



NOT PLATTED  
NOT INCLUDED

**BOUNDARY SURVEY**

The Southeast Quarter of the Southwest Quarter (LESS the North 479.95 feet of the East 655 feet and that portion South of the North right of way line of Longwood Palm Springs Road, of Section 31, Township 20 South, Range 30 East, Seminole County, Florida.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 31, Township 20 South, Range 30 East, Seminole County, Florida, being particularly described as follows:

Commence at the Northwest corner of Lot 114, LAKE SEARCY SHORES recorded in Plat Book 18, Pages 23, 24 and 25, Public Records of Seminole County, Florida, thence North 89 degrees 44 minutes 45 seconds West 348.33 feet more or less along the South line of Lots 112, 111, 110, 109 and 100 of said LAKE SEARCY SHORES for the POINT OF BEGINNING; thence leaving said South line run South 00 degrees 46 minutes 35 seconds West, 476.53 feet more or less to the South line of the North 479.95 feet of the East 655.00 feet of the Southeast Quarter of the Southwest Quarter of said Section 31; thence North 89 degrees 51 minutes 15 seconds West 36.19 feet, more or less, to the West line of the East 655.00 feet of the Southeast Quarter of the Southwest Quarter of said Section 31; thence North 00 degrees 46 minutes 35 seconds East, 476.60 feet more or less along said West line to the South line of said Lot 100 LAKE SEARCY SHORES; thence South 89 degrees 44 minutes 45 seconds East, 36.19 feet more or less along said South line of Lot 100 to the POINT OF BEGINNING.

That part of the Southeast Quarter of the Southwest Quarter of Section 31, Township 20 South, Range 30 East, Seminole County, Florida being more particularly described as follows:

Commence at the Northwest corner of Lot 114 LAKE SEARCY SHORES recorded in Plat Book 18, Pages 23, 24 and 25, Public Records of Seminole County, Florida; thence North 89 degrees 44 minutes 45 seconds West, 348.33 feet more or less along the South line of Lots 112, 111, 110, 109 and 100 of said LAKE SEARCY SHORES; thence leaving said South line run South 00 degrees 44 minutes 35 seconds West 476.53 feet more or less to the South line of the North 479.95 feet of the East 655.00 feet of the Southeast Quarter of the Southwest Quarter of said Direction 31 for the POINT OF BEGINNING; thence continue South 00 degrees 46 minutes 35 seconds West 100.00 feet more or less to the North right of way of Warren Avenue; thence North 63 degrees 28 minutes 25 seconds East, 207.34 feet more or less along said North right of way to the Point of Curvature of a curve concave Southerly having a radius of 300.00 feet more or less; thence run Northeastly 16.31 feet more or less along the arc of said curve through a central angle of 03 degrees 06 minutes 57 seconds more or less to said South line of the North 479.95 feet of the East 655.00 feet; thence leaving said North right of way from a tangent bearing of South 66 degrees 35 minutes 22 seconds West, more or less, run North 89 degrees 51 minutes 15 seconds West, 198.94 feet more or less to the POINT OF BEGINNING.

**NOTES:**

- 1) THE SUBJECT PROPERTY IS NOT SUBJECT THE THE TRUSTEE OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 125, PAGE 473.
- 2) THE SUBJECT PROPERTY IS NOT SUBJECT THE THE TRUSTEE OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 149, PAGE 38.
- 3) THE SUBJECT PROPERTY IS NOT SUBJECT THE THE TRUSTEE OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN O.R. 1024, PAGE 89.
- 4) THE SUBJECT PROPERTY IS SUBJECT TO A 10 FOOT WIDE DISTRIBUTION EASEMENT AT THE MUTUALLY AGREED LOCATIONS OVER AND ACROSS SUBJECT PROPERTY PER O.R. 2254, PAGE 271.
- 5) BEARINGS BASED ON THE SOUTH LINE OF PLAT BOOK 19, PAGE 23-25 AS BEING N 89°44'45" W.
- 6) UNDERGROUND UTILITIES WERE NOT LOCATED.
- 7) ELEVATIONS BASED ON SEMINOLE COUNTY N.G.V.D. 1929 DATUM.

CERTIFIED TO:  
SOUTHTRUST BANK  
ZIMMERMAN, SHUFFIELD, KISER & SUTCLIFFE, P.A.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

REVISED 06-10-03 ADDITIONAL TOPO  
REVISED 12-17-02 ADDITIONAL TOPO  
REVISED 10-11-02 ADDITIONAL ROUTE  
REVISED 10-31-01 ADDITIONAL EASEMENTS PROVIDED  
REVISED AND RECERTIFIED SEPTEMBER 18, 2001  
REVISED 06-26-01 ADDED WETLAND LOCATION  
REVISED 06-19-00 ADDED AS-BUILT INFORMATION

JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434, SUITE NO. 2155  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372

DATE OF SURVEY: MAY 25, 2000  
FIELD BY: J.H. SCALE: 1" = 50'  
SECTION 31-20-30 WARRENTS  
FILE NUMBER: