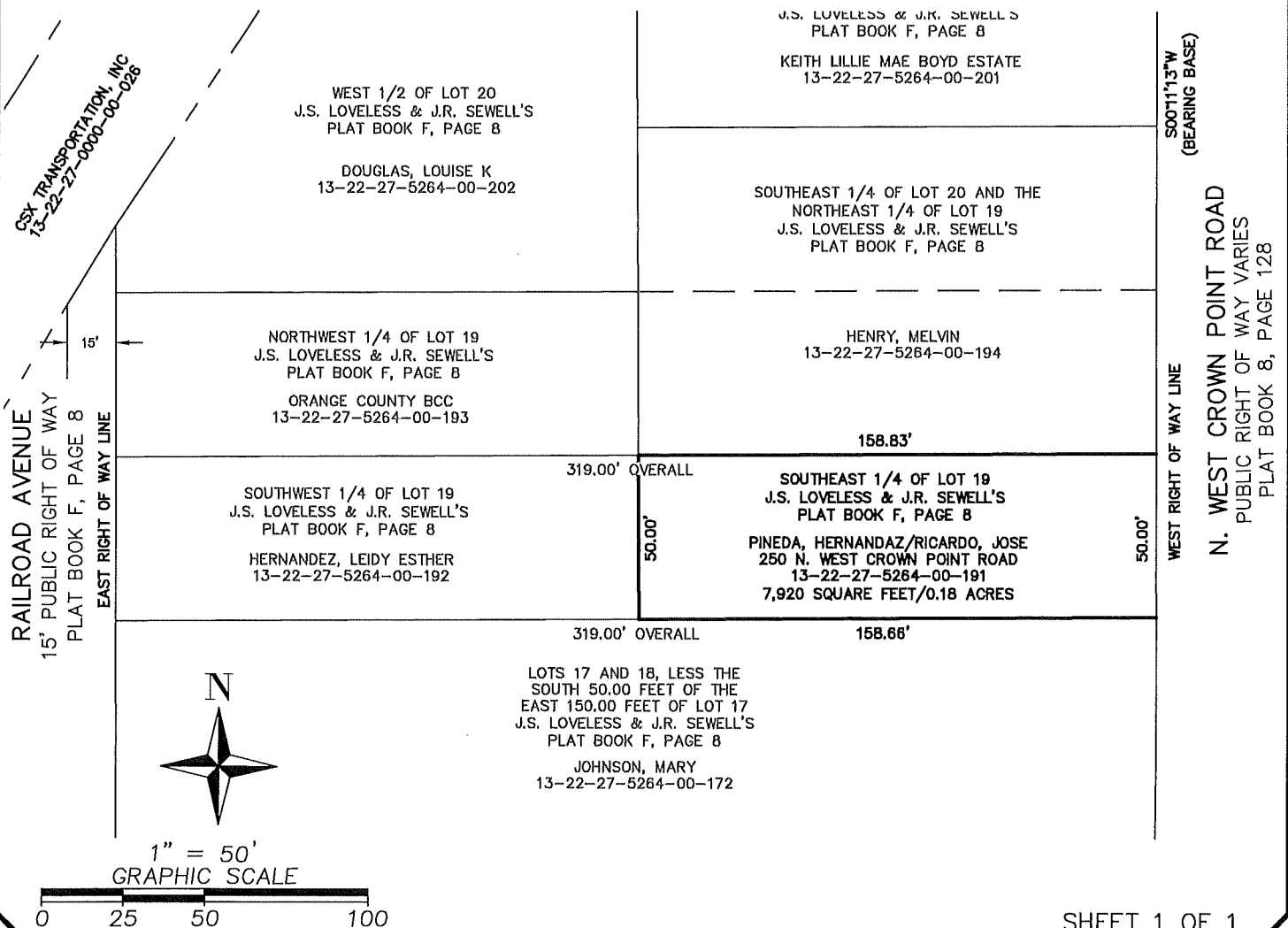
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LEGAL DESCRIPTION:

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,920 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-191



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: $1'' = 50'$

CALCULATED BY: SCC

DRAWN BY: _____ SCC

CHECKED BY: _____ MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

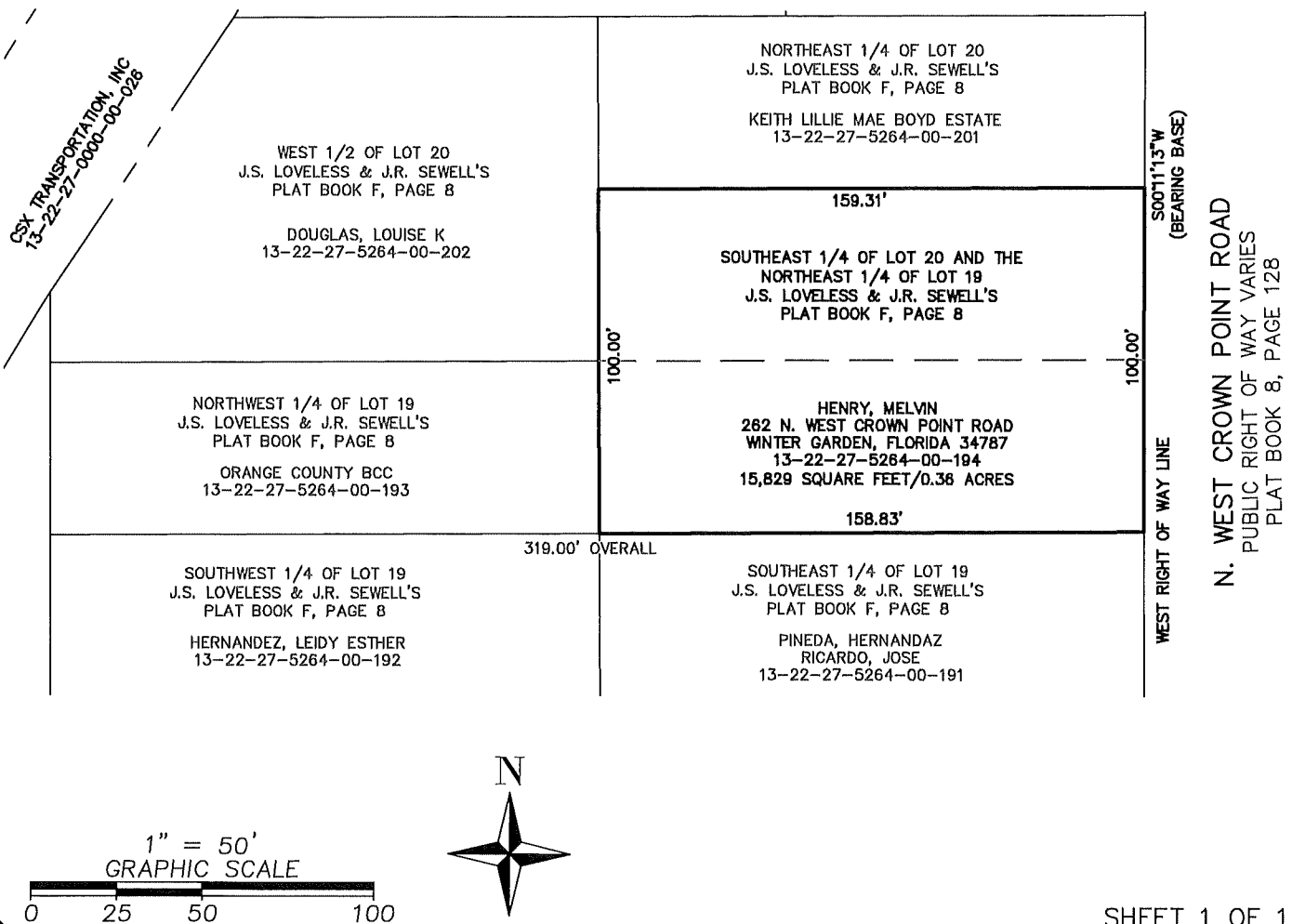
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF LOT 20 AND THE NORTHEAST 1/4 OF LOT 19, LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,829 SQUARE FEET, OR 0.36 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-194



SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



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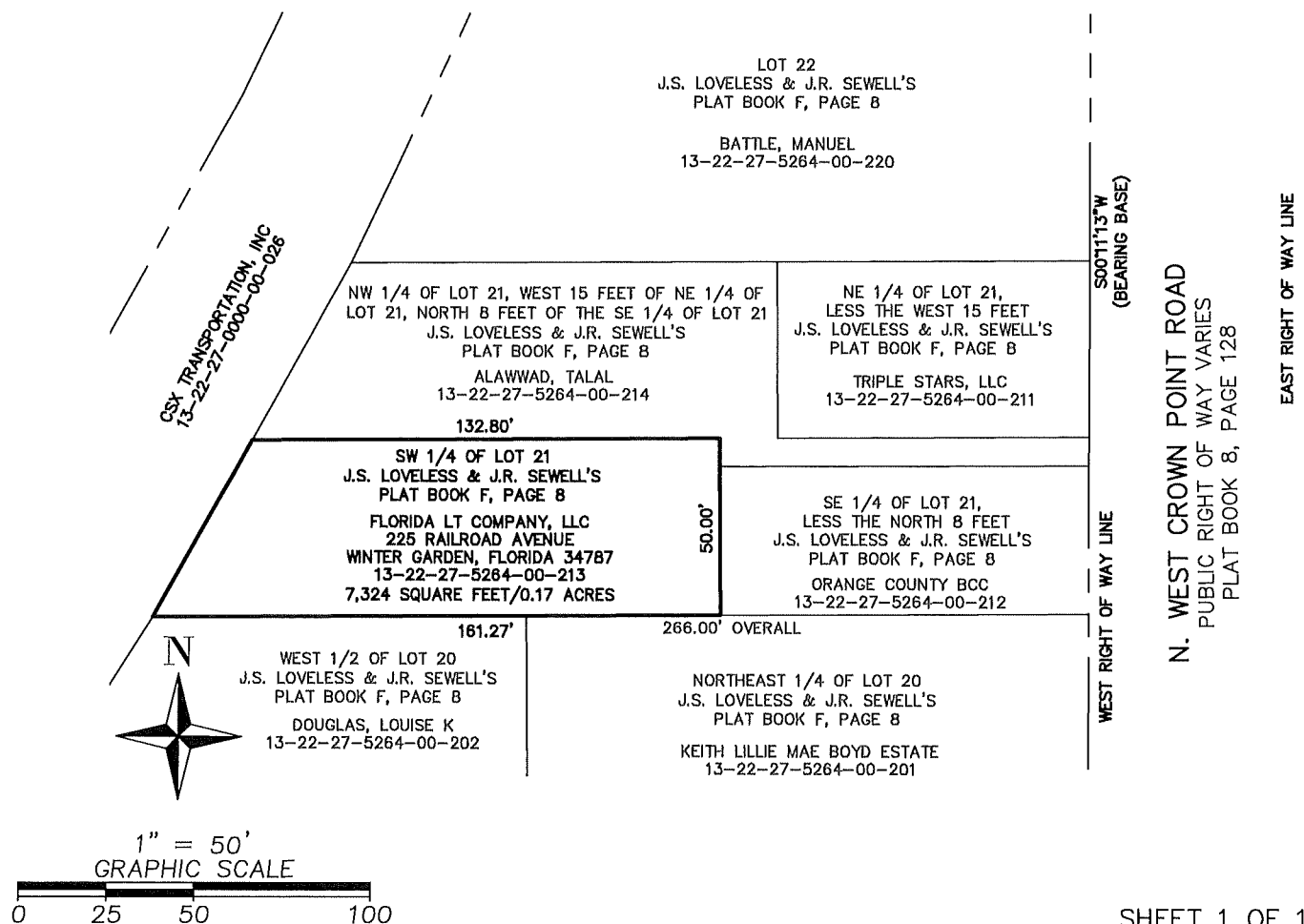
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF LOT 21, LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,324 SQUARE FEET, OR 0.17 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-213



SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



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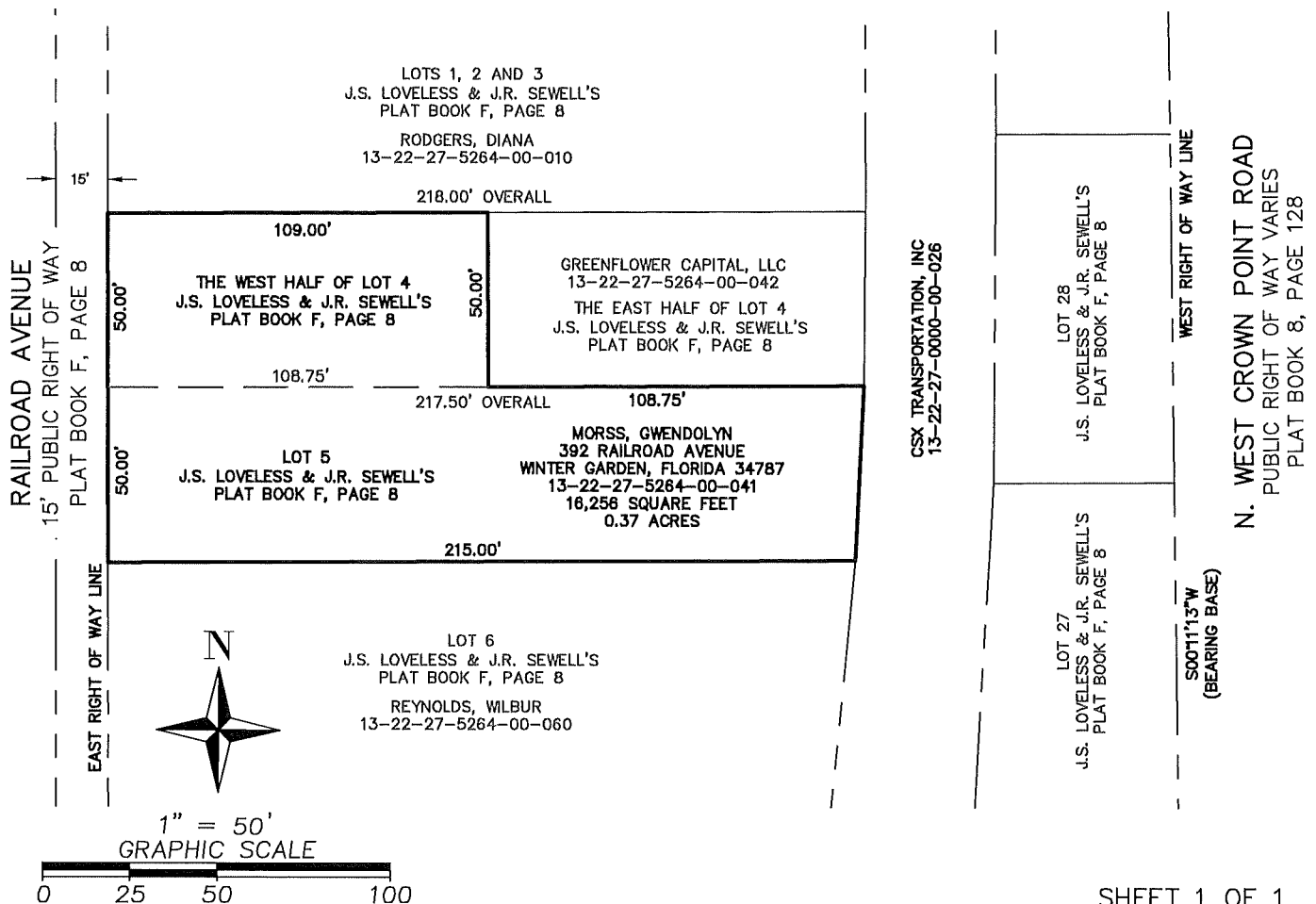
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 4 AND ALL OF LOT 5, J.S. LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 16,256 SQUARE FEET, OR 0.37 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-041



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

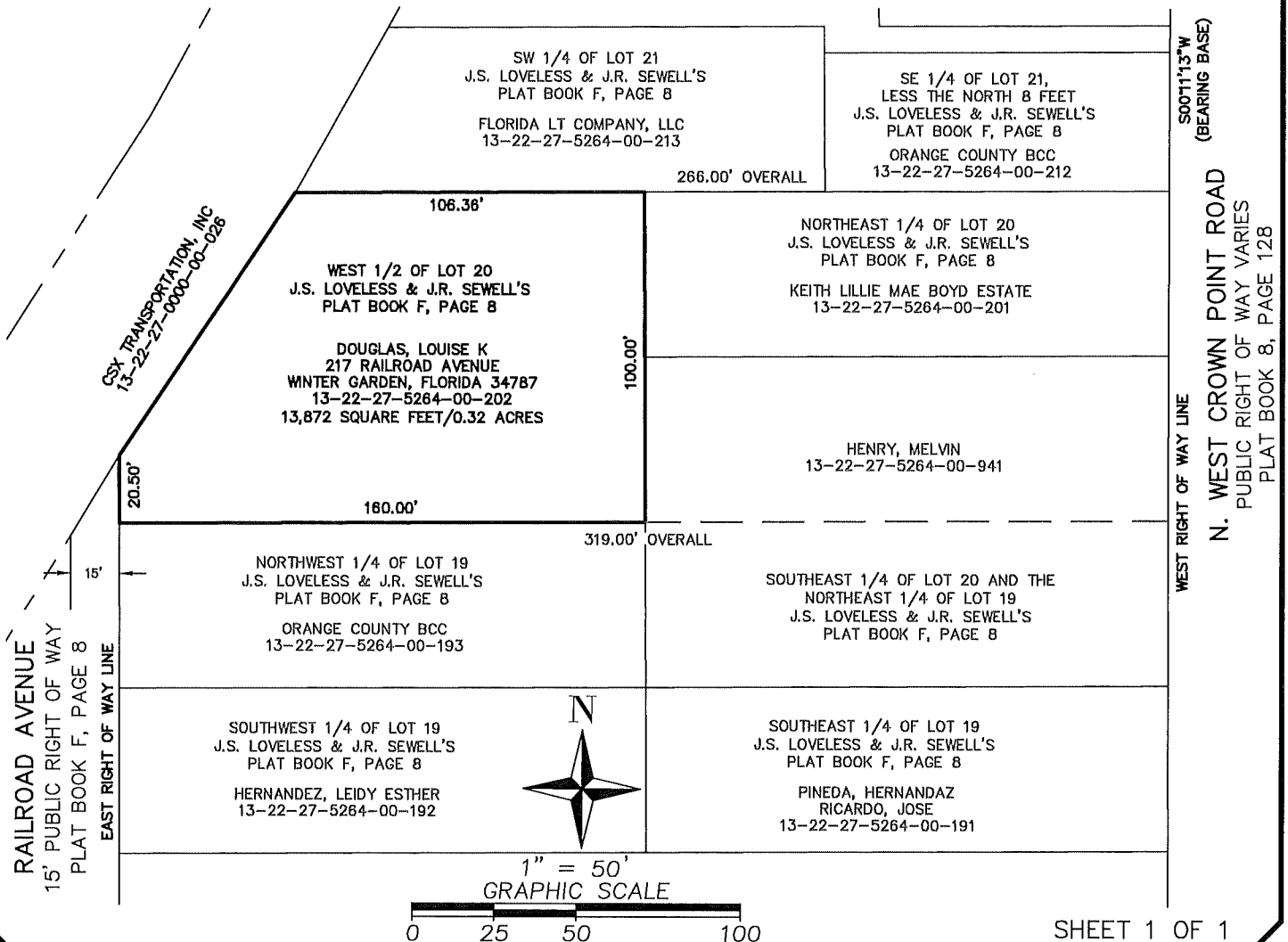
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 20, LOVELESS AND J.B. SEWELL'S SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 8, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 13,872 SQUARE FEET, OR 0.32 ACRES, MORE OR LESS.

PARCEL #13-22-27-5264-00-202



SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF WEST CROWN POINT ROAD, AS RECORDED IN WEST CROWN POINT ROAD, PLAT BOOK 8, PAGE 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°11'13" WEST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



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LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF LOT 21, LESS THE NORTH 8 FEET, J.S. LOVELESS & J.R. SEWELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 4,399 SQUARE FEET, MORE OR LESS.

ORANGE COUNTY PARCEL IDENTIFICATION: 13-22-27-5264-00-212

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS SKETCH IS NOT A SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM.
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THIS SKETCH WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

SEE SHEET 2 FOR ABBREVIATIONS

SHEET 1 OF 2

DATE: 03/18/2024
PROJECT NUMBER: 0112-1-04
DRAWN: L. SCHWARTZ
CHECKED: J. SCHWARTZ

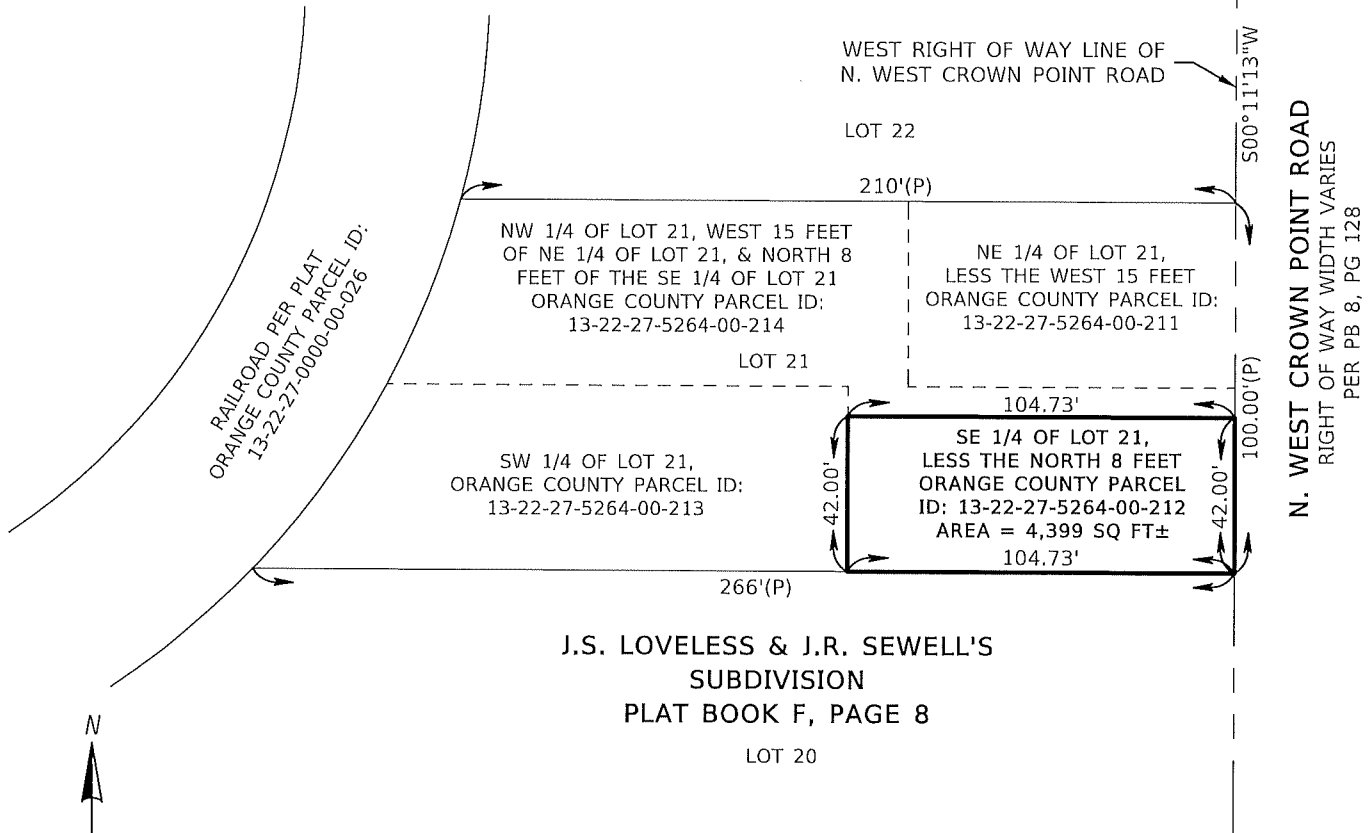
CITY OF WINTER GARDEN
296 N. WEST
CROWN POINT ROAD

SCHWARTZ, MAYLONE
AND ASSOCIATES, LLC.
4240 AUDUBON AVENUE
DE LEON SPRINGS, FLORIDA 32130
PHONE: 407-417-3505
WWW.SMASURVEY.COM
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8538



SKETCH OF DESCRIPTION

SECTION 13,
TOWNSHIP 22 SOUTH,
RANGE 27 EAST



J.S. LOVELESS & J.R. SEWELL'S
SUBDIVISION
PLAT BOOK F, PAGE 8

LOT 20

ABBREVIATIONS:

FT = FEET
ID = IDENTIFICATION
PB = PLAT BOOK
(P) = PLAT INFORMATION
± = PLUS OR MINUS
SQ = SQUARE

SHEET 2 OF 2

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
REVISION	BY	DATE	JEFFREY SCHWARTZ, PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER: LS6618 DATE

DATE: 03/18/2024
PROJECT NUMBER: 0112-1-04
DRAWN: L. SCHWARTZ
CHECKED: J. SCHWARTZ

CITY OF WINTER GARDEN
296 N. WEST
CROWN POINT ROAD

SCHWARTZ, MAYLONE
AND ASSOCIATES, LLC.
4240 AUDUBON AVENUE
DE LEON SPRINGS, FLORIDA 32130
PHONE: 407-417-3505
WWW.SMASURVEY.COM
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8538



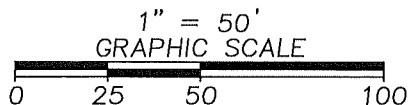
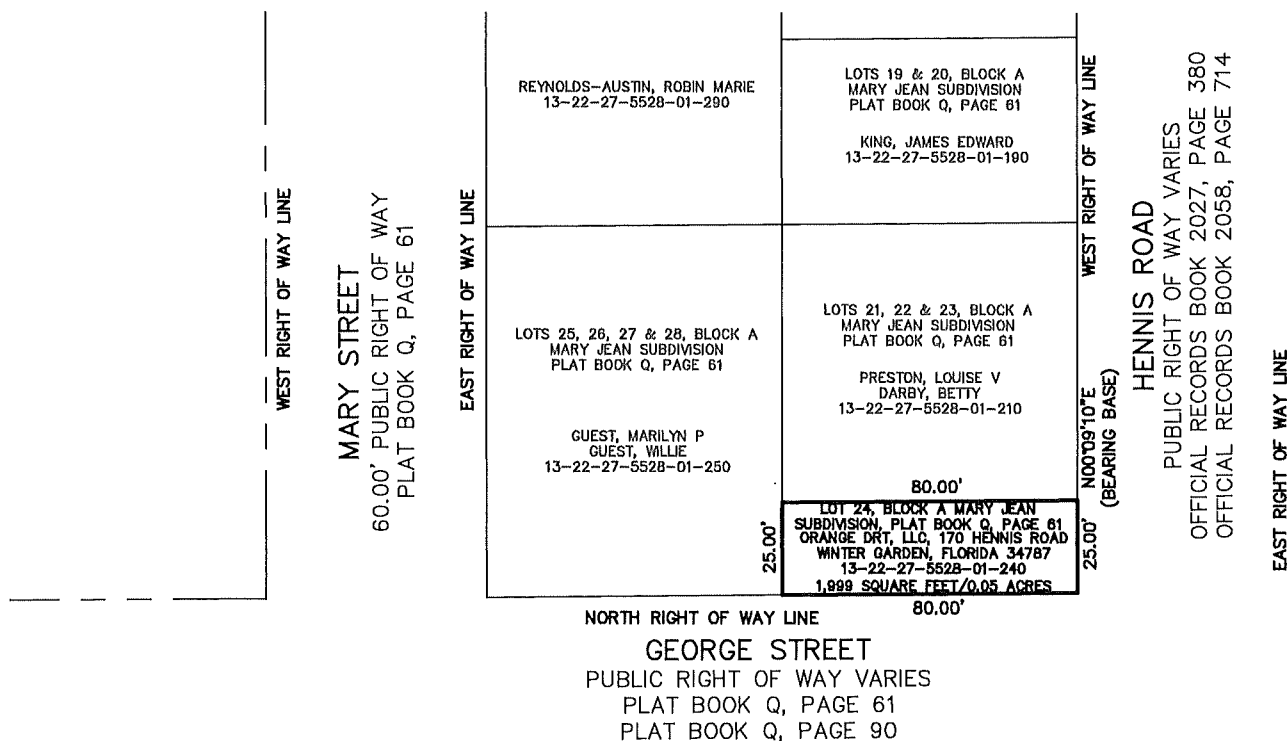
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 24, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,999 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-240



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

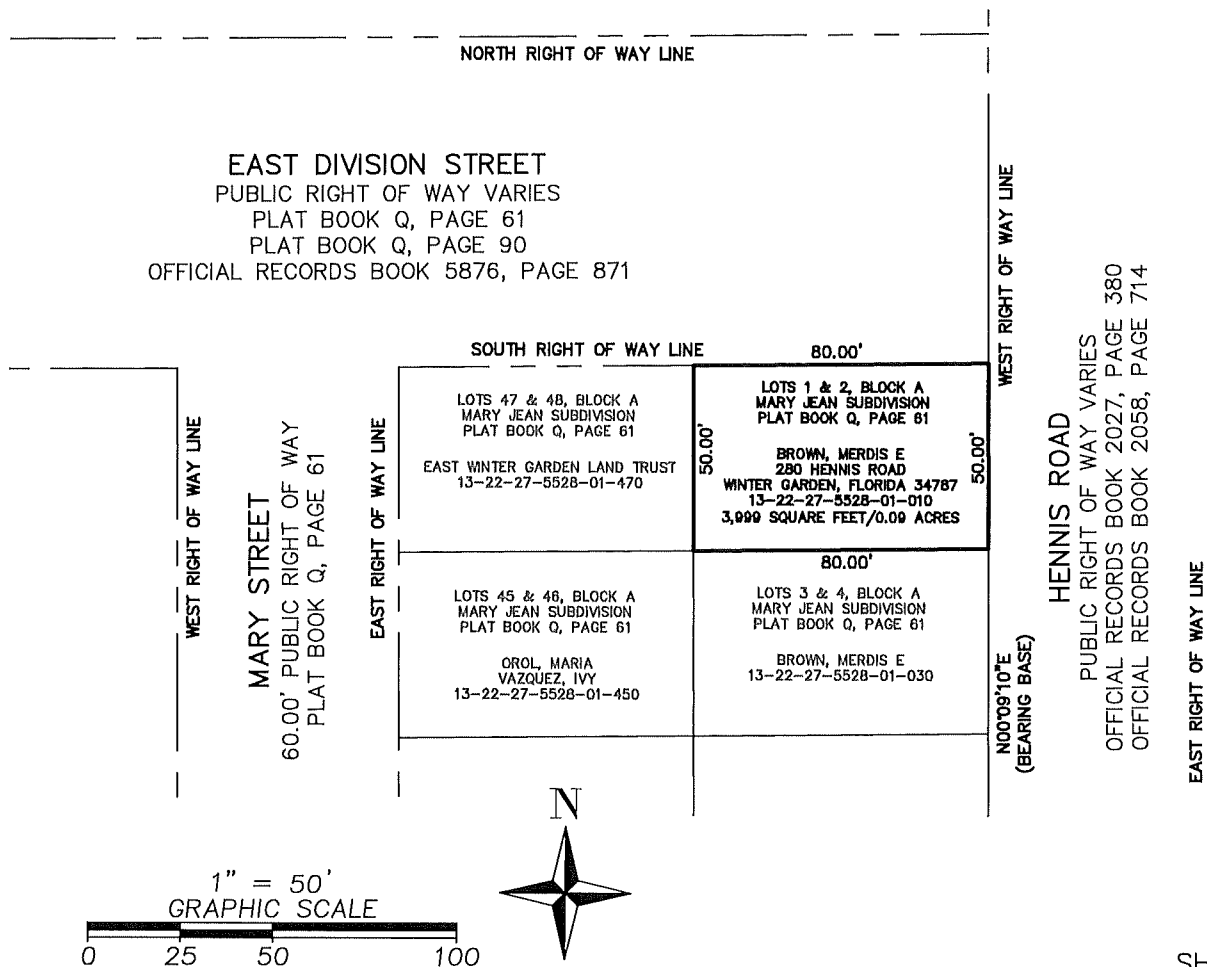
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-010



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: _____ SCC

DRAWN BY: _____ SCC

CHECKED BY: _____ MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

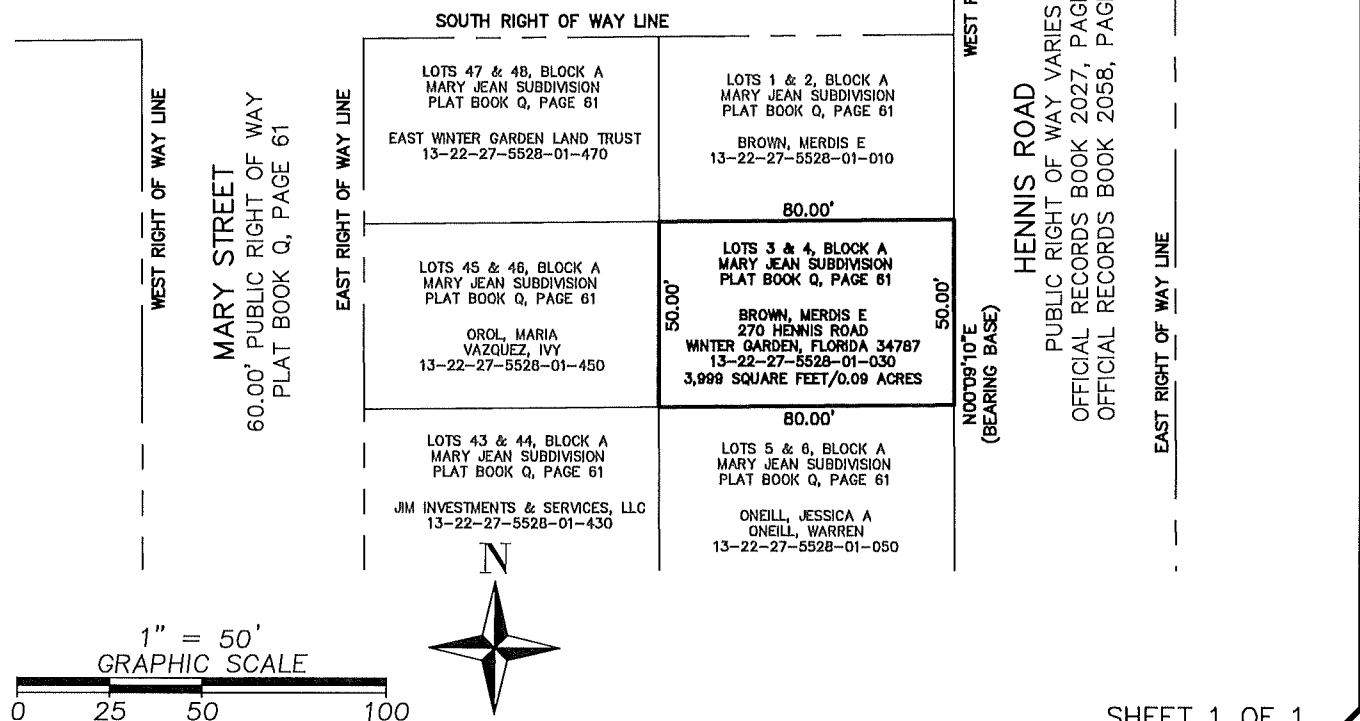
LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-030

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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SURVEYOR'S NOTES:

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3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

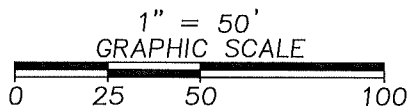
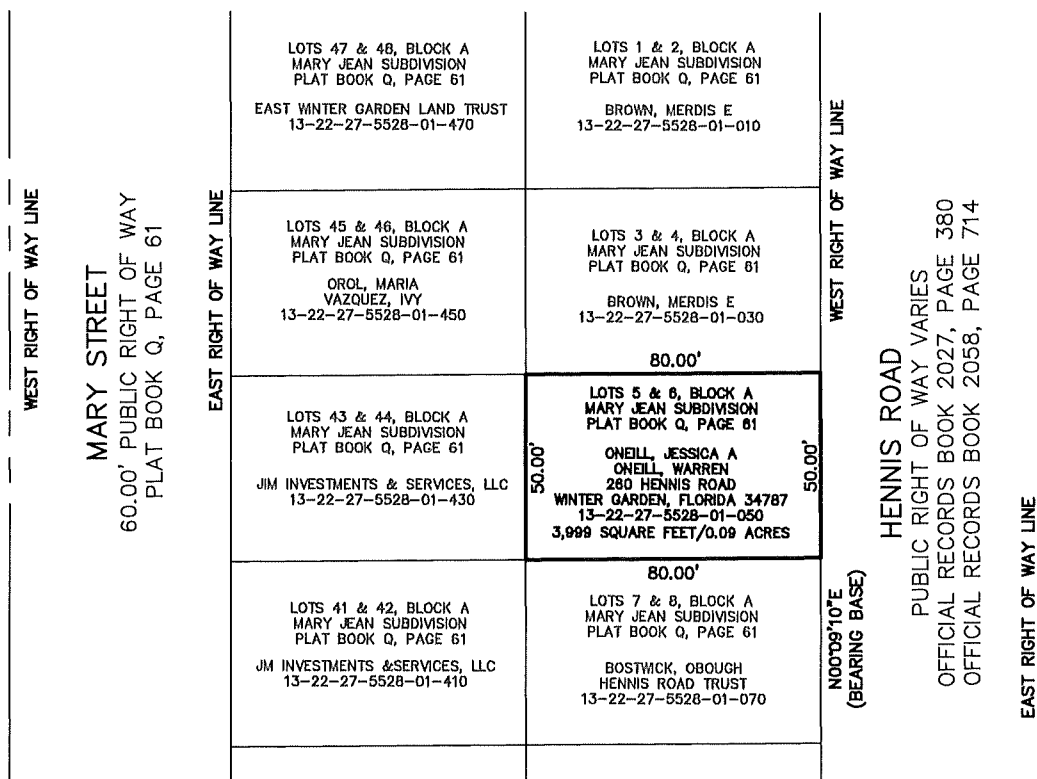
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 5 AND 6, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-050



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

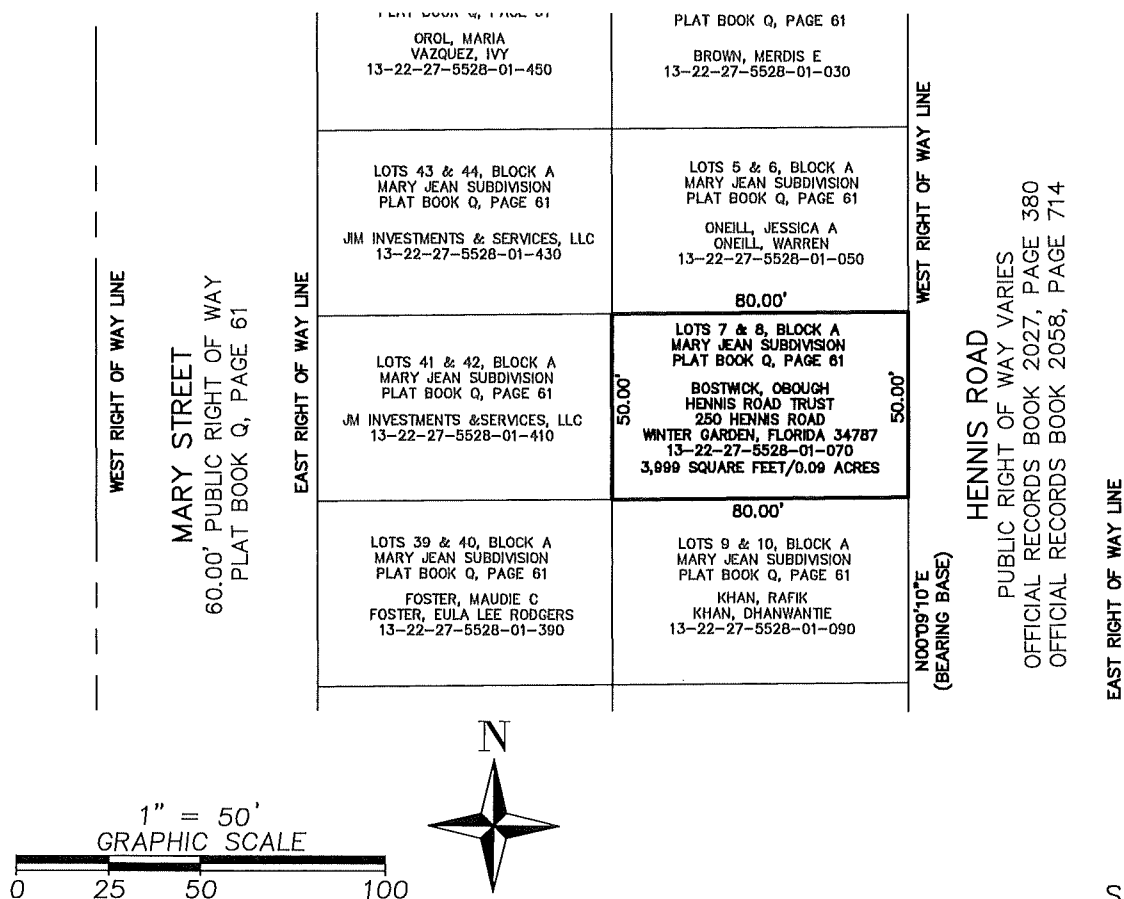
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 7 AND 8, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-070



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

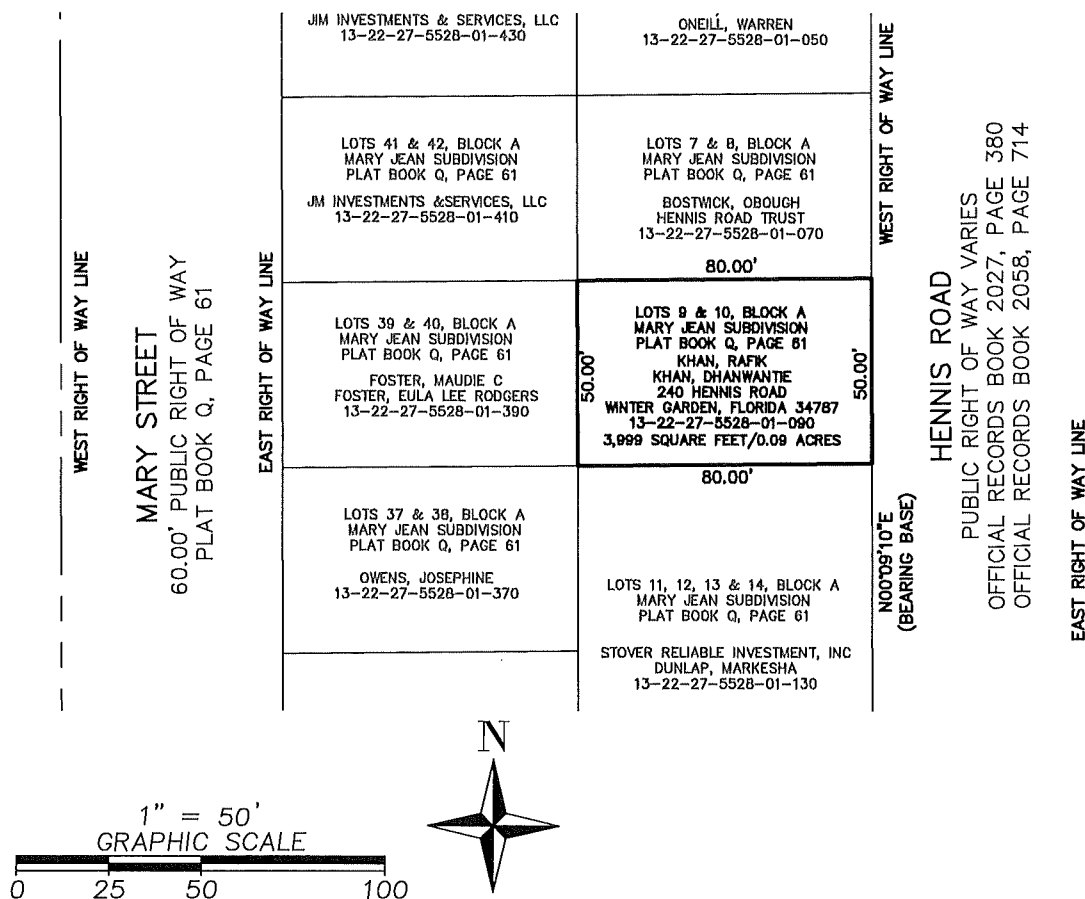
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 9 AND 10, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-090



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
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3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

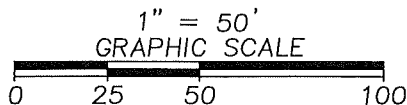
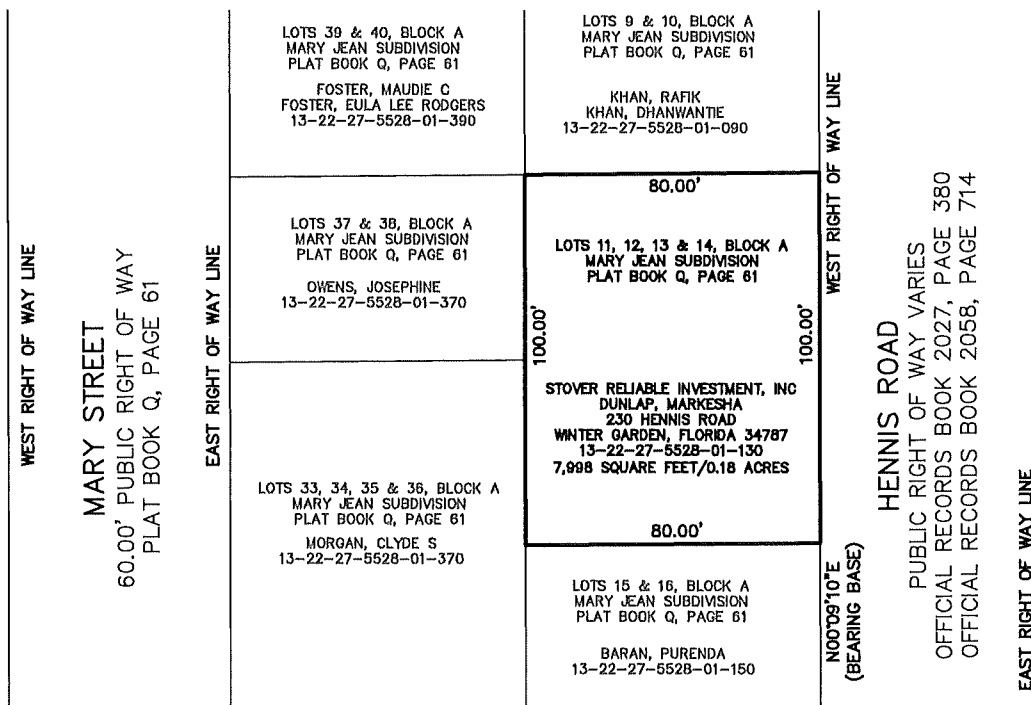
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 11, 12, 13, AND 14, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,998 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-130



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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

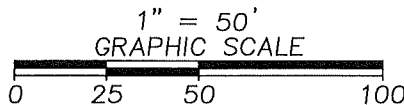
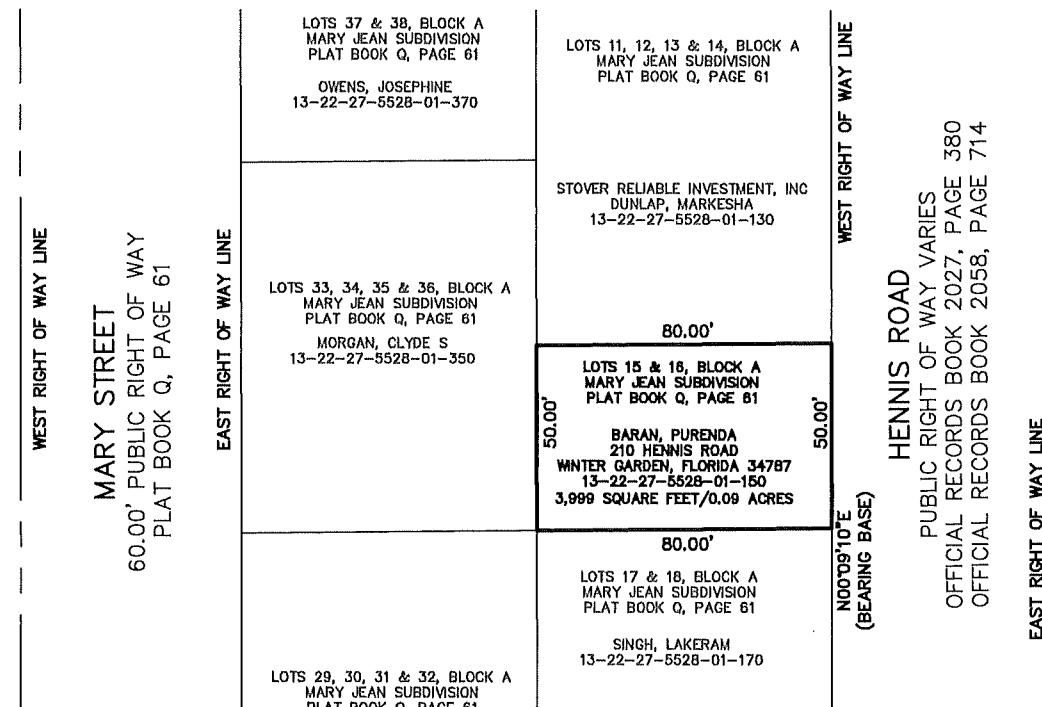
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 15 AND 16, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-150



