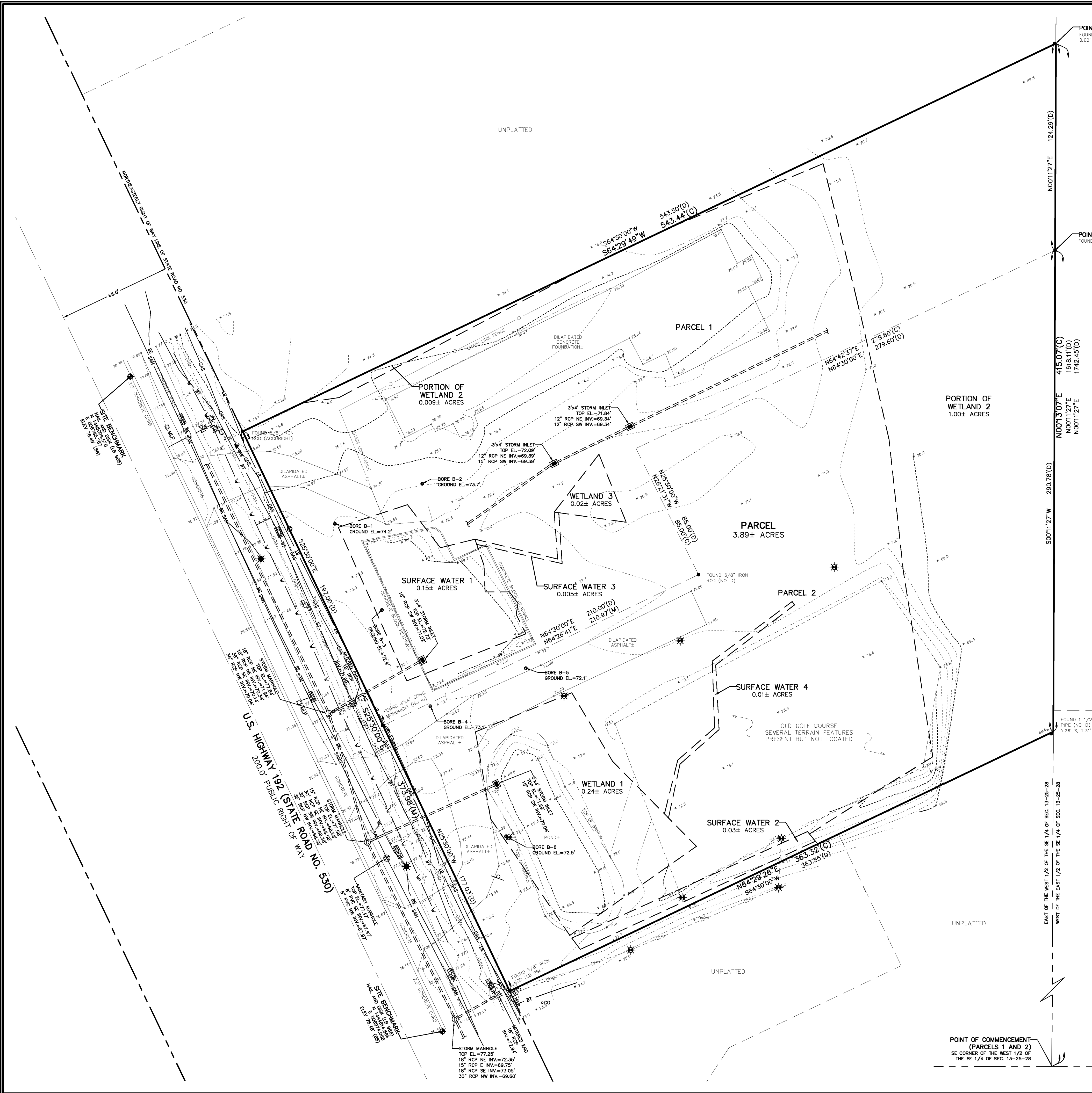




LEGAL DESCRIPTION:

PARCEL 1:
FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH 00°11'27" EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF SOUTHEAST 1/4 1742.45 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SOUTH 00°11'27" WEST, 918.55 FT. FROM THE NORTHEAST CORNER OF SAID WEST 1/2 OF SOUTHEAST 1/4; RUN THENCE SOUTH 64°30' WEST, 543.5 FT. TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 530; RUN THENCE SOUTH 25°30' EAST, ALONG SAID RIGHT OF WAY LINE, 197.00 FT., RUN THENCE NORTH 64°30' EAST, 210.00 FT.; RUN THENCE NORTH 25°30'00" WEST, 85.00 FEET; RUN THENCE NORTH 64°30' EAST, 279.60 FEET TO SAID EAST LINE OF WEST 1/2 OF SOUTHEAST 1/4; RUN THENCE NORTH 00°11'27" EAST, ALONG SAID EAST LINE, 124.29 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED LANDS ALL BEING A PORTION OF THE WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 2:
FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, RUN NORTH 00°11'27" EAST, ALONG THE EAST LINE OF SAID WEST 1/2 OF SOUTHEAST 1/4 1618.11 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SOUTH 00°11'27" WEST, 1042.89 FROM THE NORTHEAST CORNER OF SAID WEST 1/2 OF SOUTHEAST 1/4; RUN THENCE SOUTH 00°11'27" WEST, 290.78 FEET; RUN THENCE SOUTH 64°30' WEST, 363.55 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 530; RUN THENCE NORTH 25°30' WEST ALONG SAID RIGHT-OF-WAY LINE, 177.03 FEET; RUN THENCE NORTH 64°30' EAST 210 FEET; RUN THENCE NORTH 25°30' WEST, 85.00 FEET; RUN THENCE NORTH 64°30' EAST, 279.60 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS H628, ELEVATION = 76.02'.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). BASIS OF BEARING IS THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 192, BEING S25°30'00"E AS SHOWN.

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0065G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY SUBSURFACE SOLUTIONS IN JUNE 2024.

WETLANDS AND SURFACE WATERS SHOWN HEREON WERE DELINEATED BY AUSTIN ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY 2022, AND WERE SKETCHED ON TO SURVEY BASED ON THE ENVIRONMENTAL REPORT. NO WETLAND FLAGS WERE PRESENT IN THE FIELD.

CERTIFICATION:

I HEREBY CERTIFY TO:
FREDERICK TRUST

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT
SIGNATURE AND SEAL)

07-10-2024
DATE

ABBREVIATIONS

P.B. PLAT BOOK
S.B. DEED BOOK
W. BOOK
P.C. PAGE
S.D. SECTION
TWP. TOWNSHIP
R. RANGE
C.D. CORNER
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
B.M. BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO

(C) CALCULATED
(P) PLAT
(M) MEASURED
(D) DESCRIBED
(M) MEASURED
(C.B.) CHORD BEARING
(C.D.) CHORD
(L) LENGTH
(R) RADIUS
(D) DITTO
(T) TANGENT
(C/L) CENTERLINE
(B.M.) BENCHMARK
(C.B.S.) CONCRETE BLOCK & STUCCO

ALL PROPERTY CORNERS AS NOTED.
D.U.E. DRAINAGE AND UTILITY EASEMENT
P.C.P. PERMANENT CONTROL POINT
P.B.P. POINT OF BEGINNING
P.F.F. FINISH FLOOR ELEVATION
H.F.F. HIGHEST FLOOR ELEVATION
D.P. DEPTH OF PAVEMENT
F.M. FRAME
D/S. OFFSET
RE. RECLAIMED WATER VALVE
OW. OVERHEAD POWER LINE

DEGREES
MINUTES
SECONDS
MORE OR LESS
LICENSED BUSINESS
LICENSED SURVEYOR
CHORD
LENGTH
RADIUS
DITTO
TANGENT
CENTERLINE
BENCHMARK
CONCRETE BLOCK & STUCCO

DEGREES
MINUTES
SECONDS
MORE OR LESS
LICENSED BUSINESS
LICENSED SURVEYOR
CHORD
LENGTH
RADIUS
DITTO
TANGENT
CENTERLINE
BENCHMARK
CONCRETE BLOCK & STUCCO

DEGREES
MINUTES
SECONDS
MORE OR LESS
LICENSED BUSINESS
LICENSED SURVEYOR
CHORD
LENGTH
RADIUS
DITTO
TANGENT
CENTERLINE
BENCHMARK
CONCRETE BLOCK & STUCCO

BOUNDARY & TOPOGRAPHIC SURVEY

LANDS IN SEC. 13-25-28 (FORMER VIKING MOTEL)

REVISIONS

CAD FILE: 24-564 BOUNDARY TOPO.DWG
DATE OF SURVEY: 6/19/24 JOB #24-564 SCALE: 1"=30' DRAWN BY: CRS CHECKED BY: RDB

NAV 1988
VERTICAL DATUM

SEC. 13 TWP. 25 S. RGE. 28 E.

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
METAL POWER POLE
GLY WIRE AND/OR
WOOD LIGHT POLE
CONCRETE LIGHT POLE
METAL LIGHT POLE
FIBERGLASS LIGHT POLE
FIRE HYDRANT
WATER VALVE
WELL
WATER METER
RECLAIMED WATER VALVE
RECLAIMED WATER METER
AIR RELEASE VALVE

CLEAN OUT
SANITARY SINK WHOLE
STORM SINK WHOLE
GAS METER
GAS VALVE
GLY WIRE AND/OR
TELEPHONE RISER
TELEPHONE CONTROL BOX
ELECTRIC TRANSFORMER
ELECTRIC SERVICE METER
SIGNAL CONTROL BOX
SIGNAL
FIBER OPTIC MARKER
TELEPHONE MARKER
GAS MARKER

JOHNSTON'S
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

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