Boundary Survey

Legal Description:

PARCEL 1:
LOT 122, THE COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 40, OF THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA

AND

PARCEL 2:
COMMENCE AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 520, PAGE 513-514, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH LINE OF TRACT "D", THE COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 40 THROUGH 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND RUN NORTH 83 DEGREES 58 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE 220.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 57 DEGREES 54 MINUTES 14 SECONDS EAST ALONG SAID SOUTH LINE 12.18 FEET; THENCE RUN NORTH 83 DEGREES 58 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE 166.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF REAGAN TRAIL OF SAID THE COVE; THENCE RUN SOUTH 07 DEGREES 16 MINUTES 05 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE 56.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE, NORTHEASTERLY HAVING A RADIUS OF 125.00 FEET, A CHORD OF 71.39 FEET, AND A CHORD BEARING OF SOUTH 23 DEGREES 51 MINUTES 35 SECONDS EAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE 72.40 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 11 MINUTES 01 SECONDS TO THE NORTHWESTERLY CORNER OF LOT 122 OF SAID THE COVE; THENCE RUN SOUTH 51 DEGREES 34 MINUTES 52 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 122, 63.88 FEET; THENCE LEAVING SAID WESTERLY LINE RUN NORTH 07 DEGREES 16 MINUTES 04 SECONDS WEST 152.91 FEET; THENCE RUN SOUTH 83 DEGREES 58 MINUTES 54 SECONDS WEST 142.94 FEET TO THE POINT OF BEGINNING.

AND

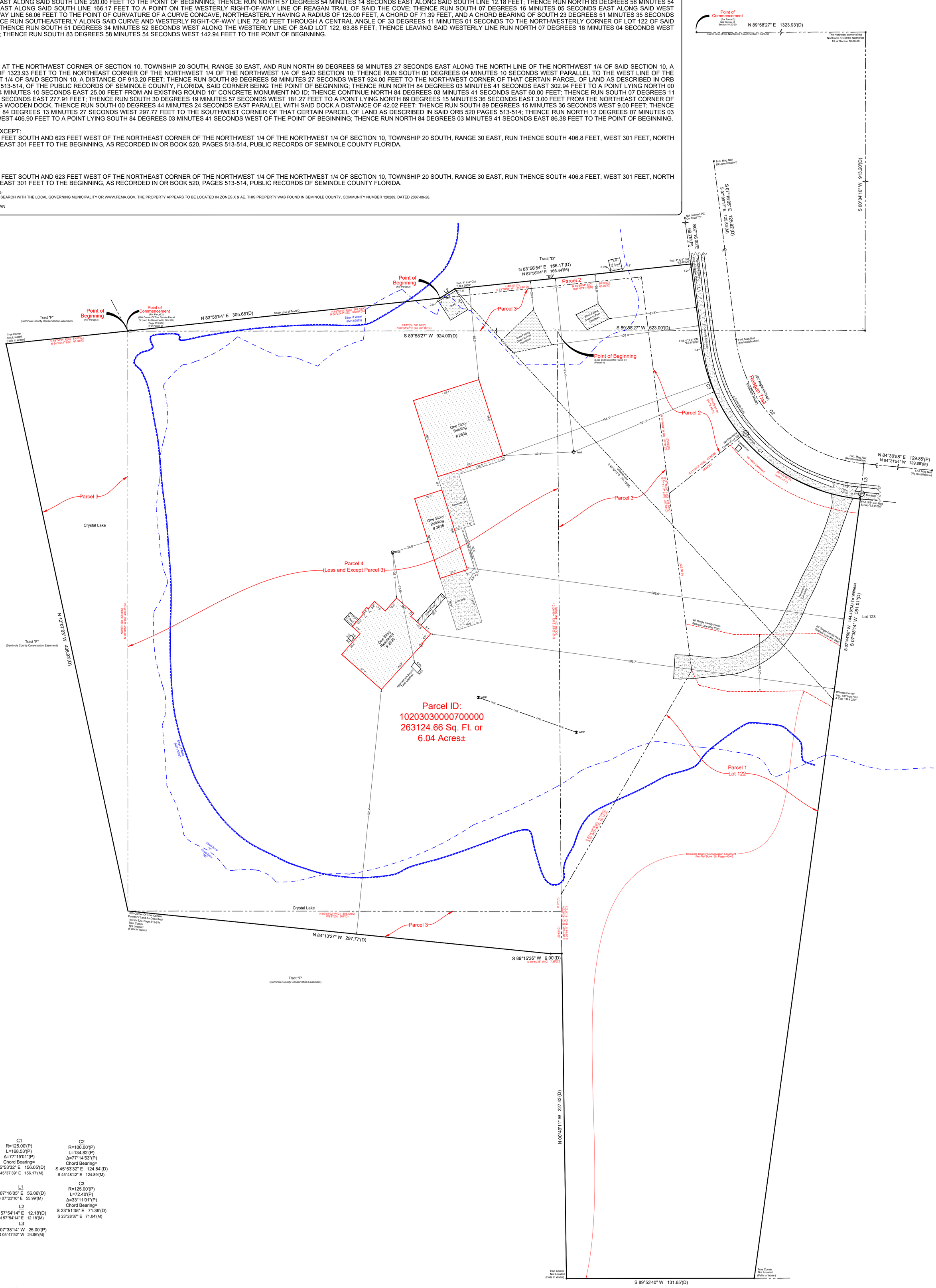
PARCEL 3:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AND RUN NORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 1323.93 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 913.20 FEET; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST 924.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 520, PAGES 513-514, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE RUN NORTH 84 DEGREES 03 MINUTES 41 SECONDS EAST 302.94 FEET TO A POINT LYING NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 25.00 FEET FROM AN EXISTING ROUND 10" CONCRETE MONUMENT NO ID; THENCE CONTINUE NORTH 84 DEGREES 03 MINUTES 41 SECONDS EAST 60.00 FEET; THENCE RUN SOUTH 07 DEGREES 11 MINUTES 17 SECONDS EAST 277.91 FEET; THENCE RUN SOUTH 30 DEGREES 19 MINUTES 57 SECONDS WEST 181.27 FEET TO A POINT LYING NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST 3.00 FEET FROM THE NORTHEAST CORNER OF AN EXISTING WOODEN DOCK, THENCE RUN SOUTH 00 DEGREES 44 MINUTES 24 SECONDS EAST PARALLEL WITH SAID DOCK A DISTANCE OF 42.02 FEET: THENCE RUN SOUTH 89 DEGREES 15 MINUTES 36 SECONDS WEST 9.00 FEET; THENCE RUN NORTH 84 DEGREES 13 MINUTES 27 SECONDS WEST 297.77 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN SAID ORB 520 PAGES 513-514; THENCE RUN NORTH 12 DEGREES 07 MINUTES 03 SECONDS WEST 406.90 FEET TO A POINT LYING SOUTH 84 DEGREES 03 MINUTES 41 SECONDS WEST OF THE POINT OF BEGINNING; THENCE RUN NORTH 84 DEGREES 03 MINUTES 41 SECONDS EAST 86.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
BEGIN 913.2 FEET SOUTH AND 623 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 30 EAST, RUN THENCE SOUTH 406.8 FEET, WEST 301 FEET, NORTH 406.8 FEET, EAST 301 FEET TO THE BEGINNING, AS RECORDED IN OR BOOK 520, PAGES 513-514, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA.

AND

PARCEL 4:
BEGIN 913.2 FEET SOUTH AND 623 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 30 EAST, RUN THENCE SOUTH 406.8 FEET, WEST 301 FEET, NORTH 406.8 FEET, EAST 301 FEET TO THE BEGINNING, AS RECORDED IN OR BOOK 520, PAGES 513-514, PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & AE. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED 2007-09-28.
CERTIFIED TO:
ANDREW REAGAN



C1
R=125.00'(P)
L=168.53'(P)
Δ=77°15'01"(P)
Chord Bearing=
S 45°53'32" E 156.05'(D)
S 45°37'39" E 156.17'(M)

C2
R=100.00'(P)
L=134.82'(P)
Δ=77°14'53"(P)
Chord Bearing=
S 45°53'32" E 124.84'(D)
S 45°48'42" E 124.89'(M)

C3
R=125.00'(P)
L=72.40'(P)
Δ=33°11'01"(P)
Chord Bearing=
S 23°51'35" E 71.39'(D)
S 23°28'37" E 71.04'(M)

L1
S 07°16'05" E 56.06'(D)
S 07°23'16" E 55.99'(M)

L2
N 57°54'14" E 12.18'(D)
N 57°54'14" E 12.18'(M)

L3
S 07°38'14" W 25.00'(P)
S 05°47'52" W 24.96'(M)

N
W E
S

Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

Field Date: 02/11/25	Date Completed: 02/17/25		
Drawn By: SP	File Number: IS-139139		

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-□-	- Wood Fence	-O-	- Chain Link Fence

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NCR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK K. IRELAND NO. 6637 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

Patrick K. Ireland PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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