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SURVEYOR'S NOTES:

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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

CALCULATED BY: SCC

FOR THE LICENSED BUSINESS #6723 BY:

DATE: 9-14-2022

DRAWN BY: SCC

SCALE: 1" = 50'

CHECKED BY: MAF

MARK A. FOLLIS, P.S.M. #6000

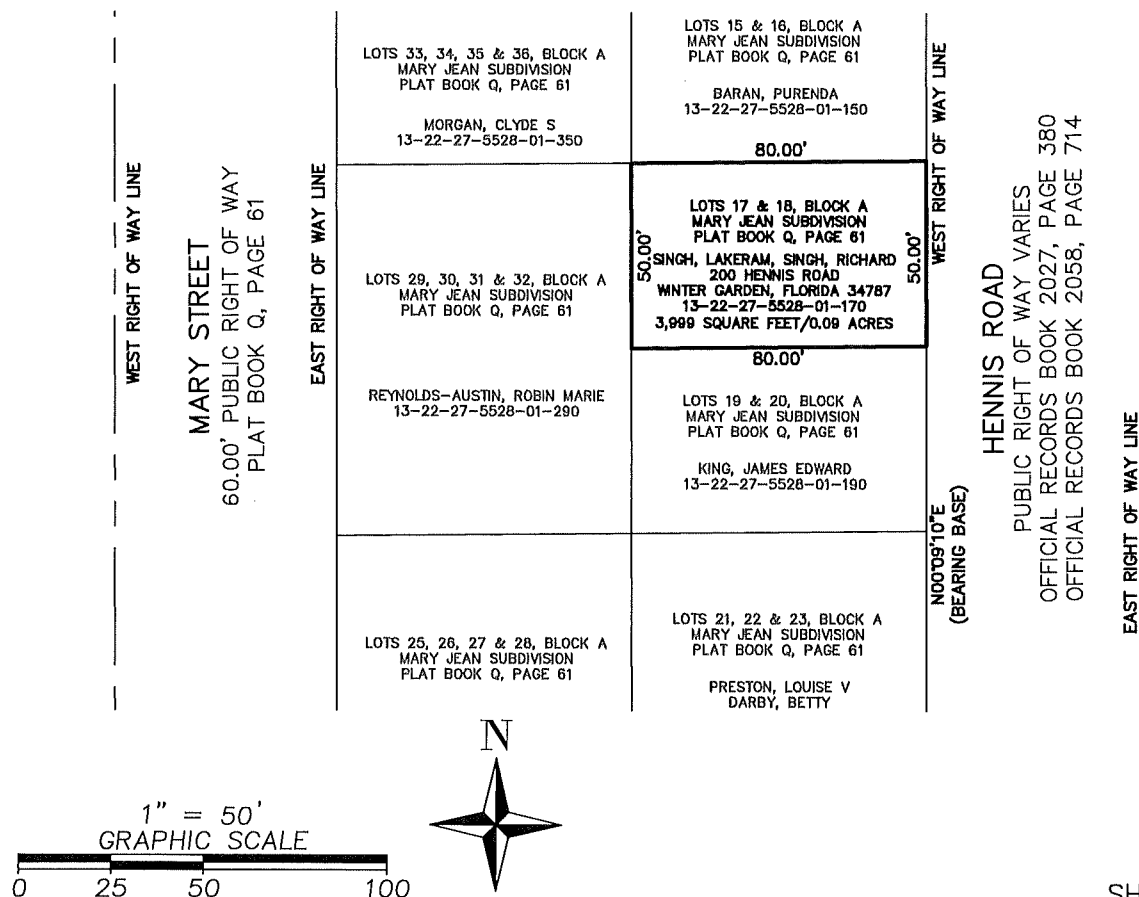
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 17 AND 18, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-170



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

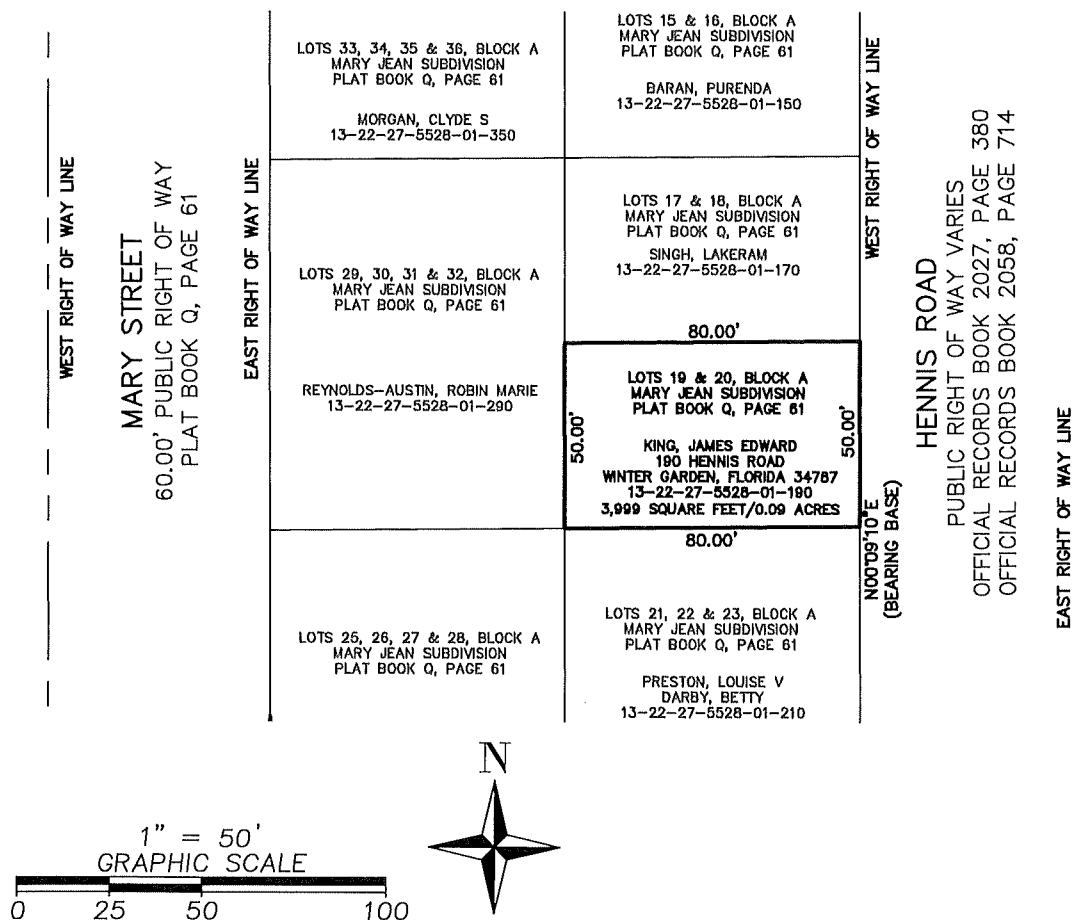
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,999 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-190



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

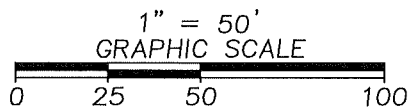
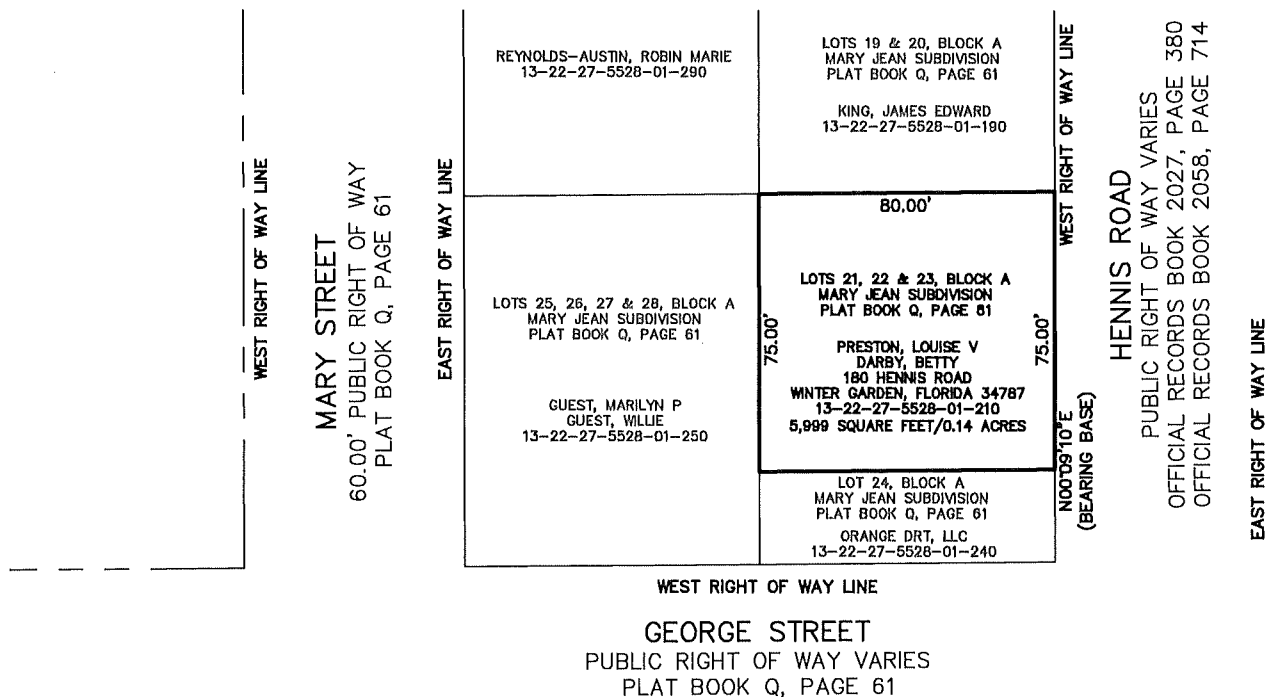
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 21, 22 AND 23, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,999 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-210



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 8-3-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

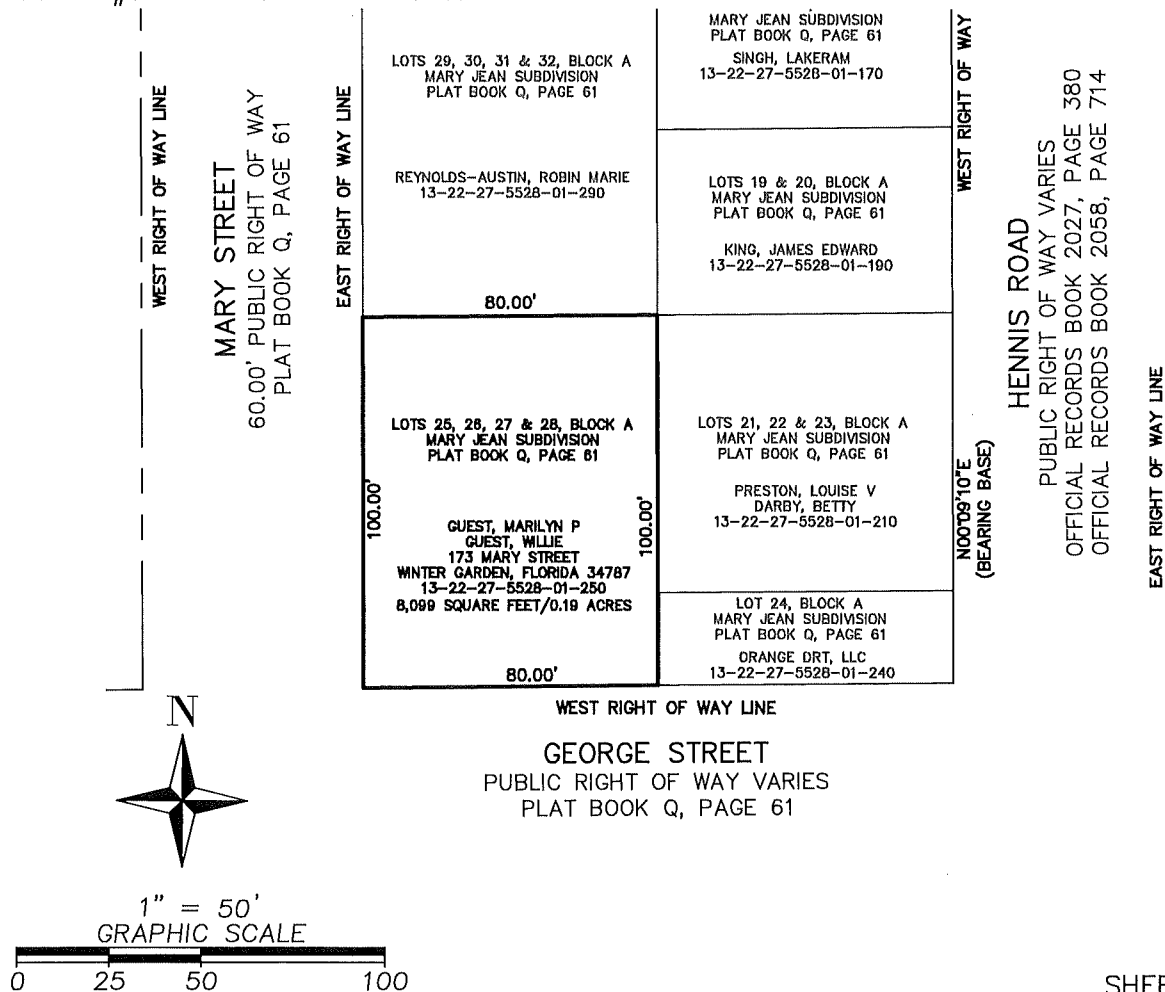
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 25, 26, 27, AND 28, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8,099 SQUARE FEET, OR 0.19 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-250



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

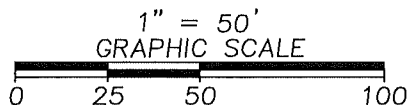
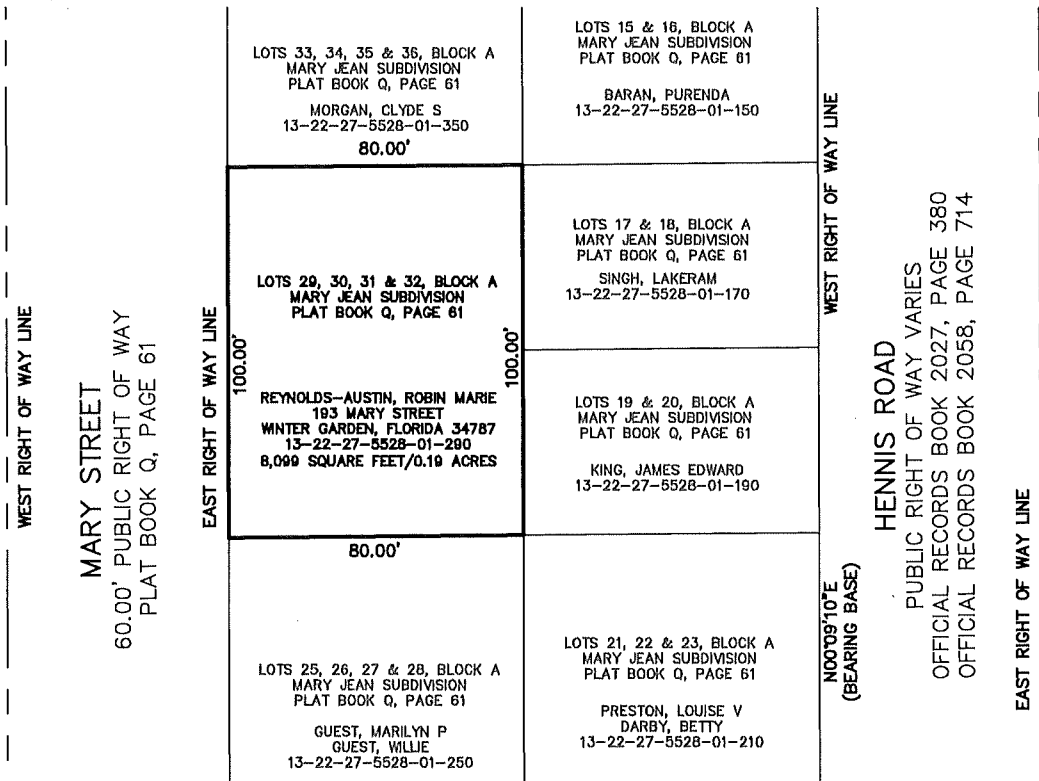
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 29, 30, 31, AND 32, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8,099 SQUARE FEET, OR 0.19 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-290



SHEET 1 OF 1



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SURVEYOR'S NOTES:

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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017
DATE: 9-14-2022
SCALE: 1" = 50'

CALCULATED BY: SCC
DRAWN BY: SCC
CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

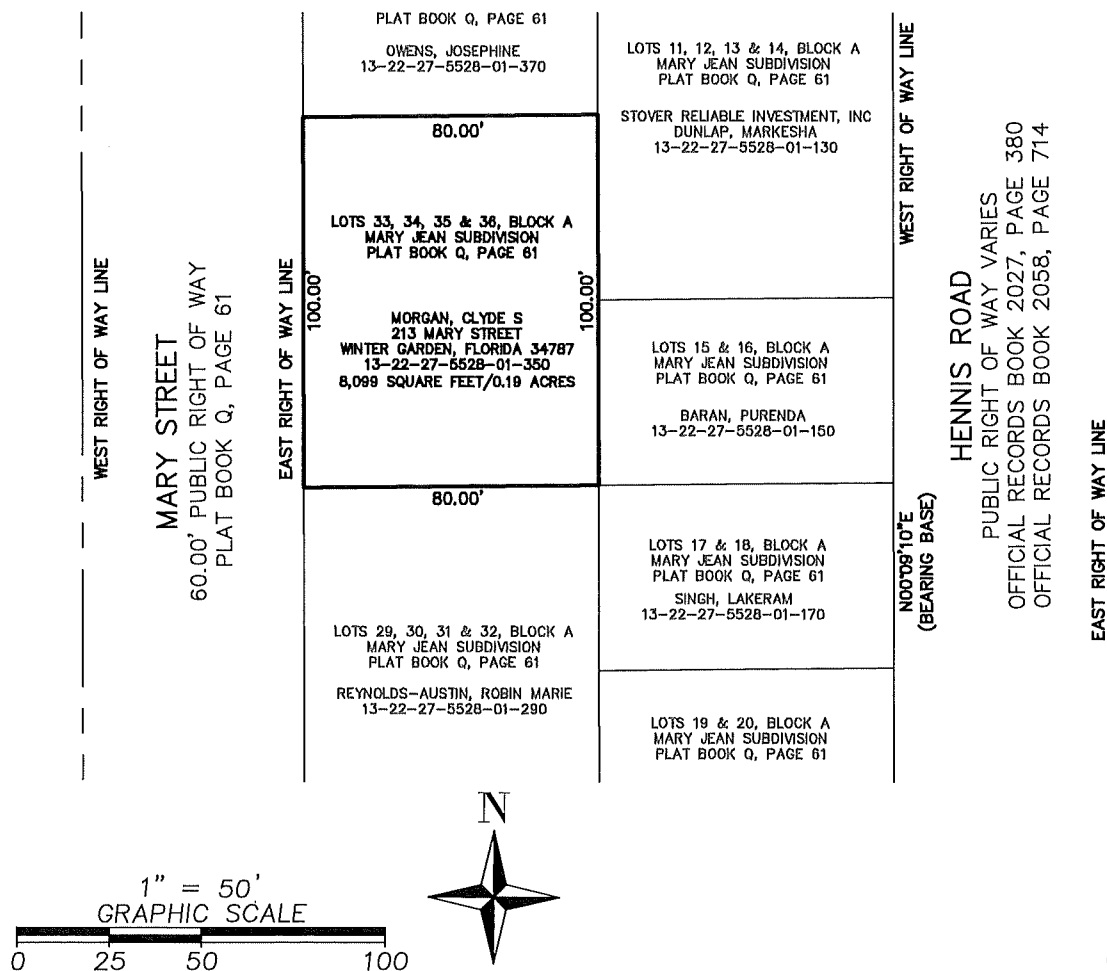
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 33, 34, 35, AND 36, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8,099 SQUARE FEET, OR 0.19 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-350



SHEET 1 OF 1



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SURVEYOR'S NOTES:

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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

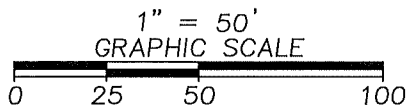
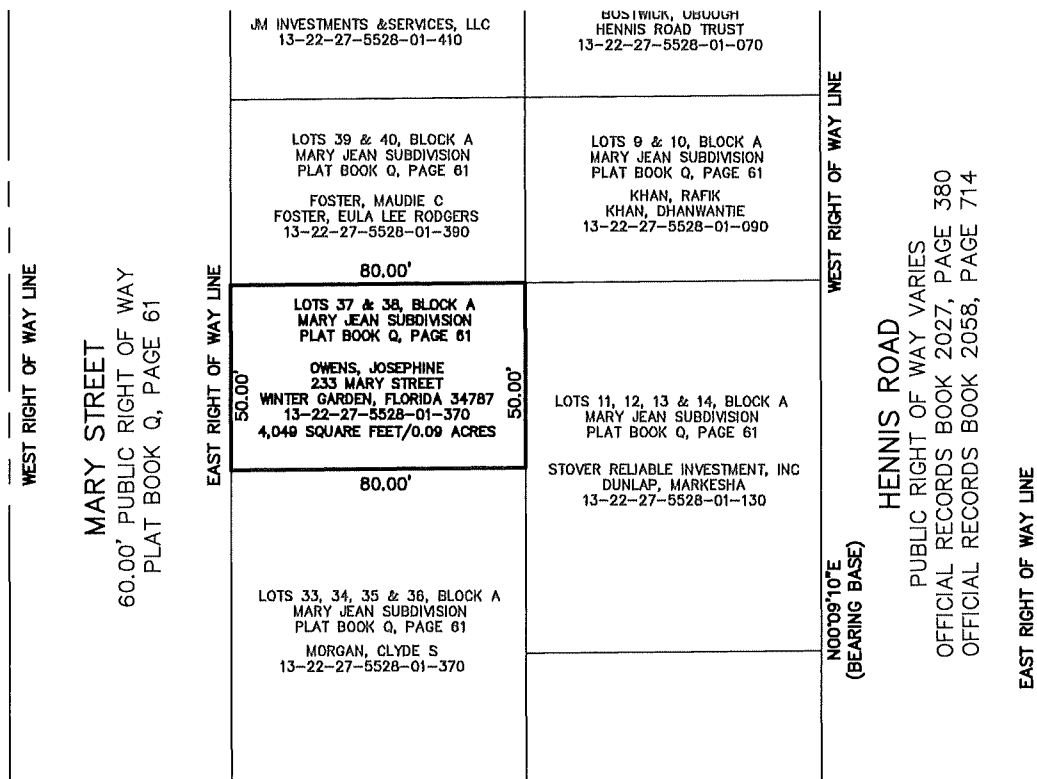
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 37 AND 38, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,049 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-370



SHEET 1 OF 1



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SURVEYOR'S NOTES:

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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

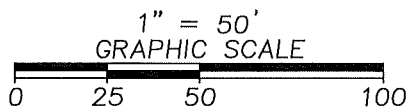
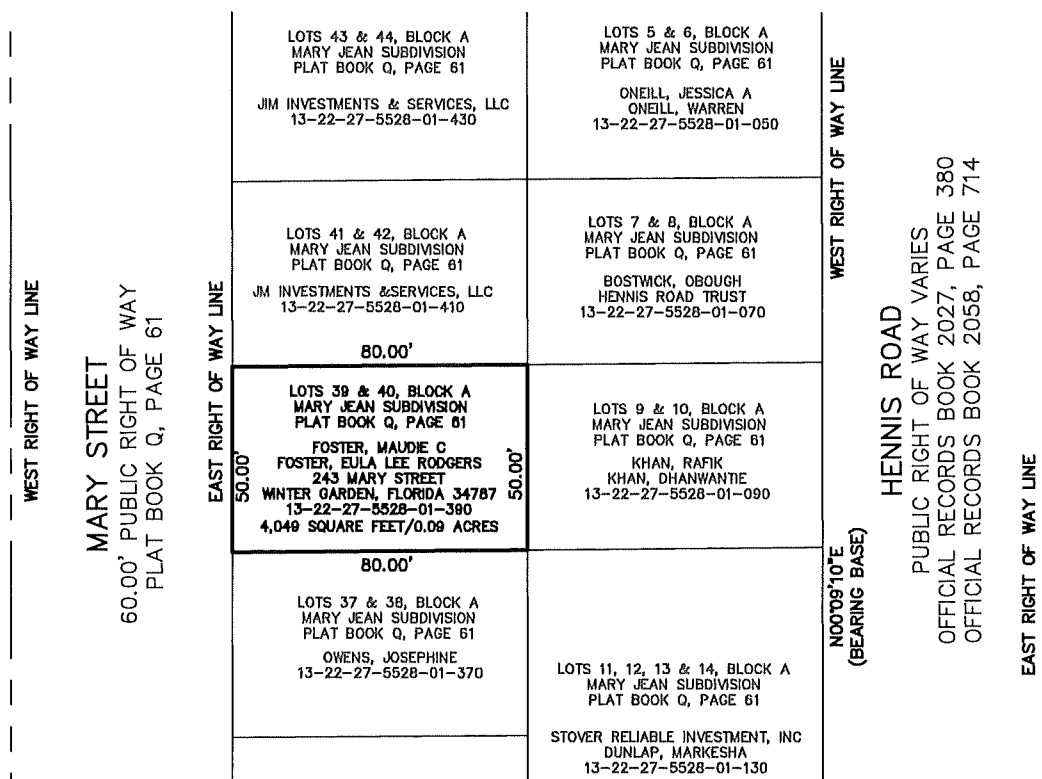
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 39 AND 40, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,049 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-390



SHEET 1 OF 1



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SURVEYOR'S NOTES:

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4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

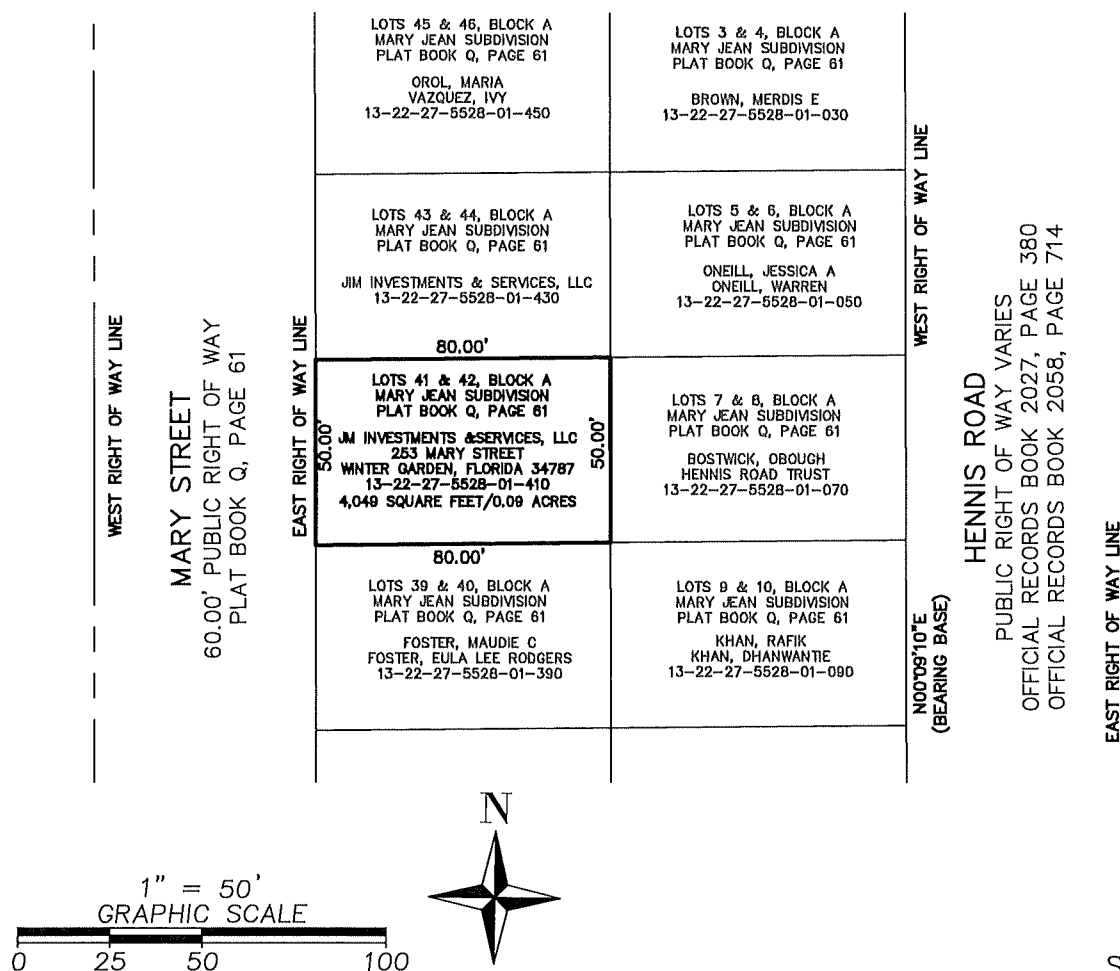
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 41 AND 42, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,049 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-410



SHEET 1 OF 1



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16 East Plant Street
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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF HENNIS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 380 AND OFFICIAL RECORDS BOOK 2058, PAGE 714, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°09'10" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

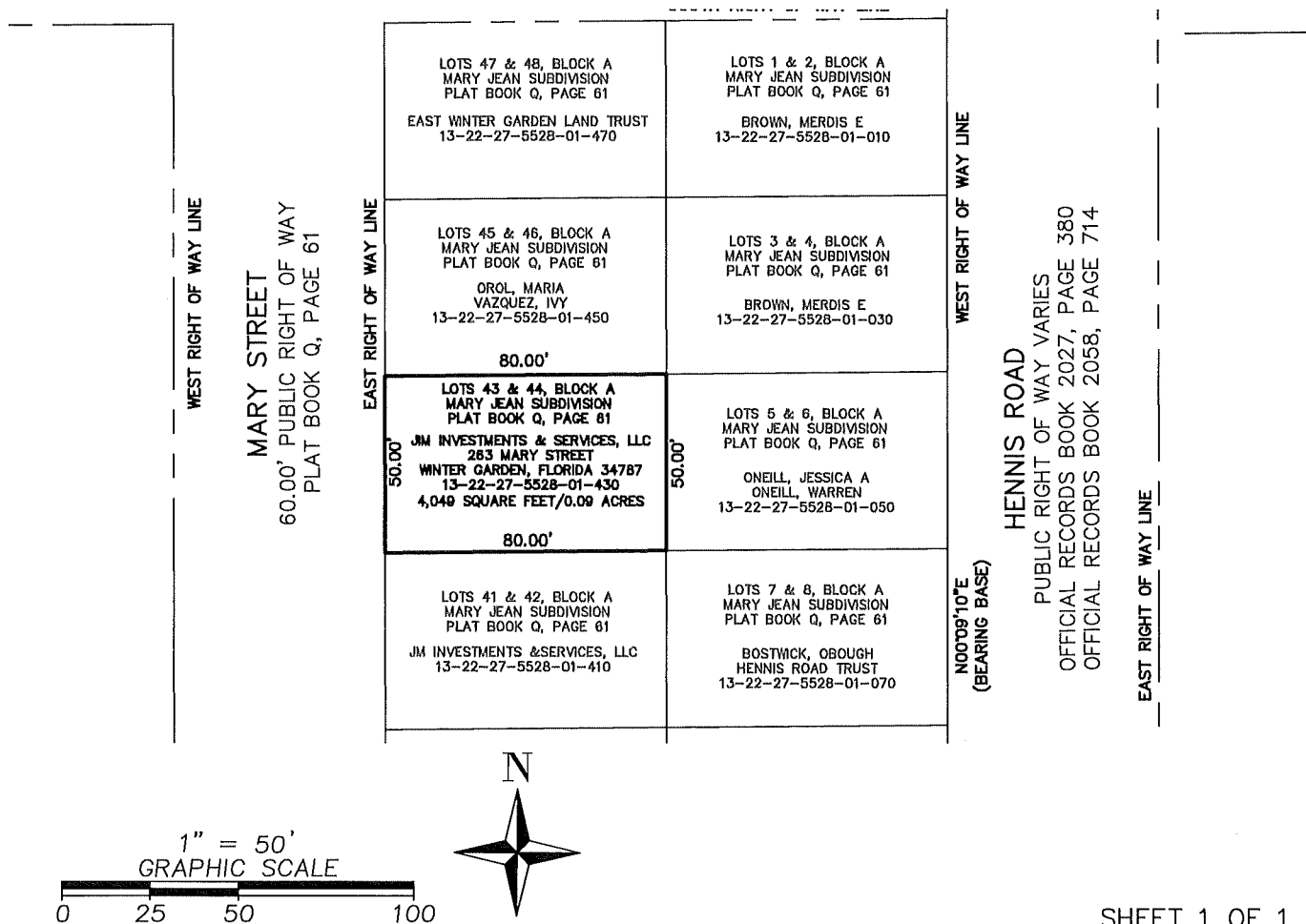
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 43 AND 44, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,049 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-430



SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-14-2022

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CALCULATED BY: SCC

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MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

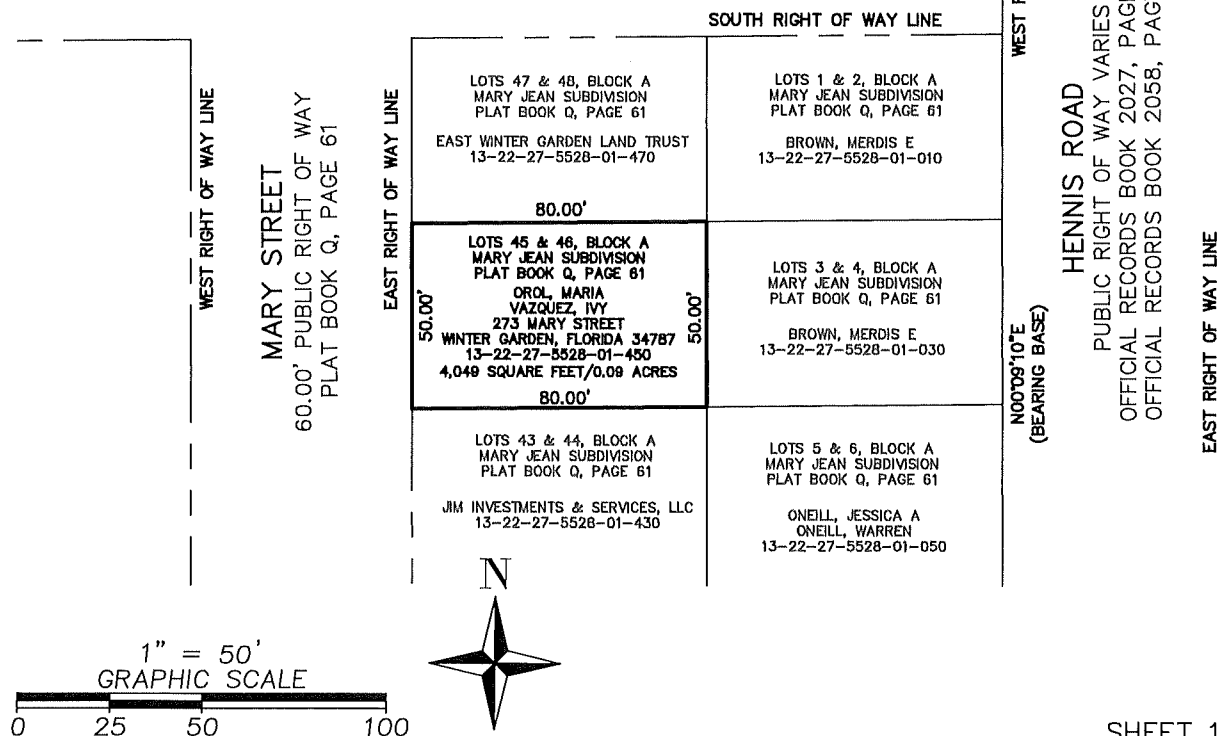
LEGAL DESCRIPTION:

LOTS 45 AND 46, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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PARCEL #13-22-27-5528-01-450

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-14-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

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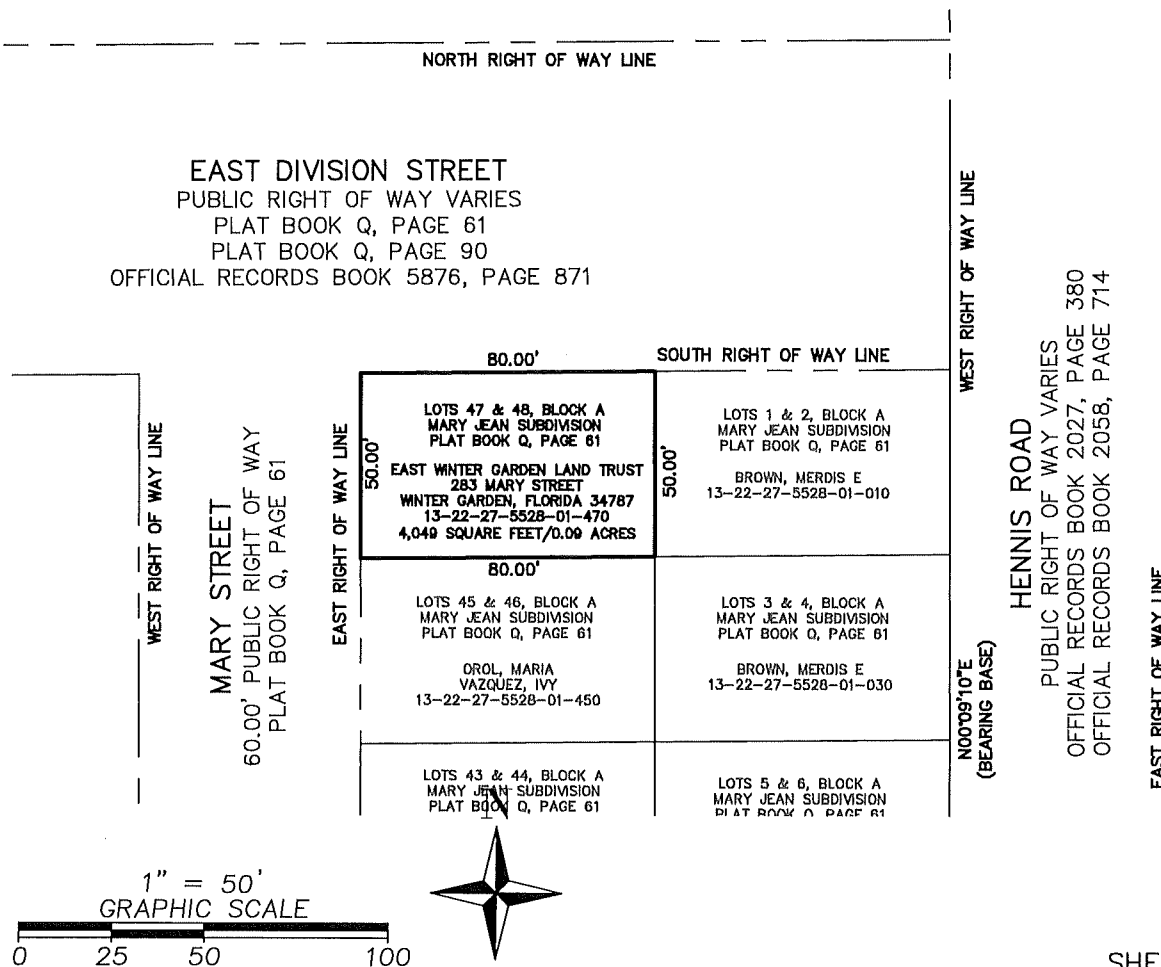
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 47 AND 48, BLOCK "A", MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,049 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-01-470



SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-14-2022

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SKETCH AND LEGAL DESCRIPTION

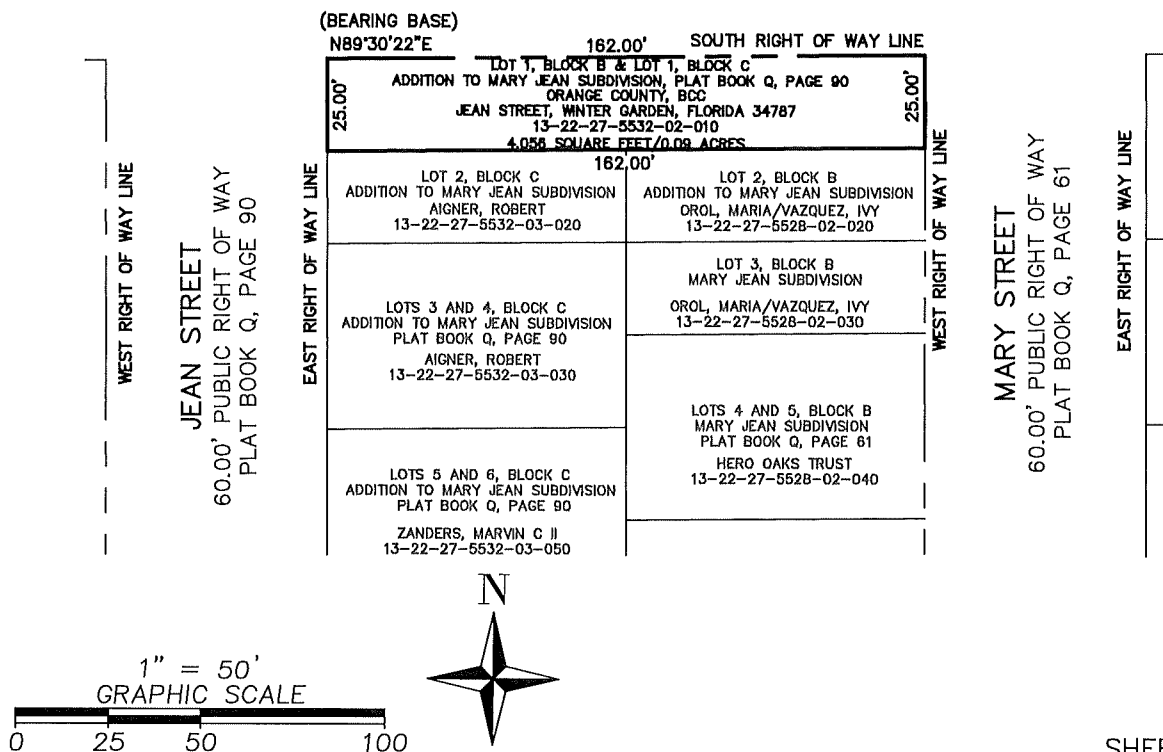
LEGAL DESCRIPTION:

LOT 1, BLOCK B AND LOT 1, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,056 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-02-010

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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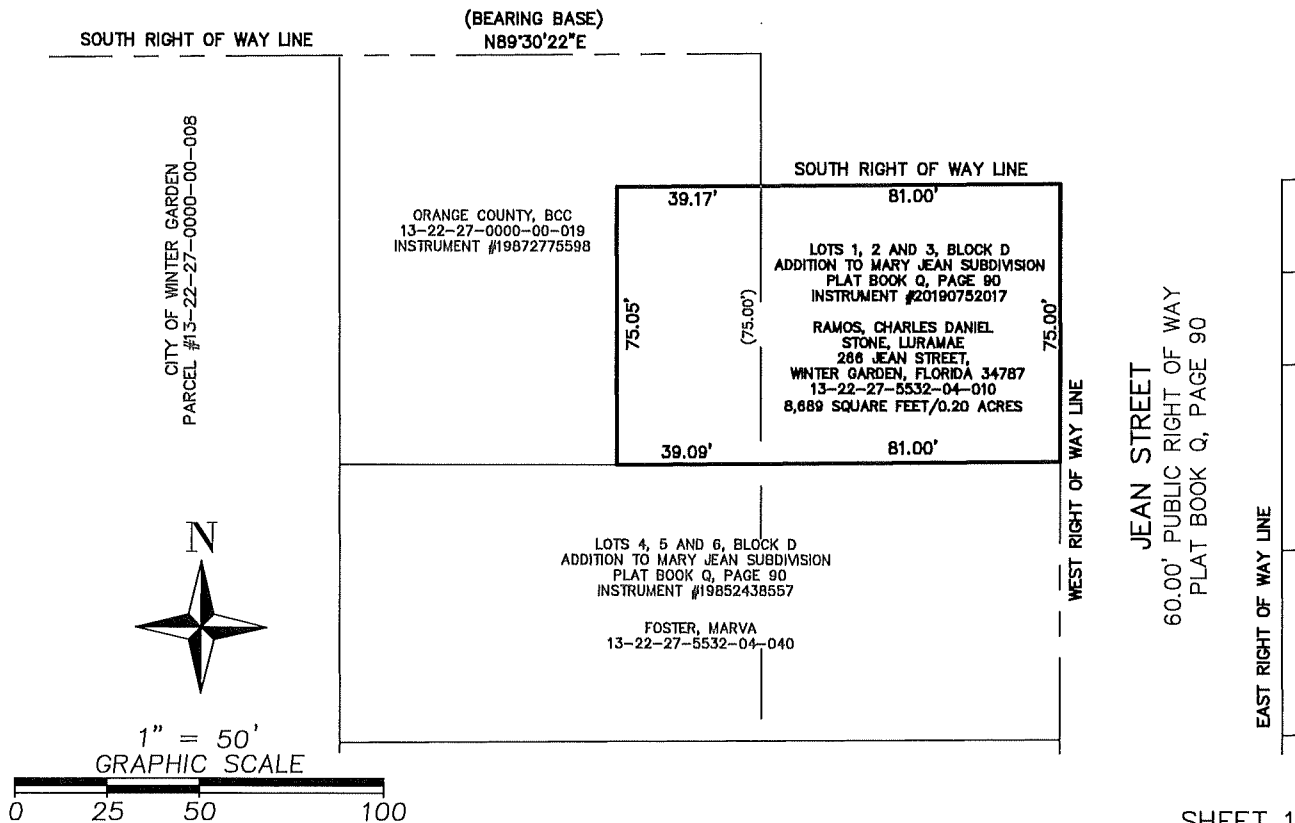
LEGAL DESCRIPTION:

LOTS 1, 2, AND 3, BLOCK D, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #20190752017, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8,689 SQUARE FEET, OR 0.20 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-04-010

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
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SKETCH AND LEGAL DESCRIPTION

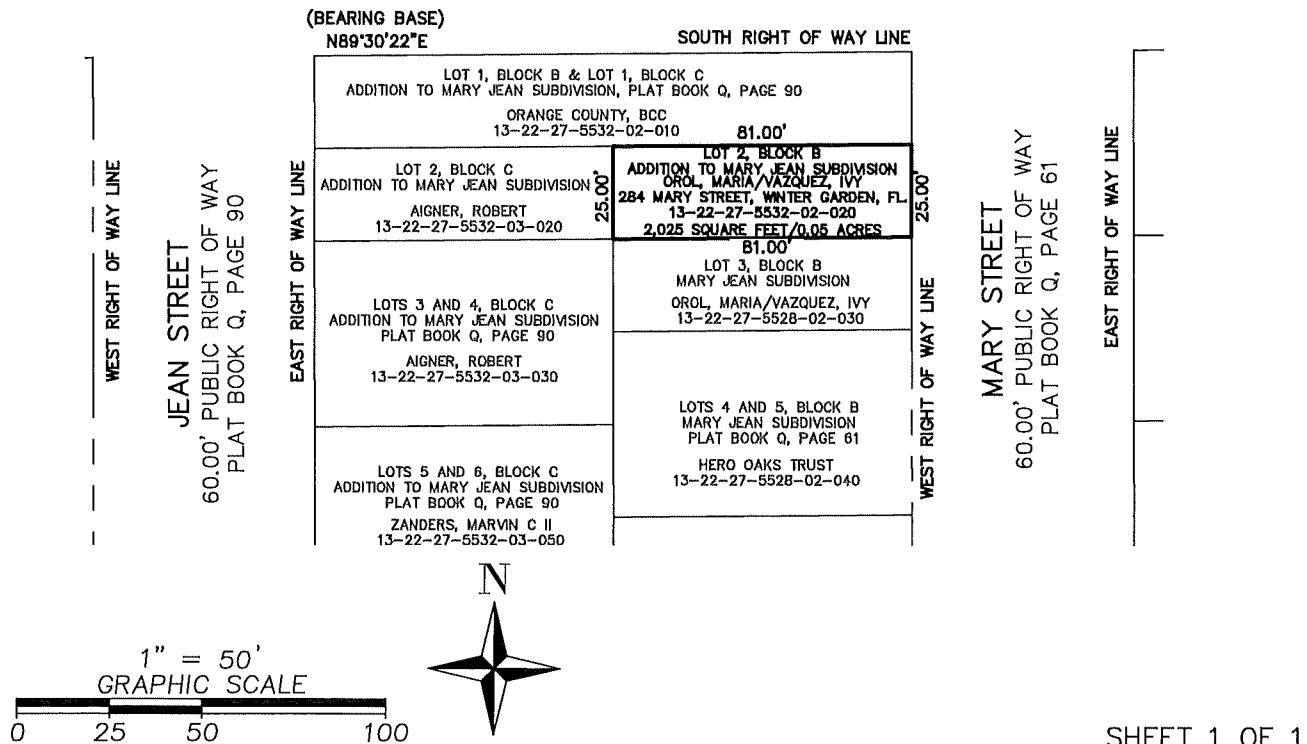
LEGAL DESCRIPTION:

LOT 2, BLOCK B, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,025 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-02-020

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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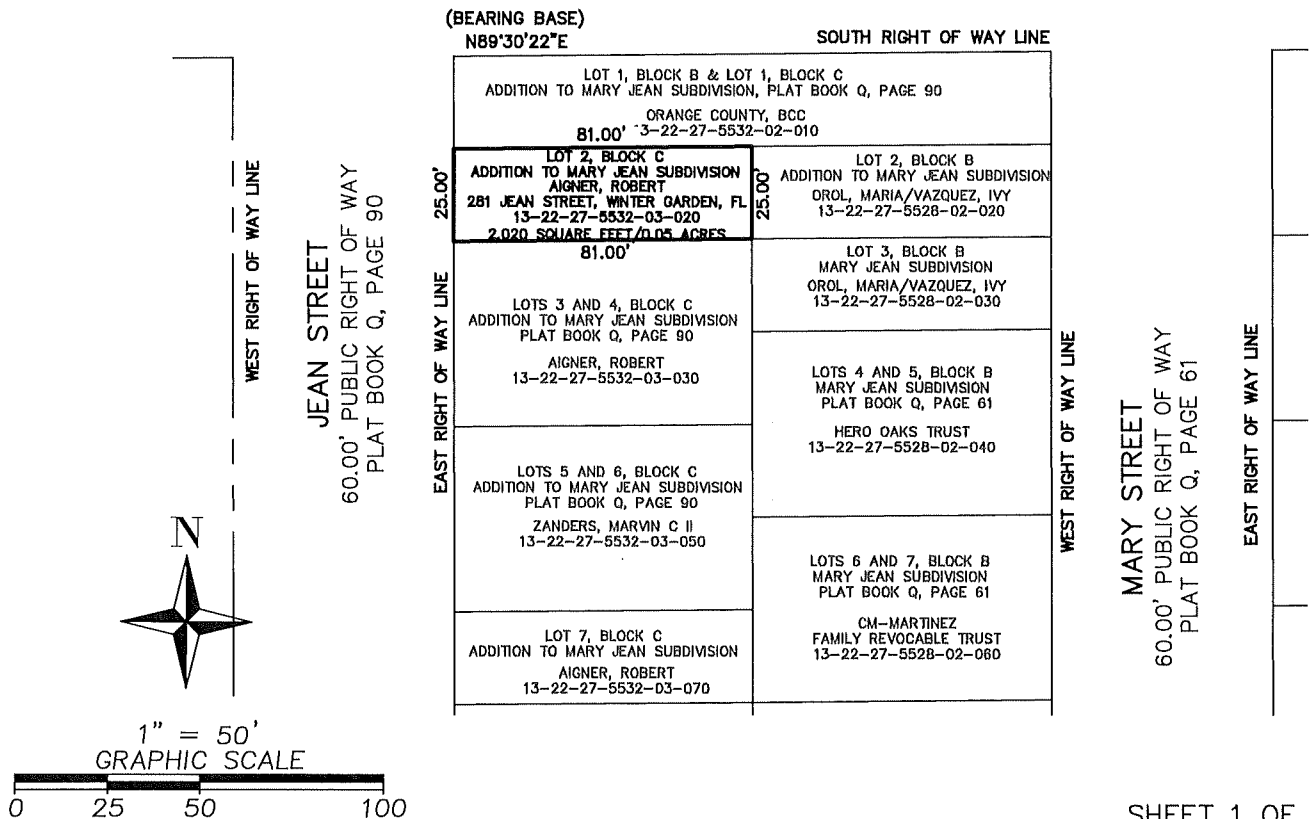
LEGAL DESCRIPTION:

LOT 2, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,020 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-03-020

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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DATE: 9-9-2022
SCALE: 1" = 50'

CALCULATED BY: SCC
DRAWN BY: SCC
CHECKED BY: MAF

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SKETCH AND LEGAL DESCRIPTION

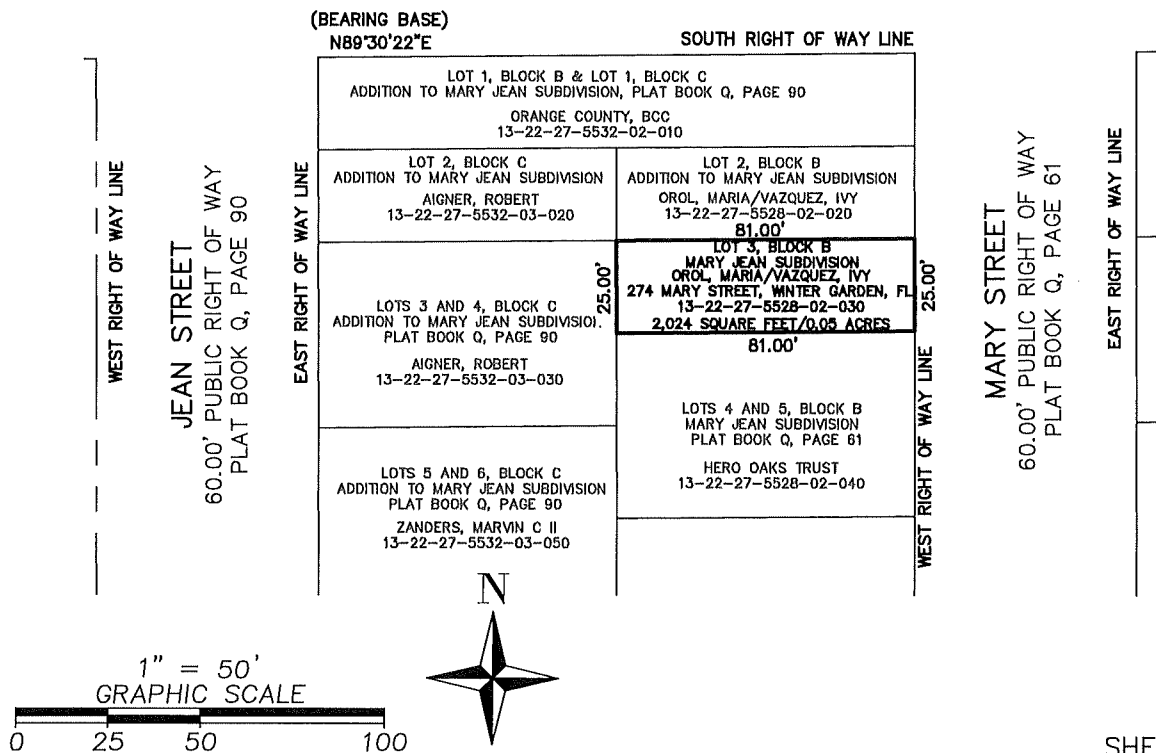
LEGAL DESCRIPTION:

LOT 3, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,024 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-030

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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PARCEL #13-22-27-5532-03-030

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90

OFFICIAL RECORDS BOOK 5876, PAGE 871

(BEARING BASE)

N89°30'22"E

SOUTH RIGHT OF WAY LINE

LOT 1, BLOCK B & LOT 1, BLOCK C ADDITION TO MARY JEAN SUBDIVISION, PLAT BOOK Q, PAGE 90 ORANGE COUNTY, BCC 13-22-27-5532-02-010	
LOT 2, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-020 81.00'	LOT 2, BLOCK B ADDITION TO MARY JEAN SUBDIVISION OROL, MARIA/VAZQUEZ, IVY 13-22-27-5528-02-020
LOTS 3 AND 4, BLOCK C ADDITION TO MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 90 AIGNER, ROBERT 275 JEAN STREET, WINTER GARDEN, FL 13-22-27-5532-03-030 4,050 SQUARE FEET/0.09 ACRES 81.00'	LOT 3, BLOCK B MARY JEAN SUBDIVISION OROL, MARIA/VAZQUEZ, IVY 13-22-27-5528-02-030
LOTS 5 AND 6, BLOCK C ADDITION TO MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 90 ZANDERS, MARVIN C II 13-22-27-5532-03-050	LOTS 4 AND 5, BLOCK B MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 61 HERO OAKS TRUST 13-22-27-5528-02-040
LOT 7, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-070	LOTS 6 AND 7, BLOCK B MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 61 CM-MARTINEZ FAMILY REVOCABLE TRUST 13-22-27-5528-02-060
LOT 8, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-080	LOT 8, BLOCK B MARY JEAN SUBDIVISION MARTINEZ, MARCO & CAROLYN 13-22-27-5528-02-080

WEST RIGHT OF WAY LINE

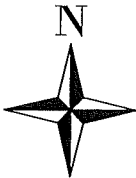
JEAN STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

MARY STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 61

EAST RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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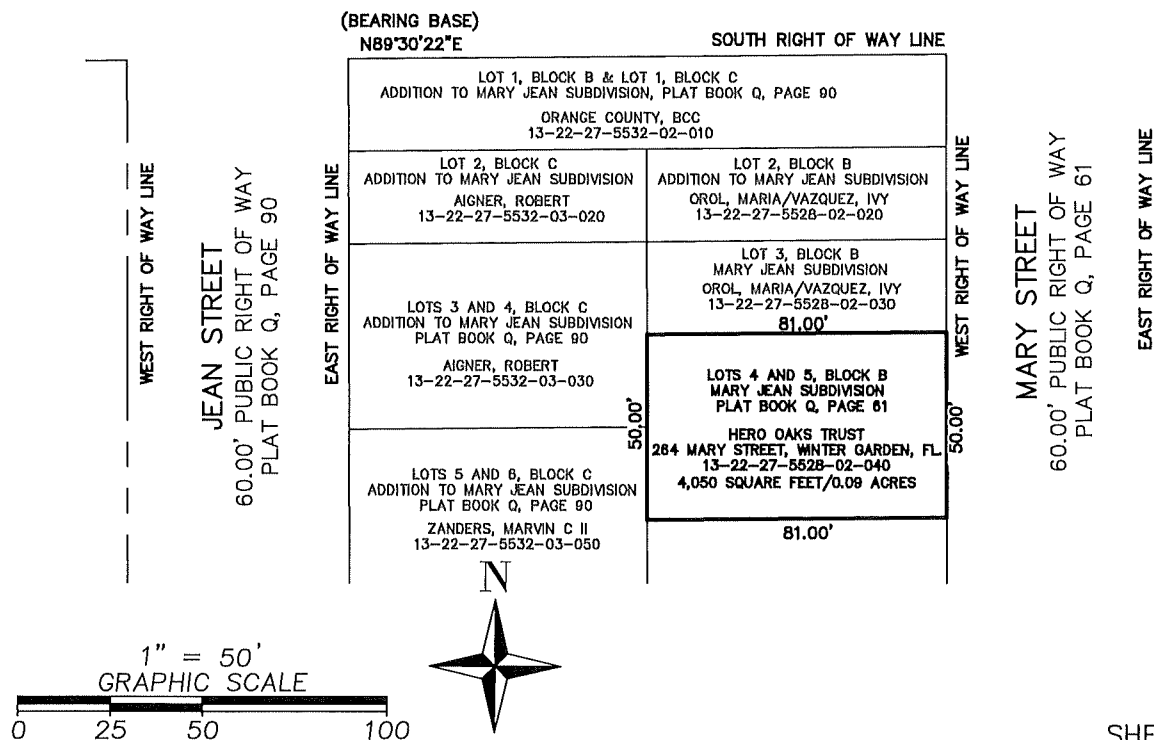
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PARCEL #13-22-27-5528-02-040

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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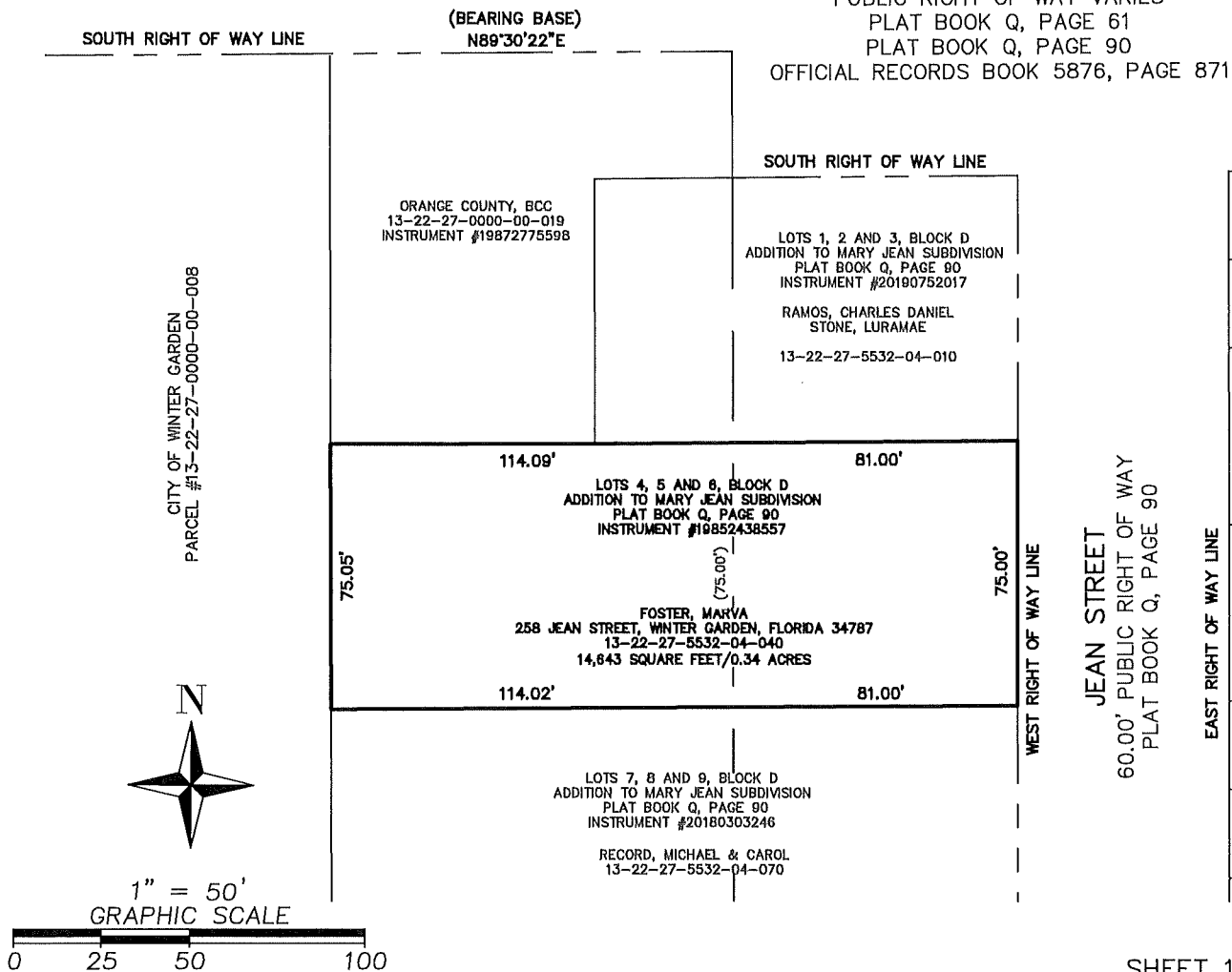
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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14,643 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-04-040

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
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SHEET 1 OF 1



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EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90

OFFICIAL RECORDS BOOK 5876, PAGE 871

(BEARING BASE)
N89°30'22"E

SOUTH RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

JEAN STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE

50.00'

LOT 1, BLOCK B & LOT 1, BLOCK C ADDITION TO MARY JEAN SUBDIVISION, PLAT BOOK Q, PAGE 90 ORANGE COUNTY, BCC 13-22-27-5532-02-010	
LOT 2, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-020 81.00'	LOT 2, BLOCK B ADDITION TO MARY JEAN SUBDIVISION OROL, MARIA/VAZQUEZ, IVY 13-22-27-5528-02-020
LOTS 3 AND 4, BLOCK C ADDITION TO MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 90 AIGNER, ROBERT 13-22-27-5532-03-030 81.00'	LOT 3, BLOCK B MARY JEAN SUBDIVISION OROL, MARIA/VAZQUEZ, IVY 13-22-27-5528-02-030
LOTS 5 AND 6, BLOCK C ADDITION TO MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 90 ZANDERS, MARVIN C II 259 JEAN STREET, WINTER GARDEN, FL 13-22-27-5532-03-050 4,050 SQUARE FEET/0.09 ACRES 81.00'	LOTS 4 AND 5, BLOCK B MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 61 HERO OAKS TRUST 13-22-27-5528-02-040
LOT 7, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-070	LOTS 6 AND 7, BLOCK B MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 61 CM-MARTINEZ FAMILY REVOCABLE TRUST 13-22-27-5528-02-060
LOT 8, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-080	LOT 8, BLOCK B MARY JEAN SUBDIVISION MARTINEZ, MARCO & CAROLYN 13-22-27-5528-02-080

WEST RIGHT OF WAY LINE

MARY STREET

60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 61

EAST RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

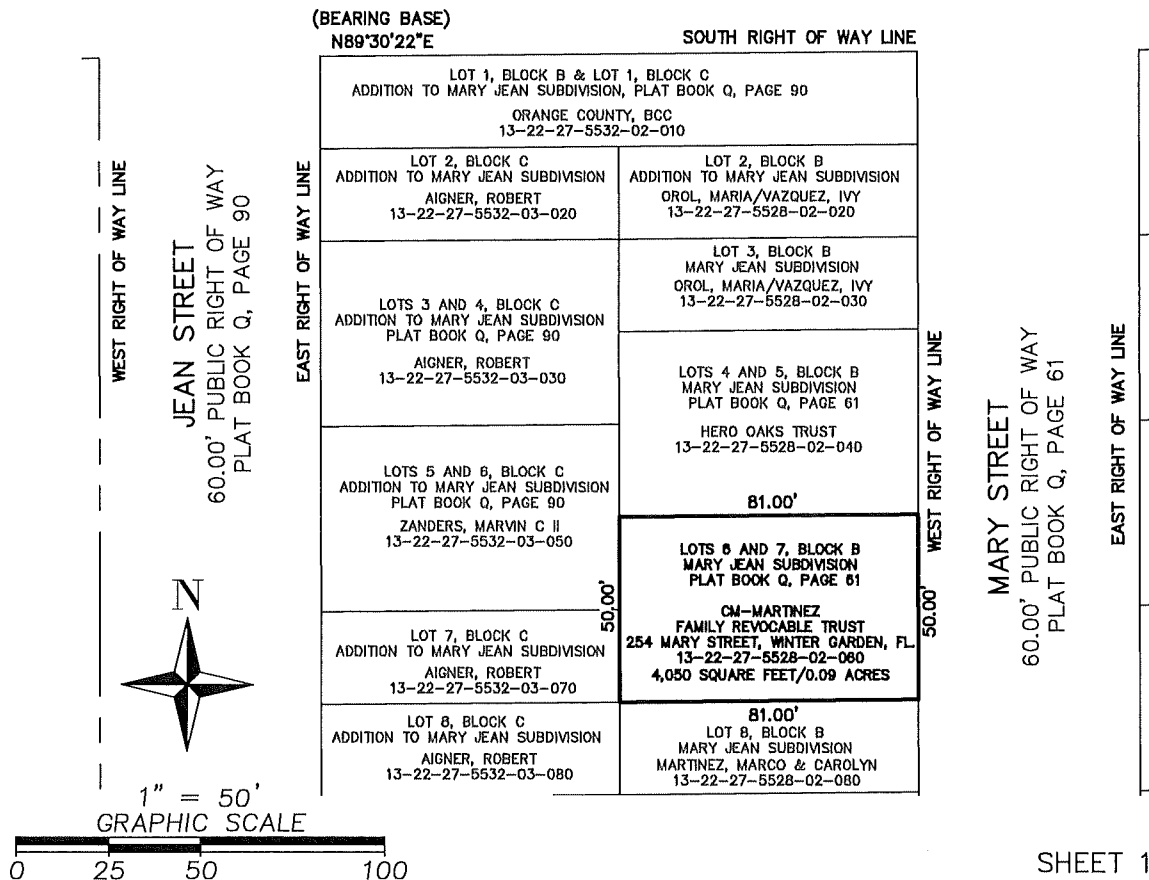
LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,050 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-060

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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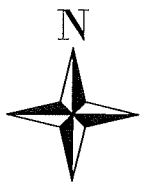
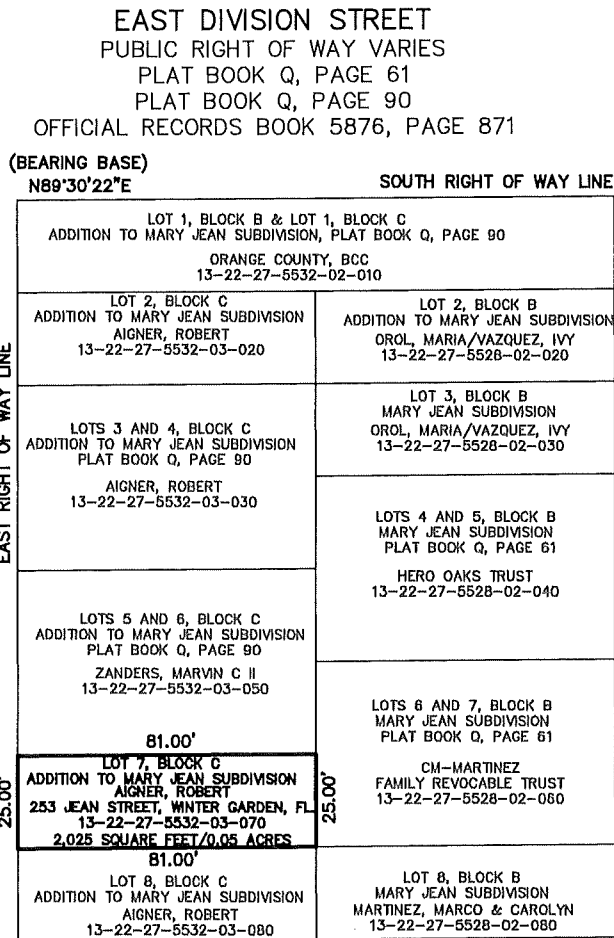
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 7, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,025 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-03-070



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 7, 8, AND 9, BLOCK D, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #20180303246, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14,636 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-04-070

(BEARING BASE)
N89°30'22"E

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871

SOUTH RIGHT OF WAY LINE

ORANGE COUNTY, BCC
13-22-27-0000-00-019
INSTRUMENT #19872775598

LOTS 1, 2 AND 3, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20180752017

RAMOS, CHARLES DANIEL
STONE, LURAMAE
13-22-27-5532-04-010

LOTS 4, 5 AND 6, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #19852438557

FOSTER, MARVA
13-22-27-5532-04-040

114.02' 81.00'
75.05' 75.00'
LOTS 7, 8 AND 9, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20180303246
RECORD, MICHAEL & CAROL
238 JEAN STREET, WINTER GARDEN, FLORIDA 34787
13-22-27-5532-04-070
14,636 SQUARE FEET/0.34 ACRES
113.95' 81.00'

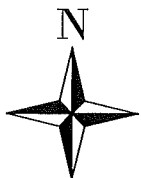
LOTS 10, 11 AND 12, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
JOHNSON, SHARON & GOTHRIEL LEFLEUR
13-22-27-5532-04-100

WEST RIGHT OF WAY LINE

JEAN STREET

60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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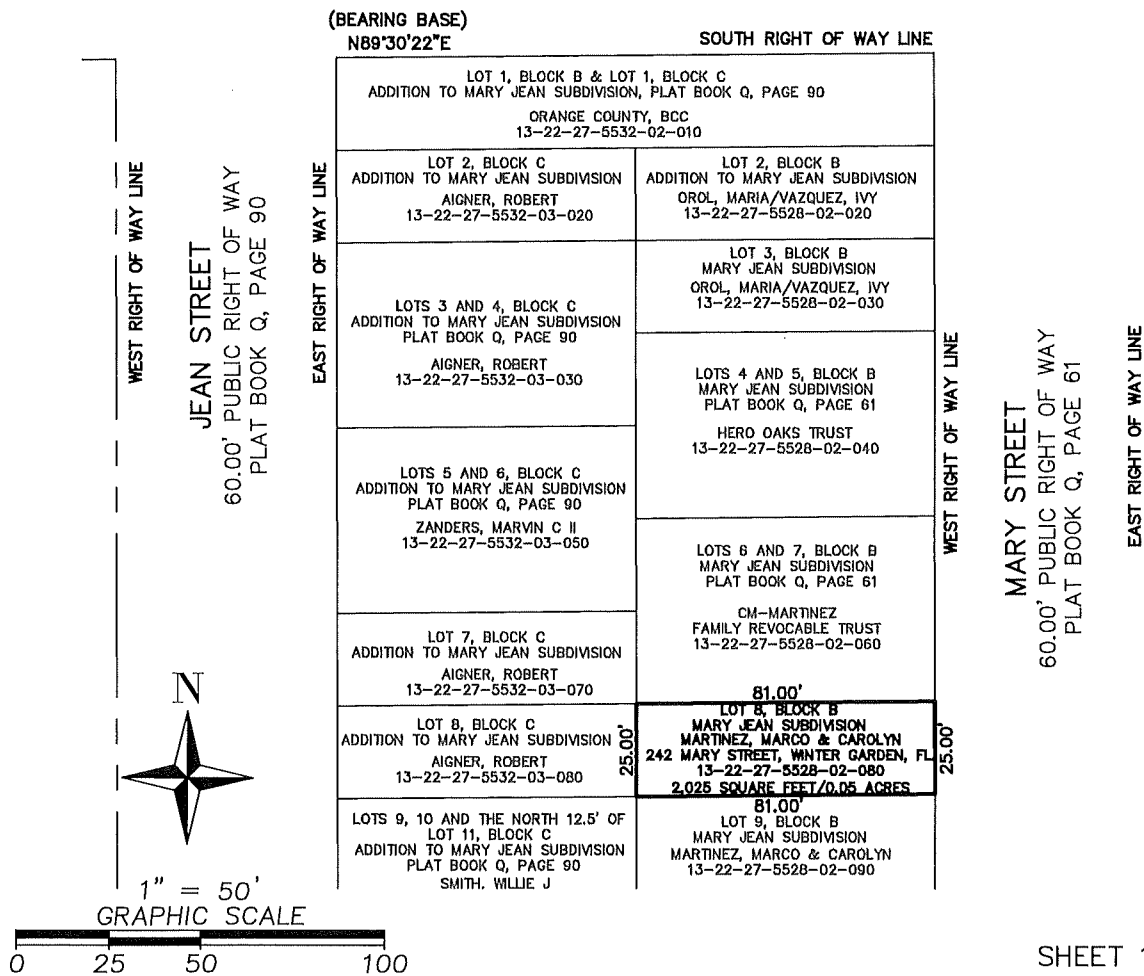
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LOT 8, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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PARCEL #13-22-27-5528-02-080 EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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PARCEL #13-22-27-5532-03-080

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871

(BEARING BASE)
N89°30'22"E

SOUTH RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE

JEAN STREET

60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE

25.00'

LOT 1, BLOCK B & LOT 1, BLOCK C ADDITION TO MARY JEAN SUBDIVISION, PLAT BOOK Q, PAGE 90 ORANGE COUNTY, BCC 13-22-27-5532-02-010	
LOT 2, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-020	LOT 2, BLOCK B ADDITION TO MARY JEAN SUBDIVISION OROL, MARIA/VAZQUEZ, IVY 13-22-27-5528-02-020
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LOT 7, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 13-22-27-5532-03-070 81.00'	LOTS 6 AND 7, BLOCK B MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 61 CM-MARTINEZ FAMILY REVOCABLE TRUST 13-22-27-5528-02-060
LOT 8, BLOCK C ADDITION TO MARY JEAN SUBDIVISION AIGNER, ROBERT 245 JEAN STREET, WINTER GARDEN, FL 13-22-27-5532-03-080 2,025 SQUARE FEET/0.05 ACRES 81.00'	LOT 8, BLOCK B MARY JEAN SUBDIVISION MARTINEZ, MARCO & CAROLYN 13-22-27-5528-02-080
LOTS 9, 10 AND THE NORTH 12.5' OF LOT 11, BLOCK C ADDITION TO MARY JEAN SUBDIVISION PLAT BOOK Q, PAGE 90 SMITH, WILLIE J	LOT 9, BLOCK B MARY JEAN SUBDIVISION MARTINEZ, MARCO & CAROLYN 13-22-27-5528-02-090

WEST RIGHT OF WAY LINE

MARY STREET

60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 61

EAST RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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DATE: 9-9-2022

SCALE: 1" = 50'

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DRAWN BY: SCC

CHECKED BY: MAF

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SKETCH AND LEGAL DESCRIPTION

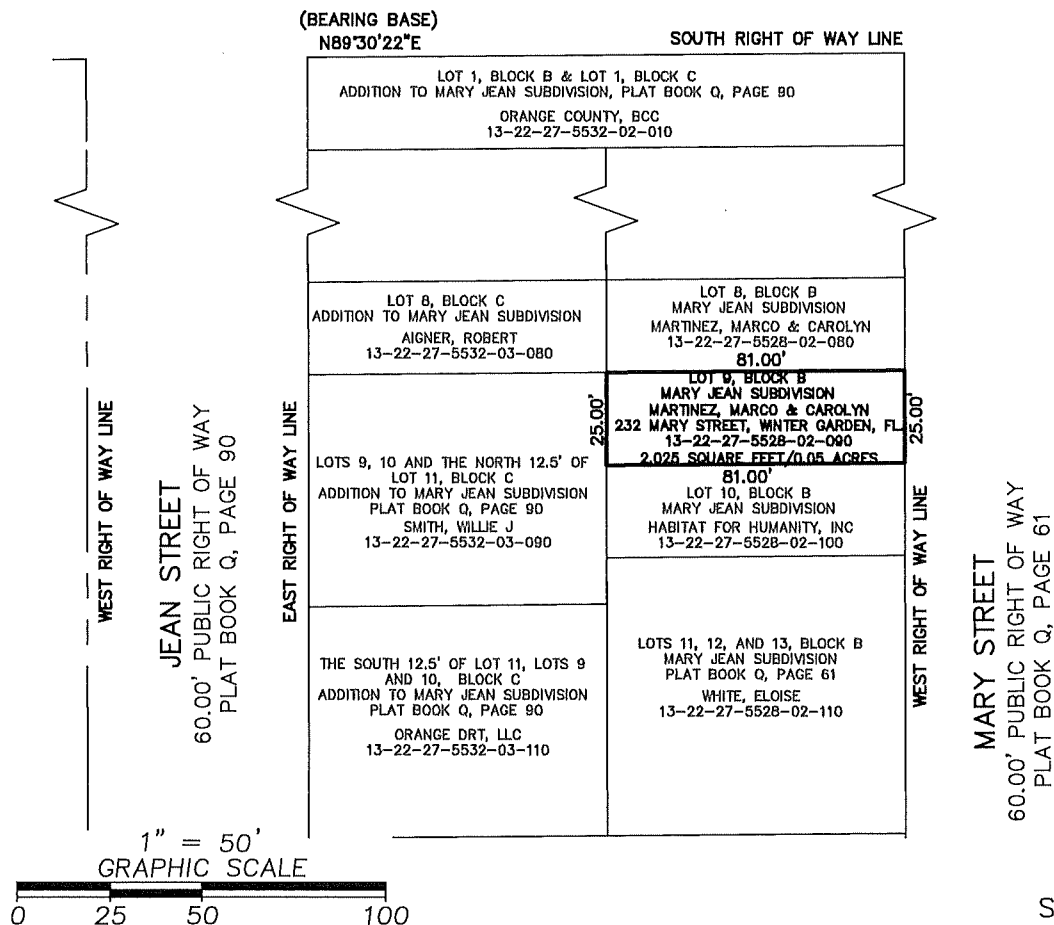
LEGAL DESCRIPTION:

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PARCEL #13-22-27-5528-02-090

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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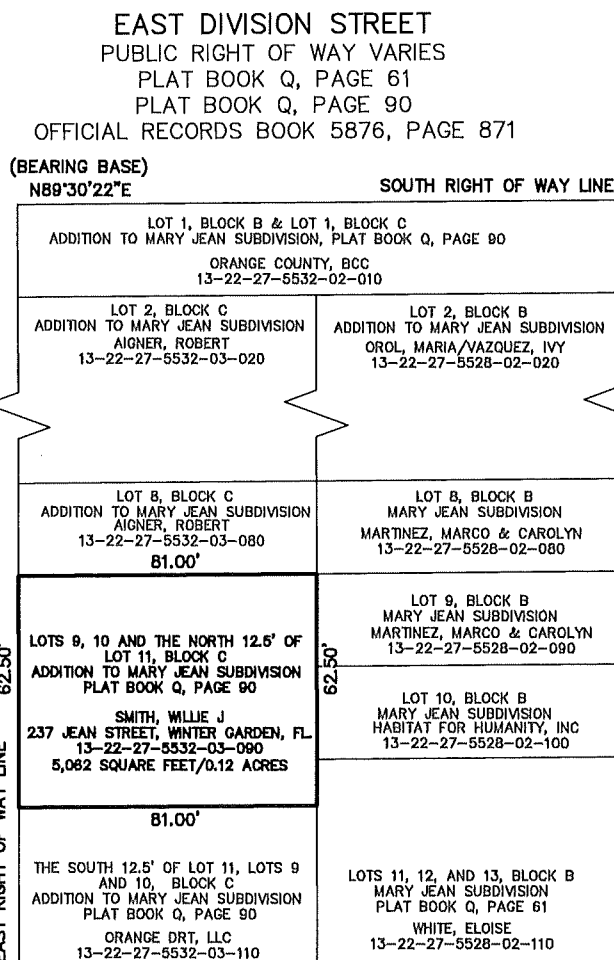
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 9, 10 AND THE NORTH 12.50 FEET OF LOT 11, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,062 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-03-090



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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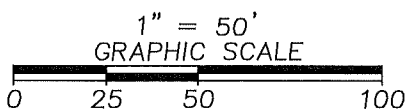
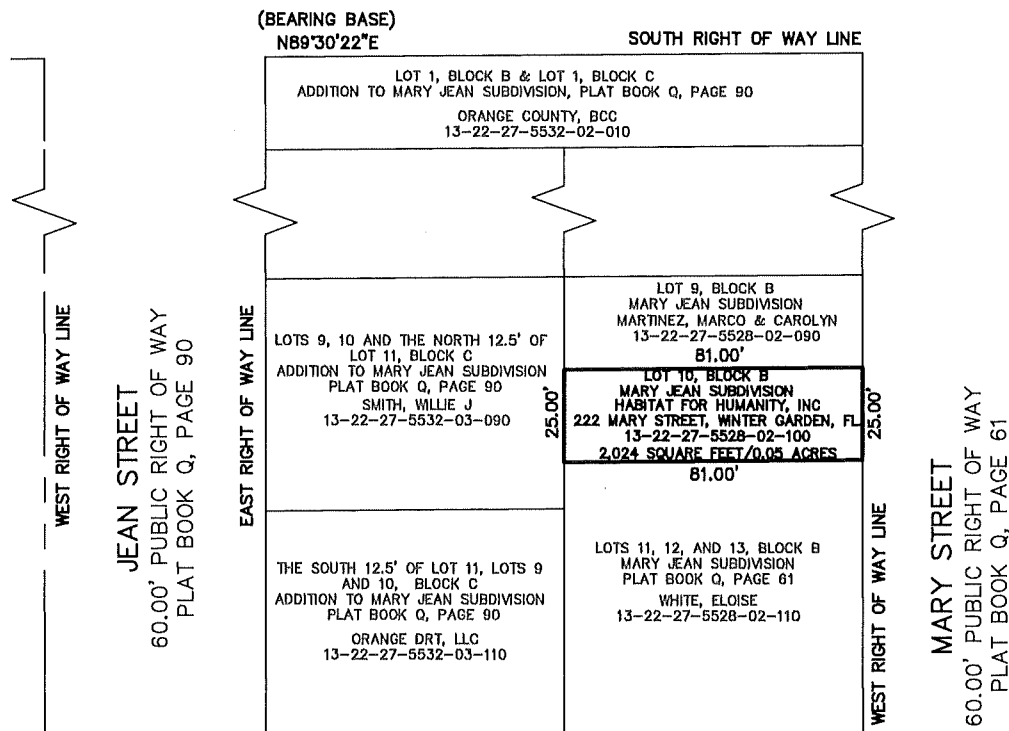
LEGAL DESCRIPTION:

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PARCEL #13-22-27-5528-02-100

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

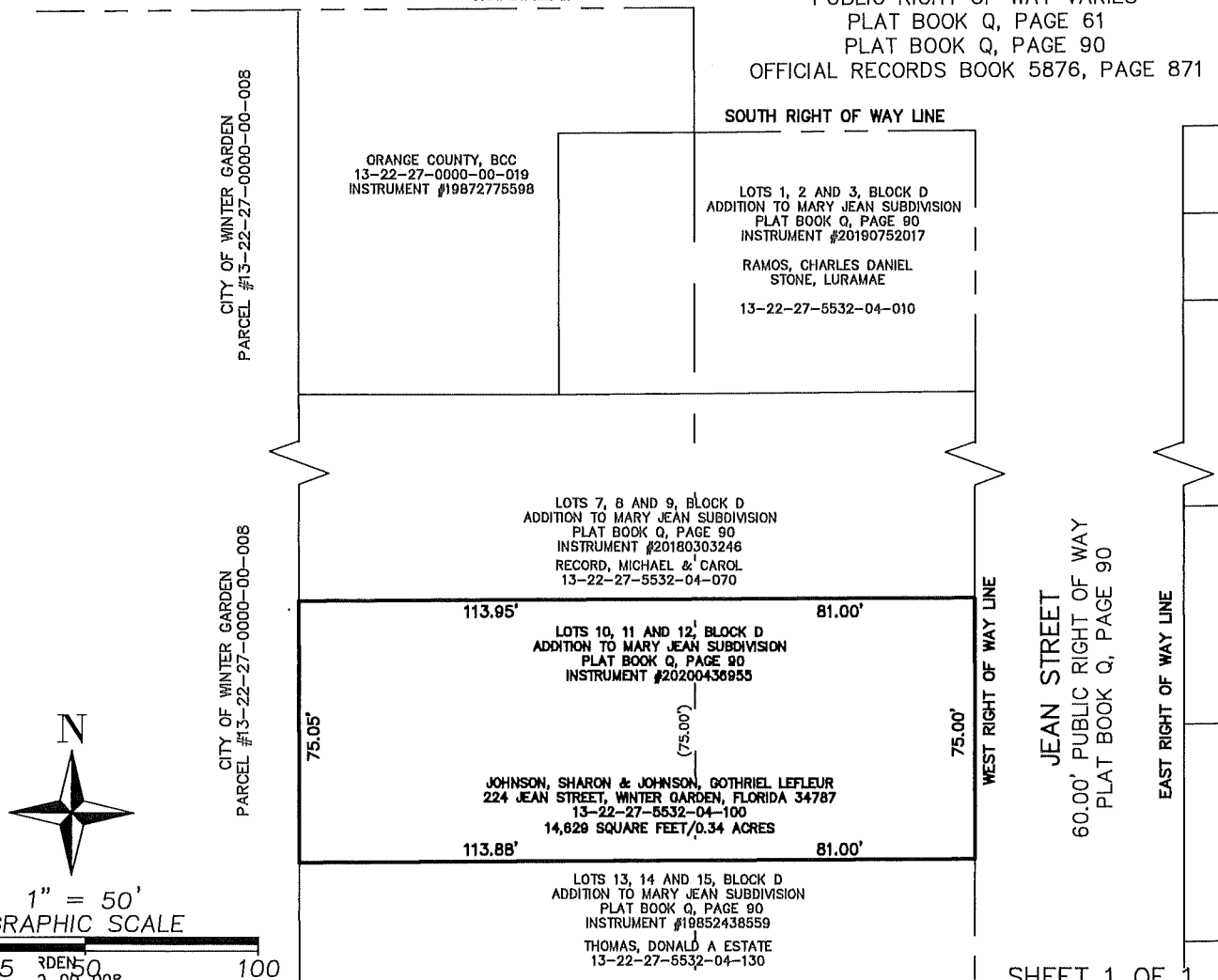
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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14,629 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-04-100

(BEARING BASE)
N89°30'22"E

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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CALCULATED BY: SCC

FOR THE LICENSED BUSINESS #6723 BY:

DATE: 9-9-2022

DRAWN BY: SCC

SCALE: 1" = 50'

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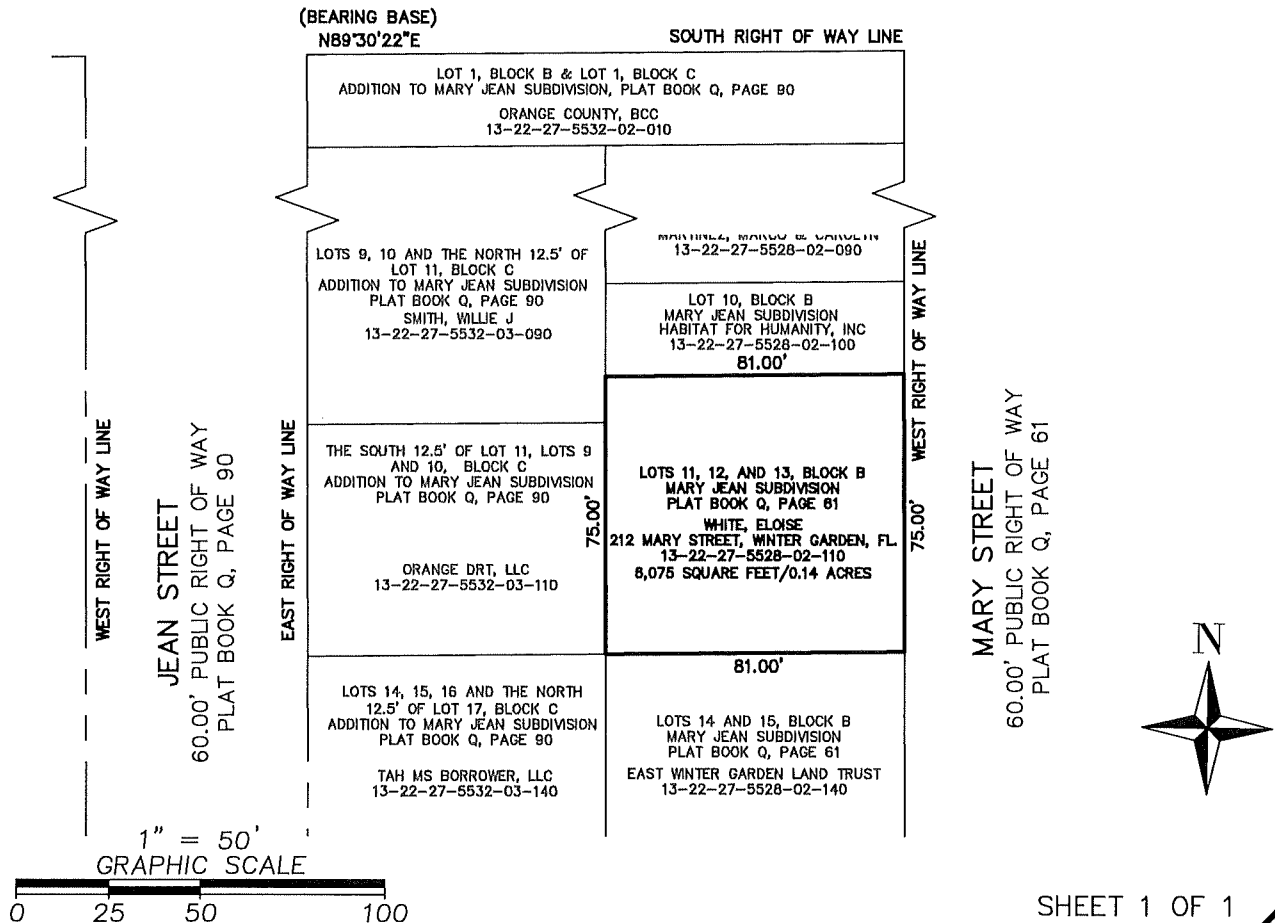
LEGAL DESCRIPTION:

LOTS 11, 12, AND 13, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 62, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6,075 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-110

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



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SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE SOUTH 12.50 FEET OF LOT 11, LOTS 12 AND 13, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,062 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

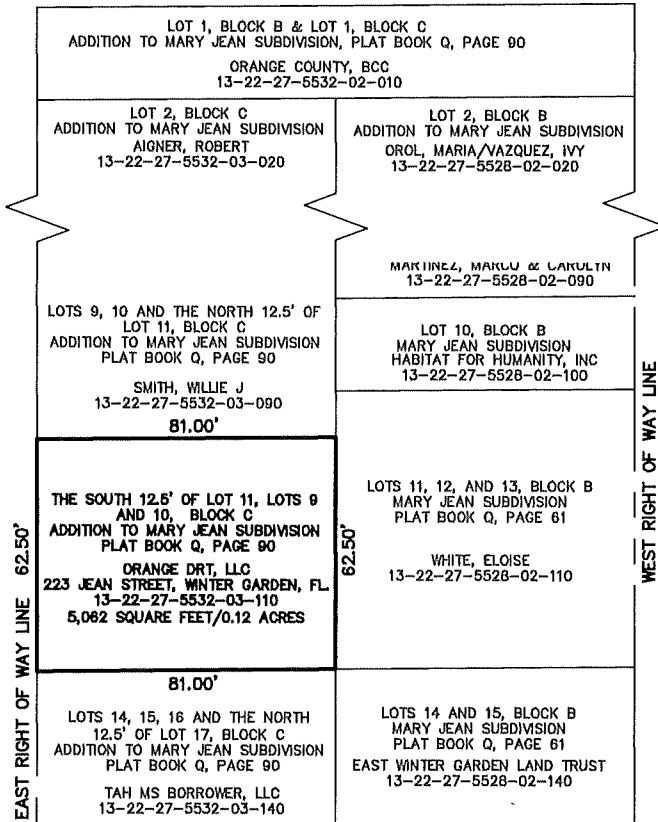
PARCEL #13-22-27-5532-03-110

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90

OFFICIAL RECORDS BOOK 5876, PAGE 871

(BEARING BASE)
N89°30'22"E

SOUTH RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #8723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 13, 14 AND 15, BLOCK D, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #19852438559, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14,623 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-04-130

(BEARING BASE)
N89°30'22"E

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871

SOUTH RIGHT OF WAY LINE

ORANGE COUNTY, BCC
13-22-27-0000-00-019
INSTRUMENT #19872775598

LOTS 1, 2 AND 3, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20190752017

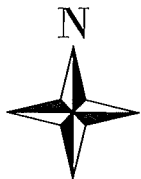
RAMOS, CHARLES DANIEL
STONE, LURAMAE
13-22-27-5532-04-010

LOTS 10, 11 AND 12, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20200436955
JOHNSON, SHARON & GOTHRIEL LEFLEUR
13-22-27-5532-04-100

LOTS 13, 14 AND 15, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #19852438559

THOMAS, DONALD A ESTATE
216 JEAN STREET, WINTER GARDEN, FLORIDA 34787
13-22-27-5532-04-130
14,623 SQUARE FEET/0.34 ACRES

LOTS 16, 17 AND 18, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20160407365
HERNANDEZ, GREGORIO
RAMIREZ, HERNANDEZ LUCIA
13-22-27-5532-04-160



1" = 50'
GRAPHIC SCALE

0 25 50 100

CITY OF WINTER GARDEN
PARCEL #13-22-27-0000-00-008

CITY OF WINTER GARDEN
PARCEL #13-22-27-0000-00-008

WEST RIGHT OF WAY LINE

JEAN STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE

SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

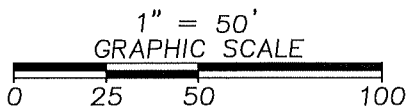
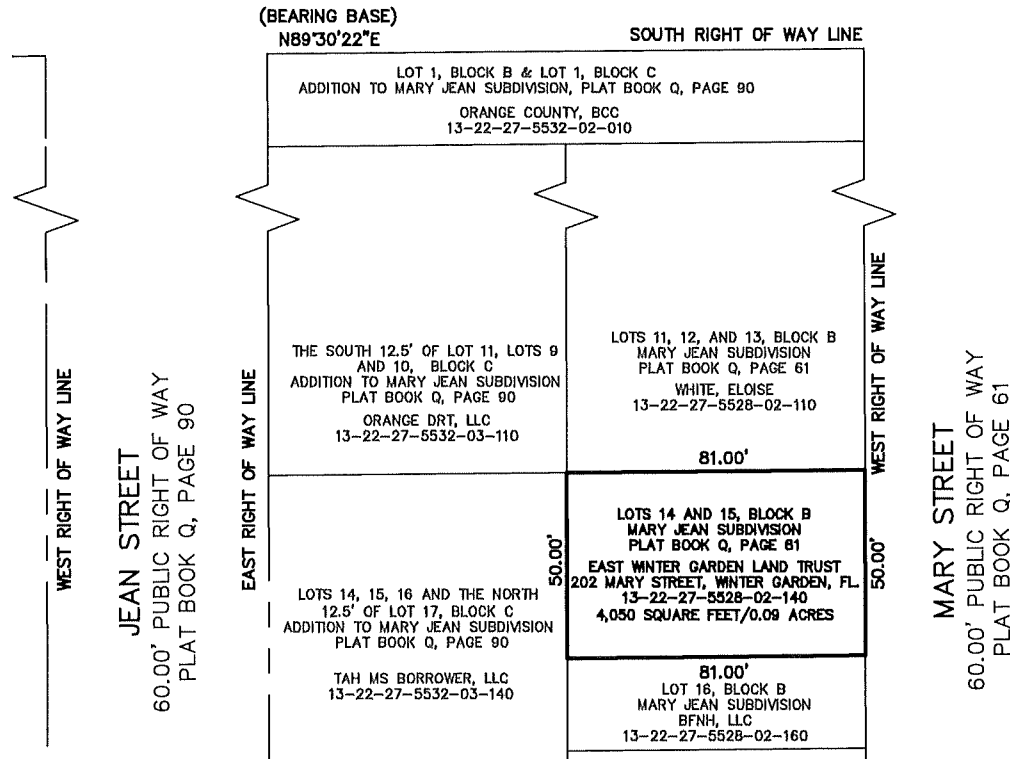
LEGAL DESCRIPTION:

LOTS 14 AND 15, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 1, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,050 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-140

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 14, 15, 16 AND THE NORTH 12.50 FEET OF LOT 17, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7,087 SQUARE FEET, OR 0.16 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-03-140

EAST DIVISION STREET

PUBLIC RIGHT OF WAY VARIES

PLAT BOOK Q, PAGE 61

PLAT BOOK Q, PAGE 90

OFFICIAL RECORDS BOOK 5876, PAGE 871

(BEARING BASE)

N89°30'22"E

SOUTH RIGHT OF WAY LINE

LOT 1, BLOCK B & LOT 1, BLOCK C
ADDITION TO MARY JEAN SUBDIVISION, PLAT BOOK Q, PAGE 90
ORANGE COUNTY, BCC
13-22-27-5532-02-010

LOT 2, BLOCK C
ADDITION TO MARY JEAN SUBDIVISION
AIGNER, ROBERT
13-22-27-5532-03-020

LOT 2, BLOCK B
ADDITION TO MARY JEAN SUBDIVISION
OROL, MARIA/VAZQUEZ, IVY
13-22-27-5528-02-020

THE SOUTH 12.5' OF LOT 11, LOTS 9
AND 10, BLOCK C
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
ORANGE DRT, LLC
13-22-27-5532-03-110
81.00'

LOTS 11, 12, AND 13, BLOCK B
MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 61
WHITE, ELOISE
13-22-27-5528-02-110

LOTS 14, 15, 16 AND THE NORTH
12.5' OF LOT 17, BLOCK C
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90

TAH MS BORROWER, LLC
207 JEAN STREET, WINTER GARDEN, FL
13-22-27-5532-03-140
7,087 SQUARE FEET/0.16 ACRES

LOTS 14 AND 15, BLOCK B
MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 61
EAST WINTER GARDEN LAND TRUST
13-22-27-5528-02-140

LOT 16, BLOCK B
MARY JEAN SUBDIVISION
BFNH, LLC
13-22-27-5528-02-160

THE SOUTH 12.5' OF LOT 17, LOTS
18, 19 AND 20, BLOCK C
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
WILLIAMS, JARVIS
SURGENT, SHANNON
13-22-27-5532-03-180

LOTS 17 AND 18, BLOCK B
MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 61
EAST WINTER GARDEN LAND TRUST
13-22-27-5528-02-170

WEST RIGHT OF WAY LINE
JEAN STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE 87.50'

WEST RIGHT OF WAY LINE

MARY STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 61



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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SURVEYOR'S NOTES:

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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

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SKETCH AND LEGAL DESCRIPTION

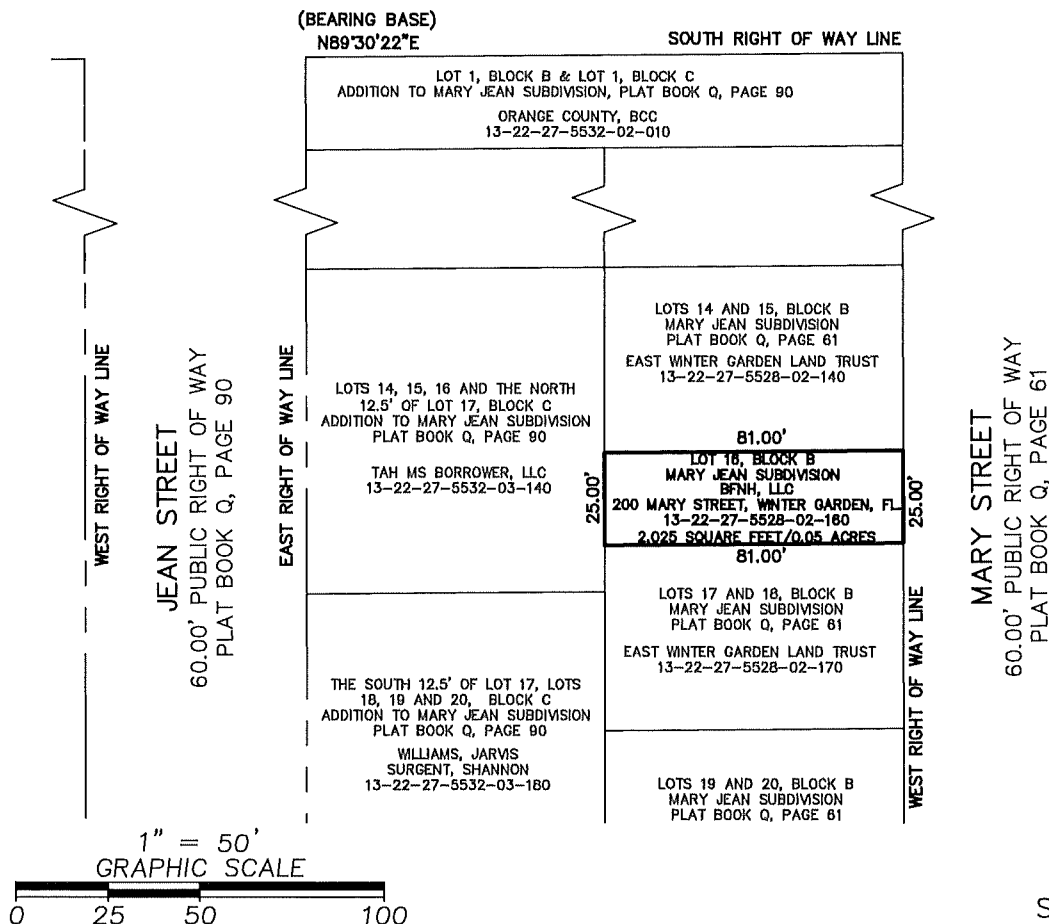
LEGAL DESCRIPTION:

LOT 16, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2,025 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-160

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 16, 17 AND 18, BLOCK D, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #20160467365, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14,616 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-04-160

(BEARING BASE)
N89°30'22"E

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871

SOUTH RIGHT OF WAY LINE

ORANGE COUNTY, BCC
13-22-27-0000-00-019
INSTRUMENT #19872775598

LOTS 1, 2 AND 3, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20190752017

RAMOS, CHARLES DANIEL
STONE, LURAMAE
13-22-27-5532-04-010

LOTS 13, 14 AND 15, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #19852438559
THOMAS, DONALD A ESTATE
13-22-27-5532-04-130

LOTS 16, 17 AND 18, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20160467365

HERNANDEZ, GREGORIO
RAMIREZ, HERNANDEZ LUCHA
202 JEAN STREET, WINTER GARDEN, FLORIDA 34787
13-22-27-5532-04-160
14,616 SQUARE FEET/0.34 ACRES

LOTS 19, 20 AND 21, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #19862449672
COLLIER, EARNESTINE
13-22-27-5532-04-190

WEST RIGHT OF WAY LINE

JEAN STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

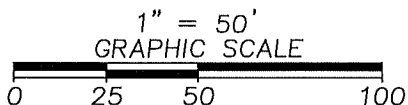
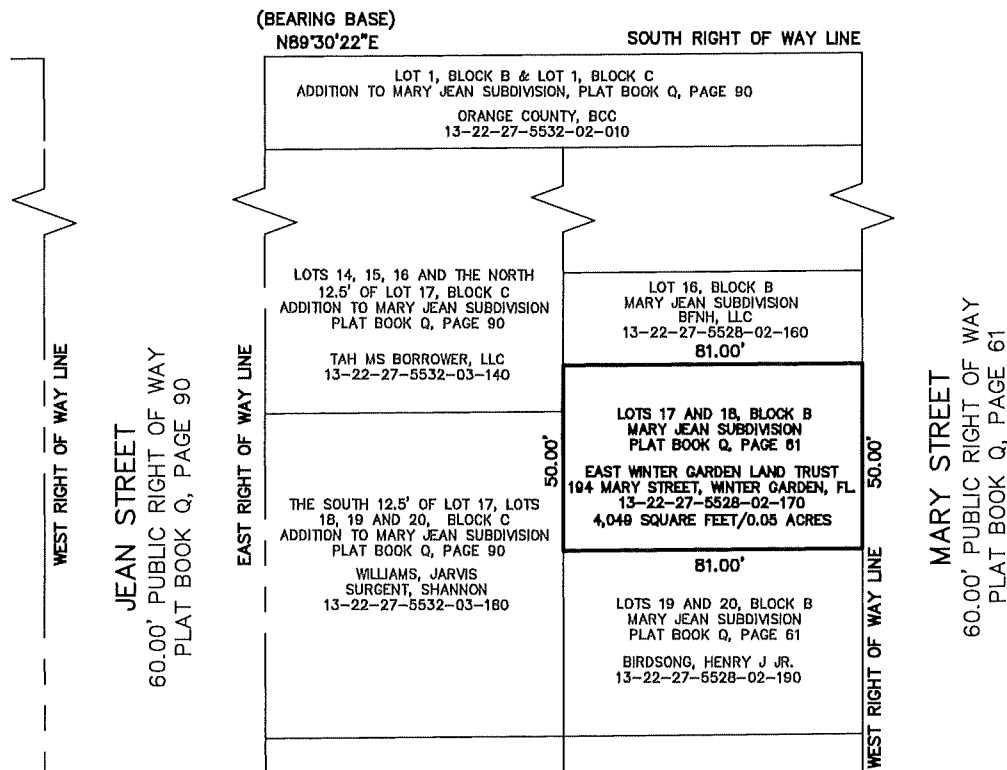
LEGAL DESCRIPTION:

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,049 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-170

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

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CHECKED BY: MAF

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SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE SOUTH 12.50 FEET OF LOT 17, LOTS 18, 19, AND 20, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

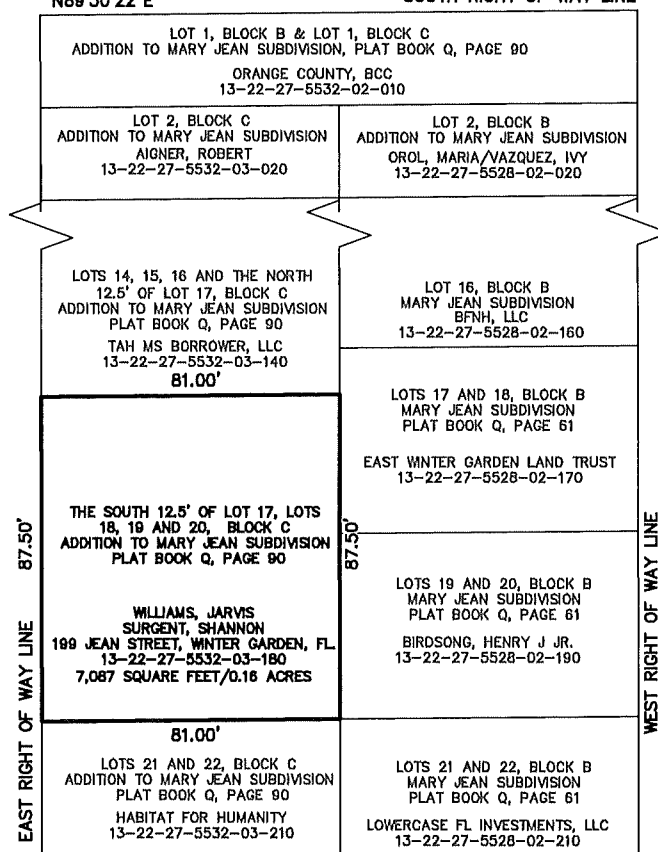
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PARCEL #13-22-27-5532-03-180

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871

(BEARING BASE)
N89°30'22"E

SOUTH RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1

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JOB NO. 20180017

CALCULATED BY: SCC

FOR THE LICENSED BUSINESS #6723 BY:

DATE: 9-9-2022

DRAWN BY: SCC

SCALE: 1" = 50'

CHECKED BY: MAF

MARK A. FOLLIS, P.S.M. #6000



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SKETCH AND LEGAL DESCRIPTION

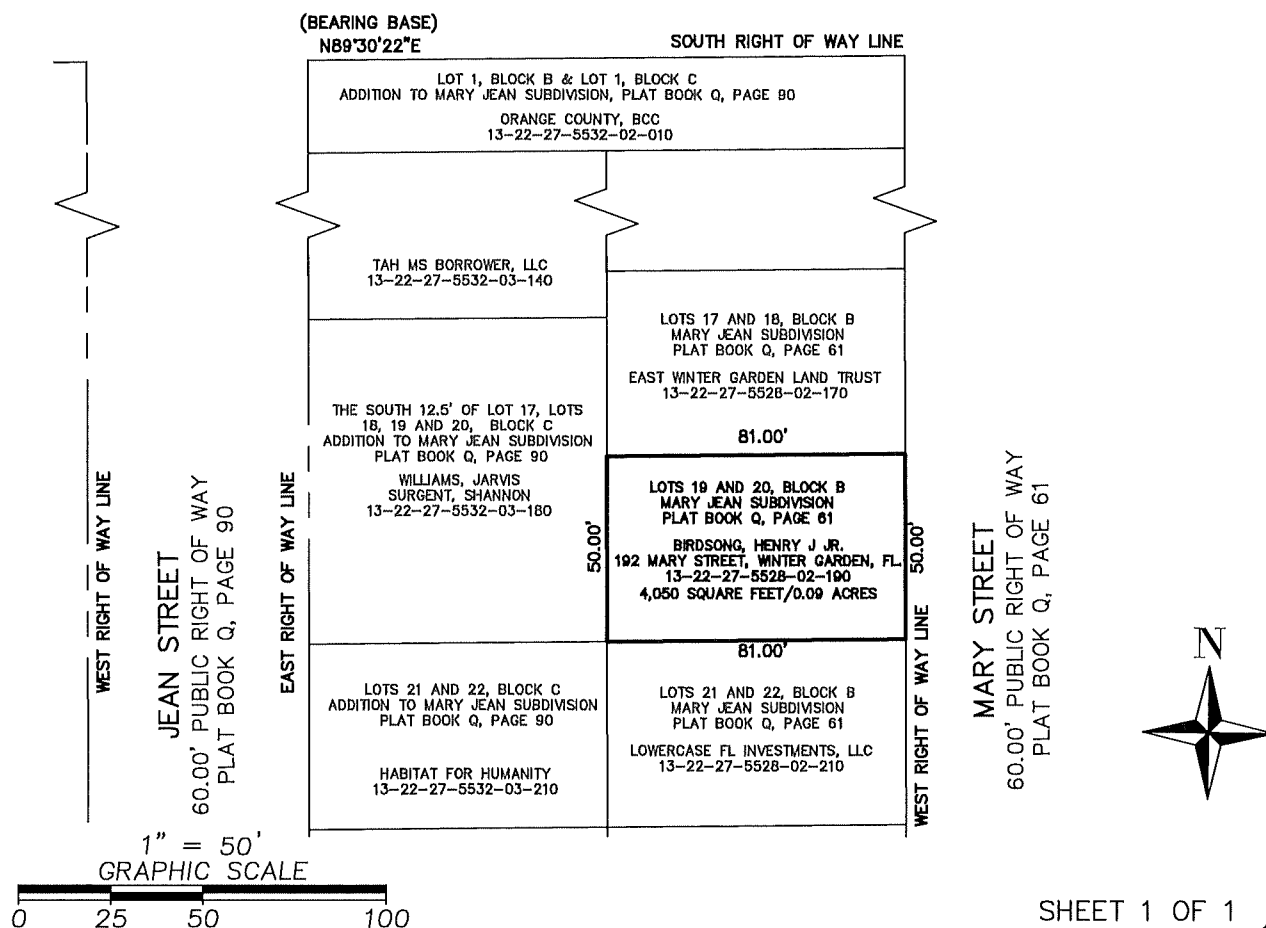
LEGAL DESCRIPTION:

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PARCEL #13-22-27-5528-02-190

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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PARCEL #13-22-27-5532-04-190

(BEARING BASE)
N89°30'22"E

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871

SOUTH RIGHT OF WAY LINE

ORANGE COUNTY, BCC
13-22-27-0000-00-019
INSTRUMENT #19872775598

LOTS 1, 2 AND 3, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20190752017

RAMOS, CHARLES DANIEL
STONE, LURAMAE
13-22-27-5532-04-010

LOTS 16, 17 AND 18, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20180467365
HERNANDEZ, GREGORIO
RAMIREZ, HERNANDEZ LUCIA
13-22-27-5532-04-160

LOTS 19, 20 AND 21, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #19862449672

COLLIER, EARNESTINE
194 JEAN STREET, WINTER GARDEN, FLORIDA 34787
13-22-27-5532-04-190
14,610 SQUARE FEET/0.34 ACRES

LOTS 22, 23 AND 24, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20180056173
RHODES, SENNY L & WINONA
13-22-27-5532-04-220

WEST RIGHT OF WAY LINE

JEAN STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

EAST RIGHT OF WAY LINE



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

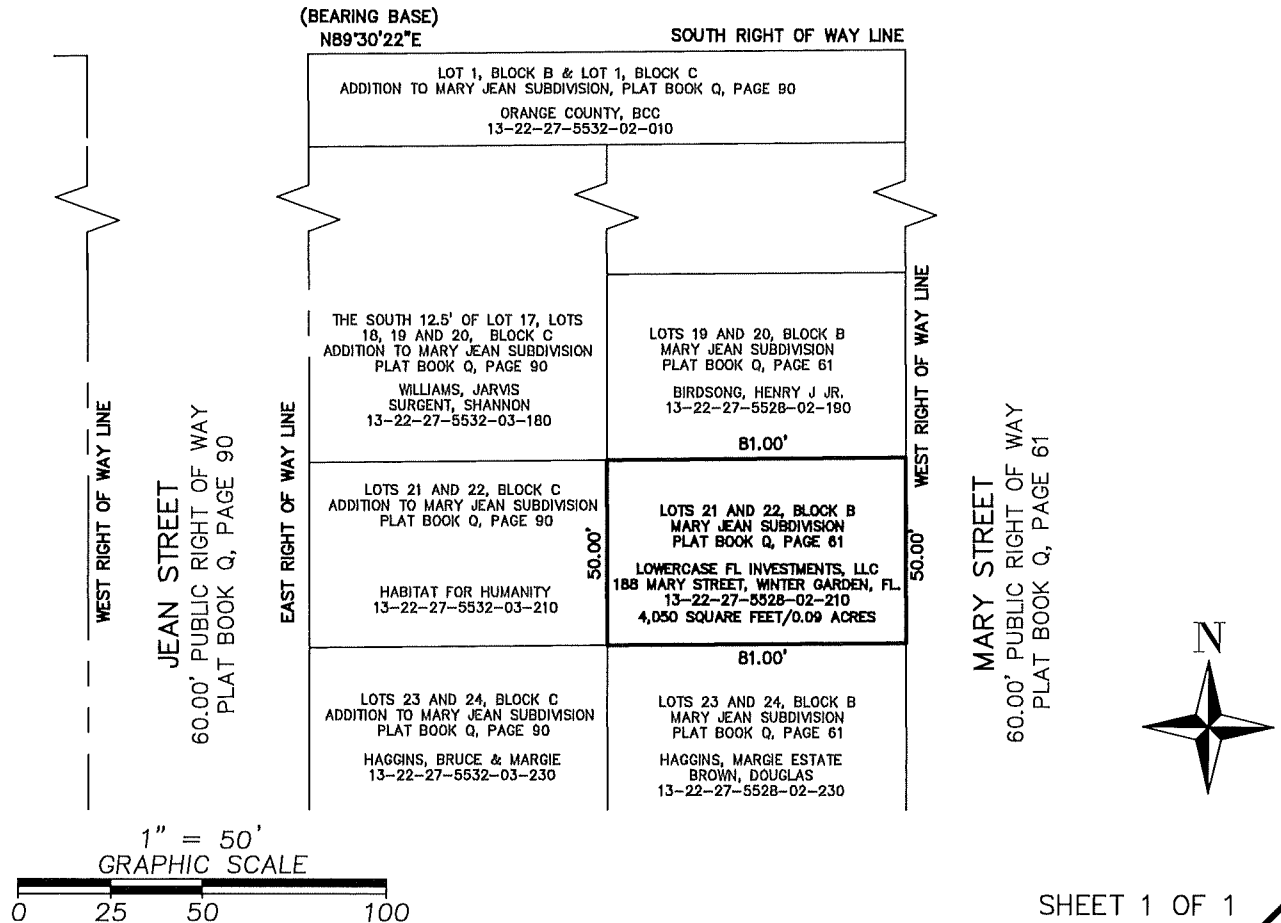
LEGAL DESCRIPTION:

LOTS 21 AND 22, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,050 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-210

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



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Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

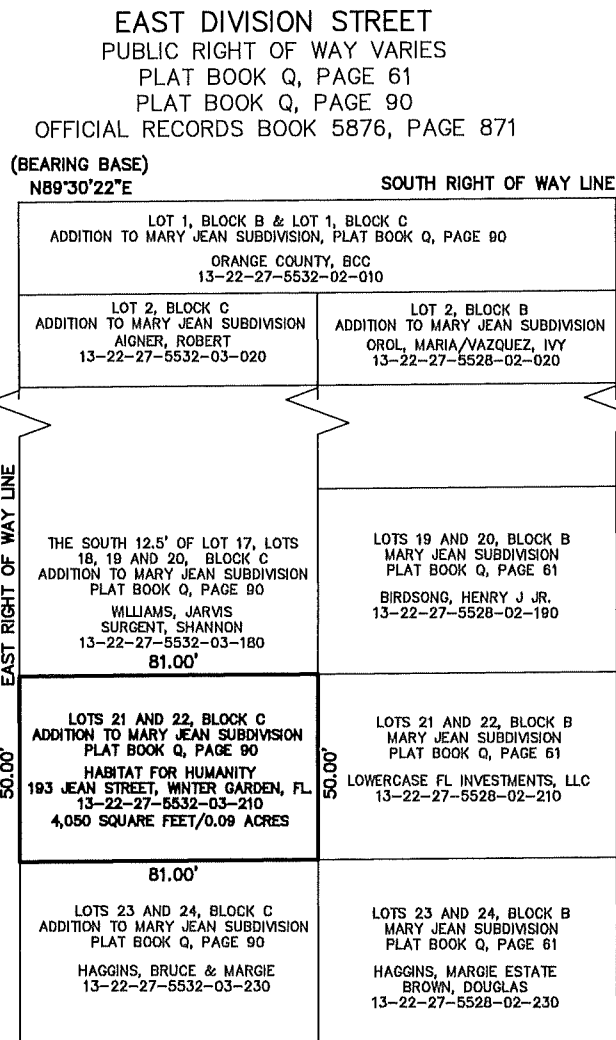
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 21 AND 22, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,050 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-03-210



1" = 50'
GRAPHIC SCALE

0 25 50 100

SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 22, 23 AND 24, BLOCK D, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #20160056173, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 18,052 SQUARE FEET, OR 0.41 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-04-220 (BEARING BASE)
N89°30'22"E

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871

SOUTH RIGHT OF WAY LINE

ORANGE COUNTY, BCC
13-22-27-0000-00-019
INSTRUMENT #19872775598

LOTS 1, 2 AND 3, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20190752017

RAMOS, CHARLES DANIEL
STONE, LURAMAE
13-22-27-5532-04-010

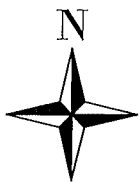
LOTS 19, 20 AND 21, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #19862449672
COLLIER, EARNESTINE
13-22-27-5532-04-190

LOTS 22, 23 AND 24, BLOCK D
ADDITION TO MARY JEAN SUBDIVISION
PLAT BOOK Q, PAGE 90
INSTRUMENT #20160056173

RHODES, SENNY L & WINONA
188 JEAN STREET, WINTER GARDEN, FLORIDA 34787
13-22-27-5532-04-220
18,052 SQUARE FEET/0.41 ACRES

JEAN STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 90

GEORGE STREET
60.00' PUBLIC RIGHT OF WAY
PLAT BOOK Q, PAGE 61 AND 90



1" = 50'
GRAPHIC SCALE

0 25 50 100



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SURVEYOR'S NOTES:

SHEET 1 OF 1

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

CALCULATED BY: SCC

FOR THE LICENSED BUSINESS #6723 BY:

DATE: 9-9-2022

DRAWN BY: SCC

SCALE: 1" = 50'

CHECKED BY: MAF

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

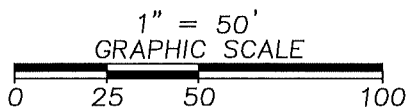
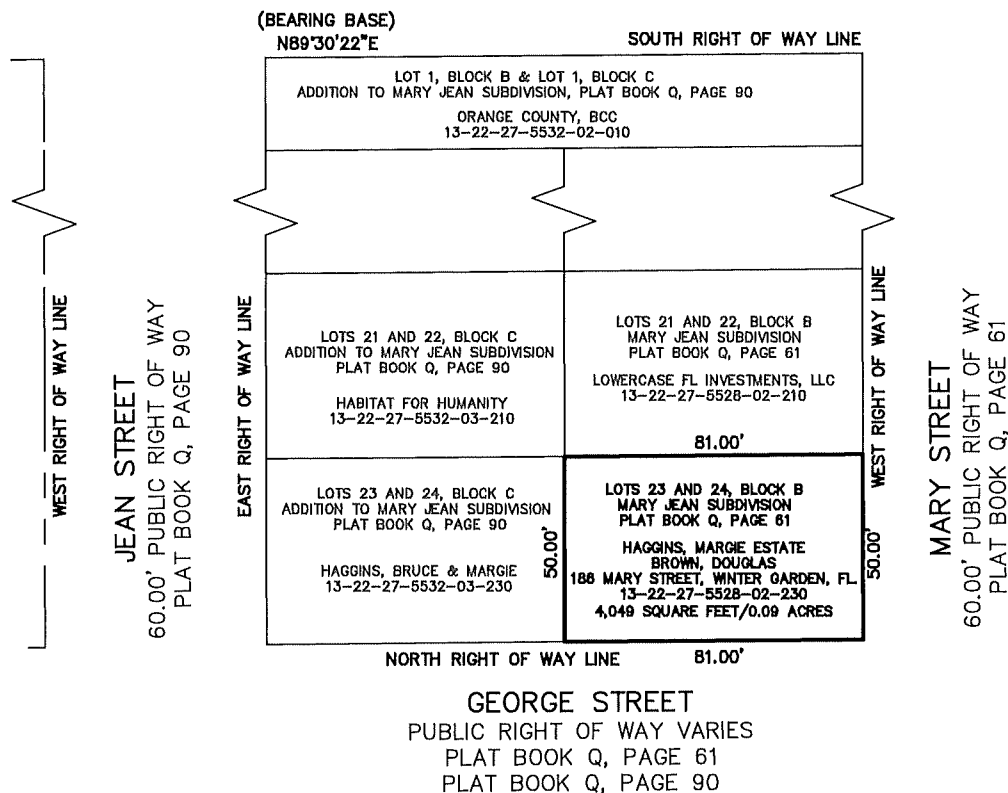
LEGAL DESCRIPTION:

LOTS 23 AND 24, BLOCK B, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,049 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5528-02-230

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

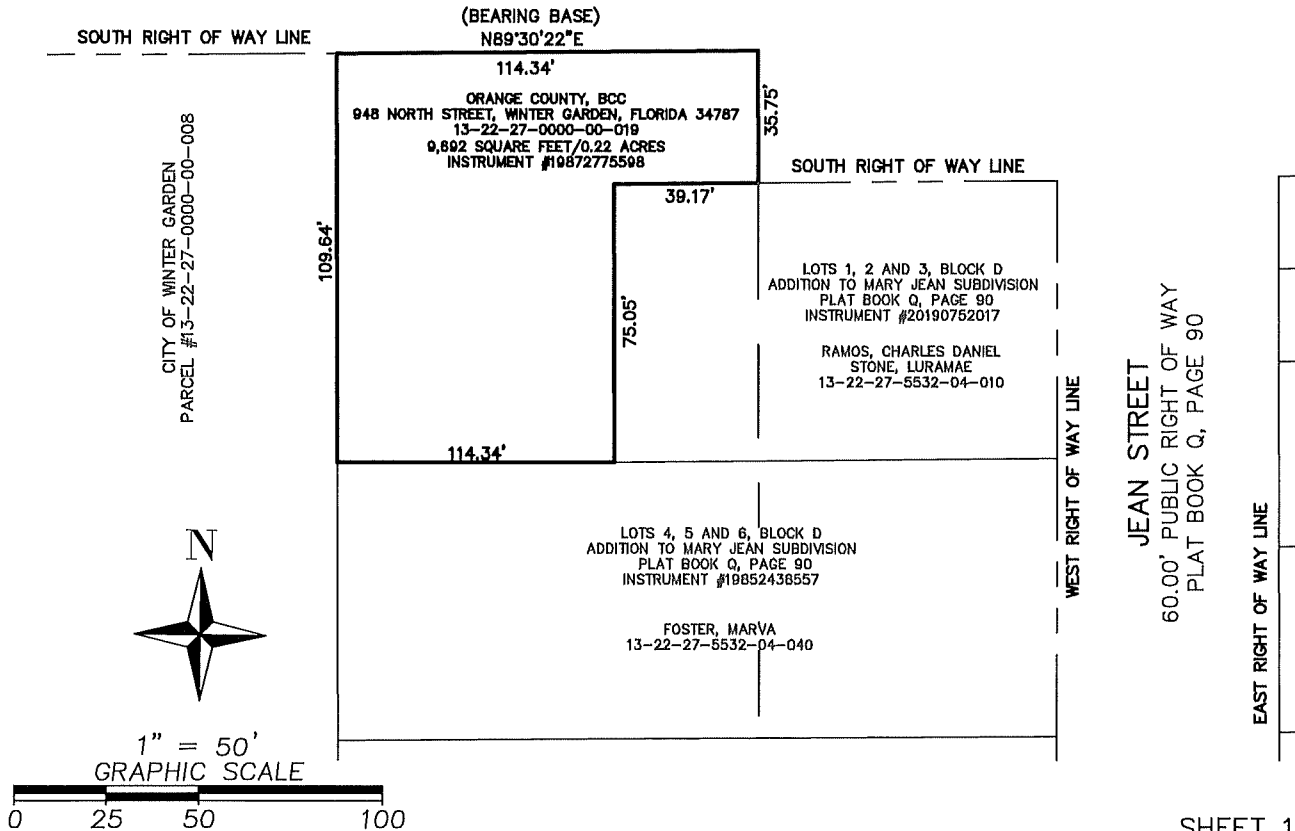
LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #19872775598, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9,692 SQUARE FEET, OR 0.22 ACRES, MORE OR LESS.

PARCEL #13-22-27-0000-00-019

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000



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ATTACHMENT “B”
(TRANSFERRED RIGHTS-OF-WAY)

ATTACHMENT "B"

LEGAL DESCRIPTION:

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°29'56" WEST ALONG THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 161.00 FEET TO THE NORTHWEST CORNER OF LOT 48, BLOCK A OF SAID PLAT; THENCE SOUTH 00°30'04" EAST ALONG THE WEST LINE OF SAID BLOCK A, A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER OF LOT 25, BLOCK A OF SAID PLAT; THENCE NORTH 89°29'56" EAST ALONG THE SOUTH LINE OF SAID BLOCK A, A DISTANCE OF 161.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK A OF SAID PLAT; THENCE SOUTH 00°30'04" EAST, A DISTANCE OF 57.28 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10139, PAGE 6700, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°38'14" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 440.64 FEET; THENCE NORTH 00°23'27" WEST, A DISTANCE OF 22.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°15'60" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 83.40 FEET TO THE SOUTHWEST CORNER OF ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°30'04" WEST, A DISTANCE OF 34.20 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK D OF SAID PLAT; THENCE NORTH 89°29'56" EAST ALONG THE SOUTH LINE OF SAID BLOCK D, A DISTANCE OF 81.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK D OF SAID PLAT; THENCE NORTH 00°30'04" WEST ALONG THE EAST LINE OF SAID BLOCK D, A DISTANCE OF 600.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK D OF SAID PLAT; THENCE SOUTH 89°29'56" WEST ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 81.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK D OF SAID PLAT; THENCE NORTH 00°30'04" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°29'56" EAST ALONG SAID NORTH LINE, A DISTANCE OF 524.00 FEET TO THE NORTHEAST CORNER OF MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°30'04" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTINUED ON SHEET 2

SEE SHEET 4 FOR GENERAL NOTES AND ABBREVIATIONS

SHEET 1 OF 4

DATE: 02/22/2024

PROJECT NUMBER: 0112-1-04

DRAWN: L. SCHWARTZ

CHECKED: J. SCHWARTZ

CITY OF WINTER GARDEN MARY JEAN SUBDIVISIONS

**SCHWARTZ, MAYLONE
AND ASSOCIATES, LLC.**

4240 AUDUBON AVENUE
DE LEON SPRINGS, FLORIDA 32130

PHONE: 407-417-3505

WWW.SMASURVEY.COM

PROFESSIONAL SURVEYOR & MAPPER

BUSINESS LICENSE NUMBER: LB8538



LEGAL DESCRIPTION:
CONTINUED FROM SHEET 1

LESS OUT

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°29'56" WEST ALONG THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 161.00 FEET TO THE NORTHWEST CORNER OF LOT 48, BLOCK A OF SAID PLAT; THENCE CONTINUE SOUTH 89°29'56" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK B OF ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°30'04" EAST ALONG THE EAST LINE OF BLOCK B PER SAID PLAT AND THE EAST LINE OF BLOCK B PER MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK B OF SAID PLAT; THENCE SOUTH 89°29'56" WEST ALONG THE SOUTH LINE OF SAID BLOCK B AND THE SOUTH LINE OF BLOCK C PER ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 162.00 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK C OF SAID PLAT; THENCE NORTH 00°30'04" WEST ALONG THE WEST LINE OF SAID BLOCK C, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK C OF SAID PLAT; THENCE NORTH 89°29'56" EAST ALONG THE NORTH LINE OF SAID BLOCK C AND BLOCK B OF SAID PLAT, A DISTANCE OF 162.00 FEET TO THE **POINT OF BEGINNING**.

TOTAL AREA OF PARCEL CONTAINING 2.653 ACRES, MORE OR LESS.

SEE SHEET 4 FOR GENERAL NOTES AND ABBREVIATIONS

DATE: 02/22/2024

PROJECT NUMBER: 0112-1-04

DRAWN: L. SCHWARTZ

CHECKED: J. SCHWARTZ

CITY OF WINTER GARDEN
MARY JEAN SUBDIVISIONS

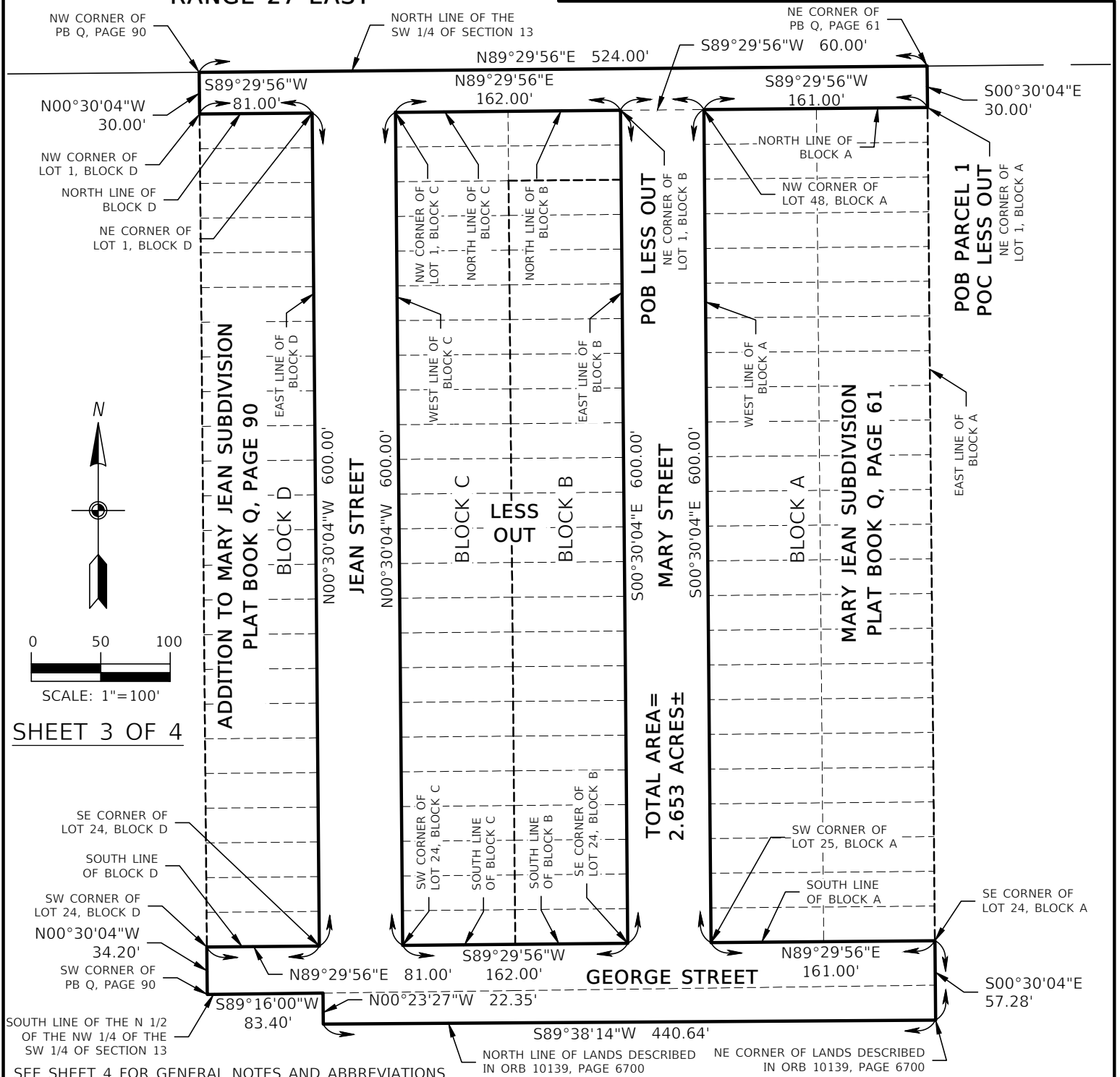
SCHWARTZ, MAYLONE
AND ASSOCIATES, LLC.

4240 AUDUBON AVENUE
DE LEON SPRINGS, FLORIDA 32130
PHONE: 407-417-3505
WWW.SMASURVEY.COM
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8538



SECTION 13,
TOWNSHIP 22 SOUTH,
RANGE 27 EAST

SECTION 13,
TOWNSHIP 22 SOUTH,
RANGE 27 EAST



DATE: 02/22/2024

PROJECT NUMBER: 0112-1-04

DRAWN: L. SCHWARTZ

CHECKED: J. SCHWARTZ

CITY OF WINTER GARDEN MARY JEAN SUBDIVISIONS

**SCHWARTZ, MAYLONE
AND ASSOCIATES, LLC.**

4240 AUDUBON AVENUE
DE LEON SPRINGS, FLORIDA 32130

PHONE: 407-417-3505
WWW.SMASURVEY.COM

PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8538



SKETCH OF DESCRIPTION

GENERAL NOTES:

- 1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS SKETCH IS NOT A SURVEY.
- 2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM.
- 3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
- 4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- 5. THIS SKETCH WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD.
- 6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 7. THIS SKETCH IS NOT A SURVEY.

ABBREVIATIONS:

- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- ± = PLUS OR MINUS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

SHEET 4 OF 4

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
REVISION	BY	DATE	JEFFREY SCHWARTZ, PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER: LS6618 DATE
DATE: 02/22/2024			SCHWARTZ, MAYLONE AND ASSOCIATES, LLC. 4240 AUDUBON AVENUE DE LEON SPRINGS, FLORIDA 32130 PHONE: 407-417-3505 WWW.SMASURVEY.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE NUMBER: LB8538 SMA SURVEYING & MAPPING
PROJECT NUMBER: 0112-1-04			
DRAWN: L. SCHWARTZ			
CHECKED: J. SCHWARTZ			
CITY OF WINTER GARDEN MARY JEAN SUBDIVISIONS			

ATTACHMENT “C”
(Orange County BCC Drainage Pond and Stormwater Properties)

SKETCH AND LEGAL DESCRIPTION

ATTACHMENT "C"

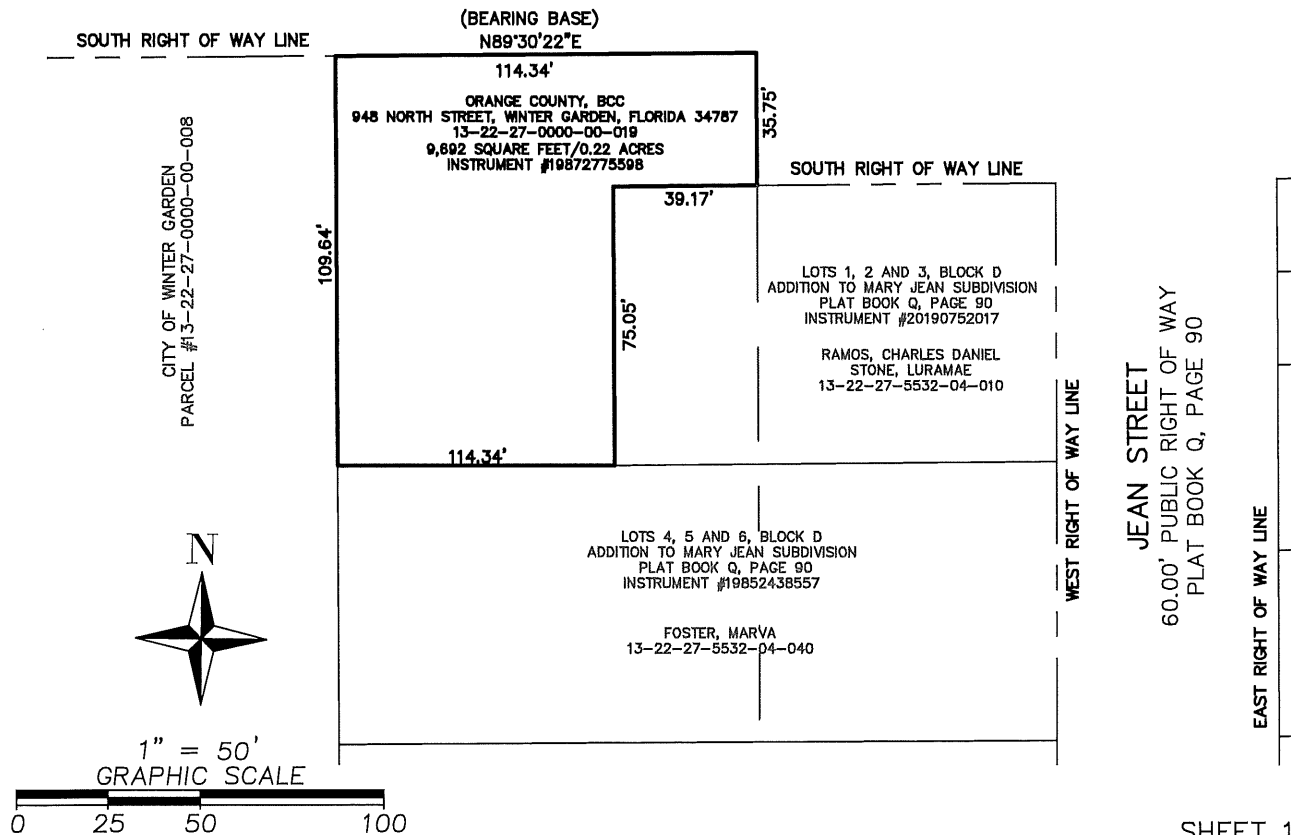
LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #19872775598, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9,692 SQUARE FEET, OR 0.22 ACRES, MORE OR LESS.

PARCEL #13-22-27-0000-00-019

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:



MARK A. FOLLIS, P.S.M. #6000

SKETCH AND LEGAL DESCRIPTION

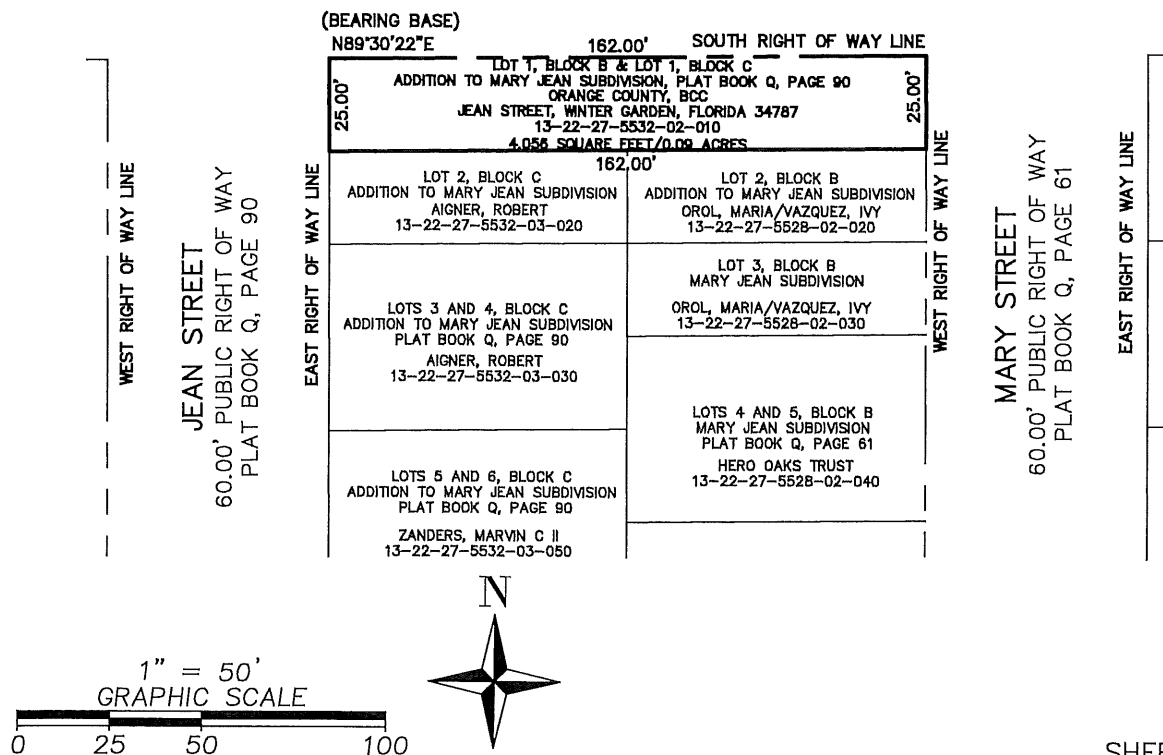
LEGAL DESCRIPTION:

LOT 1, BLOCK B AND LOT 1, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,056 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-02-010

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000